



**MINUTES**  
**CITY OF SAN DIMAS**  
Special City Council Meeting  
November 28, 2006, 6:00pm-7:00pm  
City Council Conference Room-City Hall

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**COUNCIL/STAFF RETREAT SESSION**

**PRESENT:**

Curtis W. Morris, Mayor  
Jeffrey Templeman, Mayor Pro Tem  
Denis Bertone Councilmember  
John Ebner, Councilmember  
F. D. "Sandy" McHenry, Councilmember

City Manager Michaelis  
City Attorney Brown  
City Clerk Rios  
Assistant City Manager/Community Development Stevens  
Assistant City Manager Duran  
Public Works Director Patel  
Parks and Recreation Director Bruns  
Planning Manager Hensley

**A. Call to Order**

Mayor Morris called the meeting to order at 6:04 p.m.

**B. Oral Communications**

(For anyone wishing to address the City Council - limited to items on the agenda.)

1. Members of the Audience

There were no comments.

**C. Mansionization – Neighborhood Preservation – update.**

Assistant City Manager of Community Development Stevens stated that survey examples were taken of surrounding cities and is in the process of collecting data collection. He said the information would be reviewed by the Development Plan Review Board, and based on their input, interim guidelines would be prepared for Council to consider adopting, on a test basis, a guideline to process applications. After the test period, staff would bring back to Council a report on the results and an ordinance for adoption.

In response to Councilmember Bertone, Mr. Stevens felt it was appropriate to go through a test period to evaluate a project pursuant to design standards. He said anyone could pick numerical standards, but not one size fits all. Staff may decide to use a sliding scale and have guidelines rather than an ordinance. He felt there was adequate basis within the generalized criteria the DRPB is using that the

City would not be inundated with many mansionization style projects. He stated the Towncore Guidelines prevent mansionization in the downtown area.

Councilmember Ebner thought the strategy would work on a flat area, however, he did not think it would apply to hillside lots in Via Verde. Mr. Stevens replied that it was fairly important to make sure information necessary to get the answer is available.

Councilmember McHenry commented that 85% of appeals in the DRPB have been over issues of overbuilding or how it was approached. He mentioned he has seen more additions contrary to applied City Council policy. Mr. Stevens said staff does not intend to limit consideration to architectural standards.

Councilmember Ebner suggested staff look at other cities for examples and when it comes back to Council, staff could provide a few choices. Mr. Stevens said he would try to provide alternatives and choices within a range.

Mayor Pro Tem Templeman inquired if garages would be part of this analysis. Mr. Stevens said all construction falls into the category of residential addition. It becomes a bigger issue for a two-story and oversized one-story garages.

In response to Mayor Morris, Mr. Stevens said there has never been reverse angle lot setback standards in the City. He wants to come up with language that covers the majority of situations in a fair and reasonable manner.

In response to Mayor Pro Tem Templeman, Mr. Stevens said he would provide user-friendly handouts that explain the procedure in some fashion, depending on the standards.

Mayor Pro Tem Templeman felt it was necessary to get input from the community and suggested posting information on the website and newsletter, and/or hosting a special community meeting. Mayor Morris said the ordinance has to go through public hearings and once staff has alternatives prepared, it would be appropriate to have a study session.

- D. **Direction** – sub committee to initially explore the possibility of a joint use project or Community – Performing Arts Center with Bonita Unified School District.

City Manager Michaelis reported that as part of a bond issue, the Bonita Unified School District is proceeding with their project. He said discussions held ranged from a teen center to a performing arts center. The District has indicated that if the City does not want to join in the project, they will proceed with a utility use building by the parking lot.

Mayor Pro Tem Templeman does not mind a joint project, but expressed concerns about a joint power agreement with the District. He would proceed with caution and does not mind sitting on the Committee. He felt there was a need for the building, however, participation, design and function need to be identified.

Councilmember McHenry said community groups rent the Plummer building and inquired what opportunities are available for the community to make reasonable use of the new building and who would have the responsibility of scheduling the building.

Mayor Morris inquired what would be the cost of subsidizing the building.

Councilmembers discussed whether or not a teen center use would conflict with a performing arts center and that a bond issue was not necessary to build a teen center.

It was the consensus of the City Council to direct staff to explore the possibility of a joint venture with the Bonita Unified School District.

### **E. Oral Communications**

#### 1. Members of the Audience

There were no comments.

#### 2. Staff members

There were no comments.

#### 3. Members of the City Council

Assistant City Manager Stevens announced that the County Public Hearing is being held on December 6, 2006, at 9:00 a.m. and the City is providing a bus which leaves at approximately 7:15 a.m. Those persons interested in attending could RSVP to staff.

In response to Mayor Pro Tem Templeman, Mr. Stevens said he is submitting a separate letter that outlines the pending geotechnical issues that were not adequately addressed.

In response to Councilmember Bertone, Mr. Stevens explained that the issues arise out of a geotechnical study as it relates to long term maintenance by the Homeowners Association. The bridge is the only means of approved access and damage due to a disaster and maintenance issues have not been considered.

### **F. Adjournment**

The meeting was adjourned at 6:56 p.m. The next City Council meeting is at 7:00 p.m., November 28, 2006.

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Mayor of the City of San Dimas

ATTEST:

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City Clerk