



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, FEBRUARY 26, 2008, 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 Emmett Badar  
Councilmember Denis Bertone  
Councilmember John Ebiner

City Manager Blaine Michaelis  
City Attorney J. Kenneth Brown  
City Clerk Ina Rios  
Assistant City Manager of Community Development Larry Stevens  
Assistant City Manager Ken Duran  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Planning Manager Craig Hensley  
Senior Engineer Shari Garwick

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 7:03 p.m. and led the flag salute.

**2. RECOGNITIONS**

- Commend Glennyth Oversloot for dedicated service to the young citizens of San Dimas.

Mayor Morris presented a plaque to Glennyth Oversloot in appreciation of thirty-five years of service as a crossing guard to ensure the safety of thousands of young children attending local schools.

**Sally Aiken**, San Dimas Rustlers, presented to Glennyth Oversloot a framed award in recognition of years of dedicated service to the San Dimas Rustlers.

**Margie Green**, on behalf of the Festival of Arts and the community, thanked Glennyth Oversloot and presented to her a framed award for the various services she provided throughout the year to the Festival of Arts.

**Ted Powl**, President/CEO, Chamber of Commerce, in appreciation of everything Glennyth has done, he presented an illustrated certificate of appreciation.

**Glennyth Oversloot** said she is deeply touched and thanked everyone for the commendations and thanked everyone in attendance.

- Proclaim March 6, 2008 Arbor Day to support efforts to protect our trees and woodlands.

Mayor Morris proclaimed March 6, 2008 as Arbor Day and urged all citizens to support efforts to protect our trees and woodlands, plant trees, and promote the well-being for future generations. He presented a proclamation to Parks and Recreation Director Theresa Bruns.

Parks and Recreation Director Theresa Bruns said March 6 is Arbor Day for San Dimas and the program offered this year would be in conjunction with Gladstone School whose Fourth Grade Class will be planting trees at Gladstone School and at Lone Hill Park.

### 3. PRESENTATIONS

- Galen Gillotte, Children's Librarian, San Dimas Library

**Debby Yasher**, Librarian, San Dimas Library, highlighted the programs and activities for March, 2008 and announced her retirement after five years of service in San Dimas. She thanked San Dimas for giving her the opportunity to work with such wonderful patrons and staff.

Councilmember Ebiner said he and his family have been at the Library countless times and Debby was always very helpful and cared about how the Library served the community.

Mayor Morris stated that the City enjoys a good relationship with the Library and appreciates the outstanding job by Ms. Yasher.

**4. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any 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. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

- a. Members of the Audience

**1) Ken and Cathy Johnson**, Via Los Santos, asked the City Council if there was a way to reinstate his overnight parking permit for a company vehicle. He indicated the garage is used to house motorcycles, tools, his children's bicycles, and miscellaneous materials.

Assistant City Manager Duran said the Ordinance establishes the criteria for issuing overnight parking permits, and to qualify for the permit residents are required to park vehicles in the garage. He stated that this year, Parking Enforcement Officers are conducting inspections to verify qualifications. At Council's request, Mr. Duran will look into the specific situation.

**2) Ted Powl**, President/CEO, Chamber of Commerce, announced that 1) the Civic Academy kicks off Saturday, March 15, 2008 and registration is still open. 2) Third Annual Toast of the Town featuring various local restaurants will be held on April 3, 2008, at a cost of \$25.00, limited to 400 tickets. For either of these events, contact the Chamber of Commerce at 909/592-3818 or stop by the Martin House.

**3) Kevin Frey**, Chair and volunteer for Relay for Life, announced the event will be held on June 7-8, 2008 to raise funds for the American Cancer Society. He invited the community to the kick-off party on Friday, February 29, at 5:30 p.m. at the Senior Citizens/Community Center to celebrate the survivors, those battling cancer, and to remember those individuals who lost the battle. He indicated fliers would be available outside the Council Chambers to anyone interested in learning more about the event.

4) **Claire Ostrand** said he is familiar with Arbor Day and appreciates the recognition.

**5. 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 Bertone, seconded by Councilmember Badar, and carried unanimously by those present to accept, approve, and act upon the consent calendar, as presented, as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **RESOLUTION NO. 08-08**, A Resolution of the City Council of the City of San Dimas approving certain demands for the month of February, 2008.
  - (2) **RESOLUTION NO. 08-09**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Boulevard Open Space District (TR 32818).
  - (3) **RESOLUTION NO. 08-10**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Northwoods Open Space District (TR 32841).
- b. Approval of minutes for the special joint City Council/Planning Commission meeting of February 12, 2008 and regular meeting of February 12, 2008.
- c. Ninth Annual Pomona Valley Stage Bicycle Race, March 29-30, 2008, Restricted street closures of Puddingstone Drive (Cannon Avenue to east city limits) and Cannon Avenue and Walnut Avenue (off Puddingstone Drive) on Saturday, March 29, 2008 - 6:00 a.m. - 5:00 p.m.; Closure of certain streets within the downtown area on Sunday, March 30, 2008, 6:00 a.m. - 5:00 p.m.
- d. Rejection of claim for damages from Robert Shiflet.

END OF CONSENT CALENDAR

**6. PUBLIC HEARING** (The following item has been advertised and/or posted. The meeting will be opened to receive public testimony.)

- a. Consider General Plan Amendment 08-01 (draft 2008 Housing Element of the General Plan)  
Applicant: City of San Dimas

Planning Manager Hensley introduced Consultants Beth Stochl and Karen Warner who have extensive experience and sensitivity to the State's mandated density requirements. He reported that the 2008-2014 Draft Housing Element proposes a plan for the city to meet its housing needs over the next several years and provides recommended goals and policies to help accomplish the needs. He said the Planning Commission reviewed the document, and after City Council review, the Draft Housing Element will be presented to the State Office of Housing and Community Development for review and comment, and returned to the City Council for final action. He said the goal is for the City to have an adopted Housing Element certified by HCD prior to June 30, 2008.

**Beth Stochl**, Project Manager, provided a Powerpoint overview of the four components of the Housing Element; the City's housing needs; benefits of HCD Compliance; demographic trends; Special Needs populations; Housing costs; Homeowner and Rental affordability Gaps; a summary of housing accomplishments; Regional Housing Needs Assessment (RHNA) and adequate sites; and the 2008-2014 Housing Element Programs.

Planning Manager Hensley stated that the city needs to implement several elements over the next sixteen months. Pursuant to state mandates, the city will be mandated to rezone properties to 30 dwelling units per acre (dua). He outlined in detail the four areas proposed for rezoning that include the 7.43 acre Bonita School District Office property located on the northwest corner of San Dimas Avenue and Allen Avenue; the 10.45 acre area east of Grove Station, west of Walnut Avenue, north of Arrow Highway, and south of the railroad; the 1.3 acre property located on Gladstone Street, east of the 57 freeway, and stated that the Planning Commission expressed concerns about this property as outlined in the Planning Commission minutes. He said staff also analyzed the properties that may be good candidates for future rezoning: the Henkels & McCoy site; Barricade Flasher and General Pump property; and a portion of the Canyon Center. Mr. Hensley also proposed considering an inclusionary requirement of 20% on properties rezoned as part of the rezoning implementation.

Mr. Hensley pointed out that last year the Governor signed Senate Bill 2 which requires that emergency shelters be provided in each city, and prohibits cities from requiring a Conditional Use Permit. He also pointed out other needs to be implemented and Council's concern with the availability of water and other resources.

Mayor Pro Tem Templeman said he attended water leadership meetings and the local water provider anticipates there will be water restrictions. He expressed concern that the state is mandating 625 additional homes and urging residents to conserve water by 15% to allow for density housing.

Mayor Morris mentioned that certification by a water wholesaler is now being required and the water provider refused to certify they are able to supply water to a Riverside area.

In response to Councilmember Ebner's inquiry about qualifying commercial units in the downtown that would not be 30 dwelling units per acre, Mr. Hensley replied that the Monte Vista senior apartments over the hardware store are calculated well over 30 dua. He stated that additional units would be rezoned by validating they are 30 dua; or if not 30 dua, guaranteeing all units would be classified low or very low income level, or a combination of moderate, low, and very low income level, and coupled with suggested 20% inclusionary, would definitely address any concern the State may have. In addition, Mr. Hensley explained the inclusionary requirements.

**Karen Warner**, Housing Policy Consultant, stated that there is a two-tiered process: 1) identification of the site; and 2) the groundwork to meet RHNA numbers. She said the State cannot require cities to invest into facilitating affordable units on these sites, but would look to what programs the city would undertake to help facilitate affordable. She said if a site is outside of the redevelopment project area, the city does not have the same tools to be able to point to sites in the project area, and having an onsite inclusionary requirement would be helpful.

In response to Councilmember Ebner, Ms. Stochl replied that the main at-risk of conversion project they are looking to assist is the Villa San Dimas Apartments, and assisting at least 40 units could be counted as meeting RHNA's requirements.

City Attorney Brown stated he spoke with owner representatives of The Villa Apartments and representatives expressed a desire to preserve the assisted title. They have extended the HUD contract through June 30, 2008 and are in the process of making application to extend the contract through the end of the year.

Mayor Morris opened the public hearing and invited public participation..

**Susan Kehr**, General Partner for storage centers, representing herself and partner, Carol Graves and 12 other investors, expressed concern that rezoning of the area would diminish property value and buyer pools, and would increase maintenance and security costs.

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

In response to Councilmember Bertone, Mr. Hensley stated that the City Council could vote to approve the Housing Element as submitted; however, staff felt it would be helpful to get Council input on the zoning choices for the Canyon Center.

It was moved by Councilmember Bertone, seconded by Councilmember Badar, to approve Alternative 2 to consider a portion of the Canyon Center as a "Site for Rezoning" development at 30 dwelling units per acre and to authorize staff to submit the 2008-2014 Draft Housing Element to the State Department of Housing and Community Development for review and approval.

Mayor Pro Tem Templeman stated his vote is based on design and affordability managed onsite, and not based on State credit.

Councilmember Ebiner stated he would support the motion, although he would have preferred not including the 1.3 acre site adjacent to the 57 Freeway.

Councilmember Bertone stated the motion was made to give staff more flexibility to work with the State to come up with the best plan for San Dimas.

In response to Councilmember Badar, Assistant City Manager Stevens said approval of the Housing Element does not commit the city to each of those parcels, but commits to a hearing process to fairly consider them. He said if none of the proposed sites work, an amendment to the housing element identifying other sites is necessary to maintain the numbers.

In response to Mayor Morris, Ms. Warner stated they will work to get the City approved. She stated when a city has a rezoning program, the city is required to report back to the State in two years.

The motion carried unanimously.

## **7. SAN DIMAS REDEVELOPMENT AGENCY**

Mayor Morris recessed the regular meeting at 8:46 p.m. and convened a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 8:50 p.m.

## **8. ORAL COMMUNICATIONS** (Speakers are limited to five (5) minutes or as may be determined by the Chair.)

### a. Members of the Audience

**1) John Nichols**, President of Heatherglen /Via Verde Association, stated he has made numerous trips to the City requesting permission to remove approximately 60 dead trees. He complied with hiring an arborist to survey the trees, provided a map indicating location of the trees, and was told he had to redo the site plan adding approximately 4,000 living trees, and photographing and identifying the species of dead trees. He requested Council's assistance in approving removal of the dead trees.

Mayor Morris referred this matter to Planning Manager Hensley for resolution.

- 2) **Claire Ostrand**, on behalf of Mr. Rauseo, asked why the City can't move forward to identify the scenic easements on Specific Plan No. 4.

Director Coleman replied that the City has responded to Mr. Rauseo at the public meeting and emails that the City Council selected an alternative, and would review scenic easement line locations as development was proposed on individual lots on Specific Plan No. 4.

b. City Manager

- 1) Date and time for April Retreat - select one of the following suggestions:  
Monday, April 14, 2008, 3:00 p.m. - 7:00 p.m.  
Saturday, April 19, 2008 or April 26, 2008, 8:00 a.m. - 12:00 p.m.

It was the consensus of the City Council to schedule the April City Council/Staff Retreat on Monday, April 14, 2008, 3:00 p.m. - 7:00 p.m.

c. City Attorney

There were no comments.

d. Members of the City Council

- 1) Councilmembers' report on meetings attended at the expense of the local agency.

There were no comments.

- 2) Individual Members' comments and updates.

a) Councilmember Ebner announced Little League Opening date is Saturday, March 1, 2008, at 9:00 a.m., at Marchant Park.

b) Councilmember Badar reported that an insufficient number of applications were received for the Public Safety Commission and the deadline to apply has been extended to 5:30 p.m. on March 31, 2008.

## 9. CLOSED SESSION

Mayor Morris stated the closed session pursuant to Government Code Section 54956.8 would not be heard.

a. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**

Property: Agency owned property at the southeast corner of Bonita Avenue and Eucla.

Negotiating Parties:

For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney.

For Buyer: Mike Patel, Chaparral Lanes

Under Negotiation: Terms and conditions of sale of land and City/Agency possible participation.

- b. Property: Discussion regarding potential property acquisition involving Vista Verde Ranch property generally located in the unincorporated county area adjacent to and north of the development in Via Verde.
- Negotiating Parties:  
For City: Blaine Michaelis, City Manager, Larry Stevens, Assistant Manager Development Services, and J. Kenneth Brown, City Attorney.  
For Seller: Daniel Singh  
Under Negotiation: Terms and conditions of sale of grant application involving potential acquisition of land and possible City participation.
- c. Report on closed session items.

The closed session was not held and there is no action to report.

## **10. ADJOURNMENT**

The meeting was adjourned at 9:12 p.m. The next meeting is March 13, 2007, at 7:00 p.m.

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Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

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Ina Rios, CMC, City Clerk