



**MINUTES**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, FEBRUARY 13, 2007, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**PRESENT:**

Mayor Curtis W. Morris  
Mayor Pro Tem Jeff Templeman  
Councilmember Denis Bertone  
Councilmember John Ebiner  
Councilmember Sandy McHenry

City Manager Michaelis  
City Attorney Brown  
City Clerk Rios  
Assistant City Manager Stevens  
Assistant City Manager Duran  
Public Works Director Patel  
Parks and Recreation Director Bruns  
Planning Manager Hensley  
Senior Engineer Garwick  
Associate Planner Espinoza  
Assistant Planner Concepcion  
Municipal Arborist Day

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 7:07 p.m. and led the flag salute.

**2. INTRODUCTION**

- California Department of Forestry – Tree City USA presentation

Deborah Day, Municipal Arborist introduced Abigail Forest, Forestry Fire Protection.

**Abigail Forest**, Forestry Fire Protection, on behalf of the California Department of Forest Fire Protection representing Arbor Day Foundation said in recognition of the commitment to trees shown by the City of San Dimas, she presented Mayor Morris and the City Council with the 2006 Tree City USA Arbor Day Foundation Flag.

Municipal Arborist Day thanked Landscape Maintenance Manager Mark Rheude who worked for many years toward this goal. She invited the community to the Arbor Day celebration on March 31, and said a tree would be planted at the civic center on that day.

Mayor Morris thanked Ms. Day and said residents are pleased with the great value she has brought to the city. He mentioned that Ms. Day is available to inspect trees and advise residents to help maintain healthy trees in the community. Ms. Day could be reached through the Parks and Recreation Department.

### 3. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. Speakers are limited to five (5) minutes.)

#### a. Members of the Audience

- 1) **Dennis Phillips**, 525 No. Amelia Avenue, pointed out the positive and negative aspects of the Development Plan Review Board.
- 2) **Ted Powl**, President/CEO, Chamber of Commerce, invited the public to meet the candidates and bring their questions to the Candidates' Forum on Thursday, February 22, 2007, at 6:00 p.m., at the Senior Citizens/Community Center.
- 3) **Galen Gillotte**, Children Librarian, San Dimas Library, provided detailed information of upcoming programs and invited the community to attend. She reminded the public that the Library is closed on Monday, February 19, 2007, in observance of Presidents Day.
- 4) **Cynthia Roybal** and her daughter, **Rochelle**; and **Diana Palumbo** inquired about the results of the studies conducted on the equestrian fencing on San Dimas Avenue.

Public Works Director Patel said that residents who attended the October meeting would be notified of the findings, and results would be presented to the City Council at their March 13, 2007 meeting.

- 5) **Robert Mathis** thanked staff and the Council for permitting the construction of his mother's house.
  - 6) **Sid Maksoudian**, 1156 Camino del Sur, requested that San Dimas be removed from the high-crime statistics on the census, which lumps together statistics from surrounding cities.
  - 7) **Sid Maksoudian** heard about recent arrests and suggested posting pictures of the offenders to prevent future criminal activity.
  - 8) **Patrick Jones**, 239 Avenida Melacinda, thanked Director Coleman for explaining the posting of campaign signs on rezoned property from commercial to residential and said the U. S. Supreme Court has ruled it unconstitutional to regulate sign sizes based on content.
- City Attorney Brown stated he would be happy to review the ordinance on political signs.
- 9) **Gary Enderle**, 2044 Via Esperanza, commented that signs are not his issue. He thanked City Manager Michaelis for the citizen's survey and said this is a great opportunity to respond to city services. He suggested providing name badges to identify staff to the public.
  - 10) **Gary Enderle** mentioned that the City Council was going to look into the possibility of keeping Walnut Creek as open space.

Mayor Morris replied that Walnut Creek is not within the boundaries of the City of San Dimas, and explained the Council's concern that actively opposing Mr. Singh's development might reduce the value of his property. He stated that this is a difficult situation and the Council could only express to the County Planning Commission the City's technical responses to the Environmental Impact Report and opposition to the development. He indicated that the Conservancy is welcome to negotiate the purchase of the property. He added that annexing the property could be done with Mr. Singh's consent; however Mr. Singh believes he has the ability to get more units from the County Planning Commission than from the City.

Councilmember Bertone stated that the Conservancy contacted Mr. Singh and said he is an unwilling seller.

**11)** In response to **Gary Enderle**, Assistant City Manager Stevens replied that Code Enforcement responds to complaints about political signs on parkways and is not proactive unless it is viewed as a safety hazard.

**12) Randy Argo**, resident of Arizona, addressed the Council on code enforcement issues and suggested Council direct staff to be friendly and responsive.

**13) Zach Abrail**, 404 Monte Vista Avenue, said he is an architect who went through the building process and had a great experience with staff on working out all the problems. He wants a quality building that would benefit the area. He added that he agrees with Council's decision to restore the Mansion and volunteered to dedicate time to that project. He agrees with the enforcement rules to keep the City clean of vehicles and trash.

#### **4. CONSENT CALENDAR**

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

It was moved by Councilmember McHenry, seconded by Councilmember Bertone, and unanimously carried to accept, approve and act upon the consent calendar, as follows:

Councilmember Bertone mentioned that Resolution No. 07-08 adds the City of Ontario as a member of the Gold Line Phase II Construction Authority, and it was felt that the addition of Ontario Airport would make it more likely to qualify for federal funds in the future.

Mayor Pro Tem Templeman pointed out approved agreements with architects and construction management firm to watch over the restoration of the Walker House. He said the owner lives in Via Verde and has a connection from the heart to the Walker House.

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **No. 07-07**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND FEBRUARY, 2007.
  - (2) Adding the City of Ontario to the Gold Line Joint Powers Authority  
**No. 07-08**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, ADOPTING AMENDMENT TWO TO THE GOLD LINE PHASE II CONSTRUCTION AUTHORITY JOINT POWERS AGREEMENT, ADDING THE CITY OF ONTARIO AS AN AUTHORIZED MEMBER OF THE GOLD LINE PHASE II CONSRUCTION AUTHORITY.
- b. Approval of minutes for regular meeting of November 28, 2006.
- c. Eighth Annual Pomona Valley Stage Bicycle Race, March 17-18, 2007, Restricted street closures of Puddingstone Drive (Cannon Avenue to east city limits) and Cannon Avenue and Walnut Avenue (off Puddingstone Drive) on Saturday, March 17, 2007 - 6:00 a.m. - 5:00 p.m.; Closure of certain streets within the downtown area on Sunday, March 18, 2007, 6:00 a.m. - 5:00 p.m.
- d. Rejection of claim for damages from Sunaina Sharma.

- e. Rejection of claim for damages from Alex Fernandez.
- f. Rejection of claim for damages from Eugene Burger Mgmt. Corp.
- g. Award of Professional Services contracts to JAG Architects and Questar Engineering, Inc. for construction management services for the Walker House restoration project.
- h. Award of professional services contracts to RKA Consulting Group for professional engineering services for San Dimas Avenue enhancement project – Budget amendment to Fund 30.

END OF CONSENT CALENDAR

## **5. PROPOSALS FOR CONSIDERATION AND ACTION**

- a. American Golf Corporation – request for the city to consent to a transfer of the lease to them for food and beverage services at San Dimas Canyon Clubhouse.

City Manager Michaelis reported that San Dimas Golf Course operator American Golf Corporation has negotiated with Donna Garro Carter to buy out her lease to operate the food and beverage service. Mr. Michaelis outlined the proposed lease changes as part of the lease transfer process and recommended minute action to authorize the Consent to Assignment of Lease; First Amendment to the Restaurant Lease establishing \$400,000 in immediate improvements and the start of a set aside fund for improvements in 2009; and Amendment No. 2 to the Golf Course Lease extending the term from December 31, 2011 to December 31, 2016.

Mayor Morris asked if anyone wished to speak on this matter and no one came forward to speak.

It was moved by Councilmember Ebner, seconded by Councilmember McHenry, to authorize the Consent to Assignment of Lease; First Amendment to the Restaurant Lease establishing \$400,000 in immediate improvements and the start of a set aside fund for improvements in 2009; and Amendment No. 2 to the Golf Course Lease extending the term from December 31, 2011 to December 31, 2016, pursuant to the City Manager's staff report. The motion carried unanimously.

Mayor Morris asked if anyone in the audience was present to hear the Costco matter and said the public hearing would be opened only to continue items 6(b); 6(c), and 6(d) to Tuesday, February 27, 2007.

- b. Consider Farmers Market proposal as submitted by Maurice Cuellar.

Pursuant to Council's direction, Parks and Recreation Director Bruns presented a proposal from Maurice Cuellar to operate a Farmers Market during the months of April through October, 5:00-9:00 p.m. Monday evenings on Bonita Avenue, from San Dimas Avenue to Monte Vista Avenue, with the option to expand to Cataract Avenue. Ms. Bruns outlined the request for City sponsorship in the amount of \$3,000 and a loan of \$4,046; use of electrical sources; storage of equipment at the City Maintenance yard; advertising; supervision; No Parking signs; street sweeping; storm drain blockage; and provide ongoing landscape repair. She pointed out areas of event operation that need clarification or resolution prior to issuance of permits; and stated that two other parties have expressed interest in providing event services, but have concern about appropriate preparation time. Ms. Bruns recommended that the City Council receive the proposal from Mr. Cuellar; direct staff to continue to work with Mr. Cuellar to finalize the requirements necessary for permit approval; to provide direction regarding the proposed requests for city support; and to receive public input regarding the operation of a downtown Farmers Market at the February 27, 2007 meeting.

In response to Councilmember Bertone, Director Bruns explained the definition of 501C3 nonprofit status to qualify for tax deduction.

Assistant City Manager Duran responded to Councilmember Ebner that the need for security at the MarketPlace evolved over the course of time and it became necessary to schedule reserve deputies. He stated it is not proposed to start out with Sheriff's Deputies to provide a level of security.

Director Bruns added that with many civic events, volunteers provide security and if necessary, the Sheriff's will respond to emergency situations.

In response to Councilmember McHenry, Director Bruns stated she does not have hard cost estimates for city services, but anticipates providing some level of support. She mentioned that she spoke with other operators and could entertain proposals but they would prefer to start in 2008 to acquire the necessary equipment and start up components for the operation.

Staff was directed to notify not only downtown merchants but also the community; to make sure there is financial substance behind the Farmer's Market; and to confirm insurance coverage with the City named on the policy.

Mayor Morris expressed concern with circumventing 501C3 law that if money is paid to the City, the City cannot turn around and give the funds to an operation not qualified for a tax deduction.

Mayor Pro Tem Templeman inquired if Mr. Cuellar was interested in returning to First Street as an alternative to the downtown.

**Maurice Cuellar** on behalf of Advocates for Healthy Living, stated that to get quality vendors, he prefers to have the Farmer's Market on Bonita Avenue. He stated he is amenable to operating in front of city hall, however, he expressed concern with availability of electrical power at that site. Mr. Cuellar stated his goal is to promote healthy living to benefit our community and although this organization is small, they have alliance with other nonprofit organizations. He mentioned he is not looking for continued city support. He responded to Council's questions concerning insurance costs of \$3,075 including ADA; he has three board members and access to 20 volunteers, and is working with Tzu Chi to provide additional volunteers; he is working with local vendors to provide restroom facilities but has funds budgeted for portables; and requested publicity in the Frontier.

Council praised the level of work Mr. Cuellar accomplished in the short time.

Councilmember Ebner suggested the City could provide Sheriff patrol for the first week or two, and if it becomes burdensome, the issue could be re-evaluated.

Mayor Morris expressed concern with an open ended financial commitment to provide security, and said the public hearing would be held on Tuesday, February 27, 2007 to discuss street closures and other requirements.

Councilmember McHenry left the dais at 9:21 p.m. and returned at 9:24 p.m.

- c. 1) Update on NPDES and other environmental permit issues.
- 2) Amicus Letter of Support of petition for review to the Supreme Court of California.

Public Works Director Patel provided an update on environmental issues and the mandated NPDES inspections conducted in 2003 and 2006. He reported that all inspections conducted were successful and no citations issued for violation. He outlined the Municipal Separate Storm Sewer System (MS4) requirements and stated the City filed the appropriate application/Notice of Intent with the SWRCB to enroll for coverage under the order requiring all municipalities that own or operate sanitary sewer systems to comply with a new Sewer System Management Plan (SSMP). It is staff's intention to request the City Council to formally approve and adopt the joint City/District developed SSMP at their April meeting.

Director Patel reported that the MS4 permit expired in December, 2006; however, the Regional Water Quality Board (RB) has not completed the new rules and regulations for the next five-year permit, which will place more stringent requirements on agencies and developers. The Coalition for Practical Regulation (CPR) and other agencies have been actively dealing with numerous unfunded mandates. While the City and County have not joined the 32 involved cities, staff believes that San Dimas should support their request in seeking the Supreme Court to review important issues that involve the ability of the RB to require cities to accomplish unrealistic requirements without the RB conducting a CEQA evaluation. Staff reported on numerous issues that could have significant and widespread impact on municipalities.

It was moved by Councilmember McHenry, seconded by Councilmember Ebner, to approve the filing of the Amicus letter to the Supreme Court and authorize the letter of support on behalf of the City of San Dimas. The motion carried 4.1, with Councilmember Bertone in opposition.

## 6. PUBLIC HEARING

*(The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.)*

- a. Tentative Parcel Map 06-02 (065790) request by North American Residential Communities, Inc. to subdivide one lot (3.78 acres) located in the SFA-16,000 zone into four lots (39,000 to 42,140 sq. ft.) for the future development of single-family homes at 405 W. Gladstone Street. Mitigated Negative Declaration.

**RESOLUTION NO. 07-09, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE PARCEL MAP 06-02 (065790) A REQUEST BY NORTH AMERICAN RESIDENTIAL COMMUNITIES, INC. TO SUBDIVIDE ONE LOT (3.78) ACRES) LOCATED IN THE SFA-16,000 ZONE INTO FOUR LOTS (39,000 TO 42,140 SQ. FT.) FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY HOMES AT 405 W. GLADSTONE STREET.**

Associate Planner Espinoza presented a request from North American Residential Communities, Inc. to subdivide one lot consisting of 3.78 acres into four lots ranging from 39,000-42,140 square feet for future use as single-family homes with possibility for horse-keeping. The Planning Commission voted 4-0 to recommend approval of tentative Parcel Map 06-02 and associated Mitigated Negative declaration. Staff expressed concerns and recommended the subdivision be revised to a three-lot subdivision in order to reduce the amount of grading and tree removal, and to remove the land-locked parcel that is proposed. Mr. Espinoza responded to Council's questions concerning the retaining wall; the driveway along the wall; number of trees to be preserved; and the number of trees considered diseased or past their life span to be removed. He said RKA was hired as a third party consultant to look at other means of access, and recommended the best option.

Councilmember Bertone left the dais at 9:32 p.m. and returned at 9:33 p.m.

Mayor Morris opened the public hearing and asked the applicant to come forward to make his presentation.

**Stan Stringfellow**, North American Residential Communities, Inc., 326 W. Arrow Highway, stated he is proposing to widen the easement to 26 feet to allow better ingress/egress and better access for fire equipment safety. He provided a Powerpoint presentation of the site and the proposed improvements. He said the lots exceed the minimum of 16,000 square feet required and provide for equestrian uses, and is consistent with other uses in the area, with access by private easement. He has tried to impact as few trees as possible; the retaining walls are designed with landscaping to obscure the impact; and the design

improves the safety of residents, and provides public safety access. He respectfully requested approval of four lots on the project.

In response to Mayor Pro Tem Templeman, Director Patel replied that the installation of a storm drain solved most water table issues.

Director Coleman responded to Mayor Morris that the amount of fill proposed ranges between 12-13 feet, and to build a new driveway, the grade could be made steeper to lower grades.

Mayor Morris mentioned staff's recommendation for three lots instead of four was due to a shared driveway, and the height of the retaining wall.

Director Coleman said Mr. Stringfellow was present at the Planning Commission meeting when this issue was discussed.

In response to Councilmember Ebner, Planner Espinoza clarified that only six trees, not eleven, are being preserved.

Mr. Stringfellow agreed the retaining wall needed resolution and said he would work with staff to remedy this issue. He said the overall plan works and is consistent with other properties in the area.

Mayor Morris opened the public hearing and asked if anyone wished to speak in favor of, or in opposition to this project, and the following person spoke.

**Pat McGee**, 445 W. Gladstone, expressed concern with the removal of healthy trees and upsetting the existing bird population. She said people buy hillside property because it is rural and she suggested Mr. Stringfellow fit the corral with the slope of the land. Ms. McGee was in favor of staff's recommendation of three lots and the existing driveway being improved.

Mr. Stringfellow said he intends to replant the area with strong and healthy trees at a 2:1 ratio.

There being no one else wishing to speak, the public hearing was closed.

Councilmember Ebner stated the trees on the hillside are beautiful in their natural state and he is opposed to removal. He said some trees could be trimmed and be good backyard trees. He mentioned that San Dimas has a Tree Ordinance with a threshold of eight inches in diameter and three feet above ground.

Mayor Pro Tem Templeman thought this difficult site was blighted and needed cleanup. He supported the shared driveway on Gladstone, and the four lots. He felt the retaining wall should not obscure the neighbor's view, but was supportive of the Planning Commission's recommendation.

Councilmember Bertone agreed with staff's recommendation for three lots and preserving trees. He said he would vote against the project, but hopes Mr. Stringfellow would work with staff.

Councilmember McHenry said the lots are difficult with many challenges, but widening the extension is a benefit. He opposed the 14 foot wall against the neighbor's house and felt the retaining wall should be six feet or less. He could support the Planning Commission decision.

Mayor Morris did not oppose the shared driveway or four lots. He agreed with comments about the 14 foot wall and suggested moving and lowering the driveway.

Councilmember Ebner said he is willing to go with four lots if they have access from Cody or Chaparral, and could entertain ideas to come off other streets. He thought the easement driveway along the east

property line made more sense, and he is fine with the elimination of horsekeeping. He requested postponing the decision for two weeks to investigate the feasibility of the shared driveway to the property on the east side leading to the corral.

Councilmember McHenry replied that the horsekeeping requirement is pursuant to the Ordinance policy adopted by Council.

In response to Council, City Attorney Brown stated that creating an alternative to allow the applicant to work with staff would end up a different parcel map requiring a new public hearing. He suggested letting staff work out the retaining wall.

With the understanding that the walls are to be reduced to six feet, and replanting is to be done with native species, including oaks trees, after the title was read, it was moved by Councilmember McHenry, to waive further reading and adopt **RESOLUTION NO. 07-09**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE PARCEL MAP 06-02 (065790) A REQUEST BY NORTH AMERICAN RESIDENTIAL COMMUNITIES, INC. TO SUBDIVIDE ONE LOT (3.78) ACRES) LOCATED IN THE SFA-16,000 ZONE INTO FOUR LOTS (39,000 TO 42,140 SQ. FT.) FOR THE FUTURE DEVELOPMENT OF SINGLE-FAMILY HOMES AT 405 W. GLADSTONE STREET, and adopt the mitigated negative declaration.

The motion was seconded by Mayor Pro Tem Templeman, and carried by the following vote:

AYES: Councilmembers McHenry, Templeman, Morris  
NOES: Councilmembers Bertone, Ebiner  
ABSENT: None  
ABSTAIN: None

## **RECESS**

Mayor Morris recessed at 10:55 p.m. and reconvened the regular meeting of the City Council at 11:05 p.m., with all members present.

Mayor Morris opened the public hearing for purposes of continuing items 6(b); 6(c); and 6(d) to Tuesday, February 27, 2007.

- b. Parcel Map 06-04 (061022) – Request to subdivide the property located at the southeast corner of Lone Hill Avenue and Gladstone Street into eight (8) lots for the construction of a commercial center consisting of a 148,000 sq. ft. Costco warehouse/retail facility with a tire center and gasoline service station and additional commercial uses on 22.83 acres.

**RESOLUTION NO. 07-10**, A RESOLUTION OF THE SAN DIMAS CITY COUNCIL APPROVING TENTATIVE PARCEL MAP 06-04 (061022), A REQUEST TO SUBDIVIDE THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF GLADSTONE STREET AND LONE HILL AVENUE INTO EIGHT (8) LOTS FOR THE CONSTRUCTION OF A COMMERCIAL CENTER CONSISTING OF A 148,000± SQUARE FOOT COSTCO WAREHOUSE/RETAIL FACILITY WITH A TIRE CENTER AND GASOLINE SERVICE STATION AND 71,500± SQUARE FEET OF ADDITIONAL COMMERCIAL USES INCLUDING RESTAURANTS AND RETAIL SHOPS/STORES.

- c. Vacation of that portion of Fifth Street extending east from Lone Hill Avenue to its terminus at the railroad right-of-way adjacent to the 57 Freeway and vacating appurtenant slope easements on the east side of Lone Hill Avenue north of Fifth Street.

**RESOLUTION NO. 07-11**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS COUNTY OF LOS ANGELES, STATE OF CALIFORNIA VACATING THAT PORTION OF FIFTH STREET EXTENDING EAST FROM LONE HILL AVENUE TO ITS TERMINUS AT THE RAILROAD RIGHT-OF-WAY ADJACENT TO THE 57 FREEWAY AND VACATING APPURTENANT SLOPE EASEMENTS ON THE EAST SIDE OF LONE HILL AVENUE NORTH OF FIFTH STREET

- d. Joint Public Hearing of the City Council and San Dimas Redevelopment Agency to consider a proposed Amended and Restated Disposition and Development Agreement between the San Dimas Redevelopment Agency and Costco Wholesale for property located at the southeast corner of Lone Hill Avenue and Gladstone Street. (*Continued from January 23, 2007.*)

**RESOLUTION NO. 07-12**, A RESOLUTION OF THE SAN DIMAS CITY COUNCIL PURSUANT TO THE PROVISIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 33433 APPROVING A PROPOSED AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WHOLESALE, A WASHINGTON CORPORATION.

**RESOLUTION NO. 185**, A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT WITH COSTCO WHOLESEALE CORPORATION, A WASHINGTON CORPORATION.

## 7. PLANNING

- a. A request for the City Council to hear the appeal of DPRB Case No. 06-80-D, a 322 square foot gazebo located partially on a slope at 132 Prairie Drive.

Assistant Planner Concepcion presented a request from Nagy Khattar to dispute the Development Plan Review Board's decision to deny building in the "greenbelt" sloped area in the rear of property located at 132 Prairie Drive. Planner Concepcion provided a brief history of the approval process of DPRB Case No. 06-80-D for a 322 square foot gazebo located partially on a slope, which was appealed by two neighboring property owners citing issues of privacy and size of the building. Staff recommended if Council wished to hear the appeal, recommended

It was moved by Councilmember Ebner, seconded by Councilmember Bertone, to set the hearing of the appeal to Tuesday, February 27, 2007. The motion carried 5.0.

## 8. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 11:16 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The meeting reconvened at 11:17 p.m.

## 9. ORAL COMMUNICATIONS

- a. Members of the Audience

No one came forward to speak.

- b. City Manager

- 1) **Jim Curtis**, Captain, Sheriff Station, reported a recent rash of vehicle burglaries and presented some ideas on how to prevent auto burglaries and thefts. He recapped accomplishments made in the area

and success stories. He commended the men and women of the Sheriff's Station and said a joint effort between Sheriffs and citizens led to arrests. He thanked the Council for their ongoing support and said the Sheriffs would do what they can to make San Dimas the safest community.

Mayor Pro Tem Templeman stated citizens could also call the Sheriff to report taggers; he encouraged citizens to get a license number and description of offenders. He also suggested installing digital cameras to quickly address the activity.

Councilmember Bertone commented that the City Manager met with victims of a car break-in and they were very impressed with the services received from the Sheriffs. He recommended investing additional funds to provide Sheriff's manpower for significant neighborhood watch. He mentioned that he and City Manager Michaelis came up with ideas to inform citizens city-wide about problems.

c. City Attorney

The City Attorney had nothing to report.

d. Members of the City Council

1) Report on meetings

City Councilmembers did not attend conferences and had nothing to report.

2) Mayor Pro Tem Templeman requested copies of the Traffic Safety Staff Reports and minutes prior to the meeting.

3) Mayor Pro Tem Templeman reported that while meeting with Jerry Neely, Bob Huff's representative, a train whistle blew and Mr. Neeley provided information on the Quiet Zone implementation. Mr. Templeman thought the City of San Dimas could consider the Quiet Zone implementation, using MTA funds.

4) Councilmember Ebner reminded the community to attend the Candidates Forum on Thursday, February 22, 2007, at 6:00 p.m., in the Senior Citizens/Community Building.

5) Councilmember McHenry said a Development Plan Review Case would come to Council on February 27, 2007 to set for hearing the appeal, concerning an applicant proposing a three-car garage, who wants the garage set back ten feet. He said the standard policy is three feet or twenty feet.

## 10. CLOSED SESSION

Recessed at 11:45 p.m. to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:

- a. Property: Southeast corner of Lone Hill Avenue and Gladstone Avenue  
Negotiating Parties:  
For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney.  
For Property: Steve McArthur, Northwest Atlantic - Costco  
Under Negotiation: Possible sale of property and terms and conditions of City/Agency possible participation.
- b. Recess to closed session pursuant to Government Code Section 54957:  
**PUBLIC EMPLOYEE PERFORMANCE EVALUATION.**  
Title: City Manager

**c. REPORT OF CLOSED SESSION ACTION.**

There was no action to report on closed session items.

**11. ADJOURNMENT**

Mayor Morris adjourned the meeting at 12:01 a.m. The next meeting is Tuesday, February 27, 2007, 5:00 p.m. Preliminary Budget Meeting.

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Mayor of the City of San Dimas

ATTEST:

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City Clerk