



AGENDA
REGULAR CITY COUNCIL /
REDEVELOPMENT AGENCY MEETING
TUESDAY, JULY 8, 2008, 7:00 P. M.
COUNCIL CHAMBERS, 245 E. BONITA AVE.

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebner
Councilmember Jeff Templeman

1. CALL TO ORDER AND FLAG SALUTE

2. RECOGNITION

- ❖ Proclaim July as Parks and Recreation Month

3. PRESENTATIONS

- Galen Gillotte, Children's Librarian, San Dimas Library
- San Dimas High School Art Students - Public Mural project

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

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.)

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
 - (1) **RESOLUTION NO. 08-40**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JUNE AND JULY 2008.
 - (2) Safe Routes to School Grant Application for Amelia Avenue Street improvement (between Gladstone Street and 5th Street.) Letter of support from Mayor.
RESOLUTION NO. 08-42, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AUTHORIZING THE CITY MANAGER TO SUBMIT AN APPLICATION TO CALTRANS FOR THE CYCLE 2 SAFE ROUTES TO SCHOOL FUNDING PROGRAM TO ENHANCE THE SAFETY OF PEDESTRIANS/BICYCLISTS USING AMELIA AVENUE BETWEEN 5TH STREET AND GLADSTONE STREET.
- b. Approval of minutes for regular City Council meeting of June 24, 2008 and Special City Council meeting of June 24, 2008.
- c. Traffic Signal Maintenance Contract – Contract Extension & Annual Cost of Living Adjustment.

END OF CONSENT CALENDAR

6. PUBLIC HEARINGS

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

- a. Municipal Code Text Amendment 08-02; Conditional Use Permit 08-01; DPRB Case No. 08-25 Request to amend Specific Plan No. 17 to permit convenience stores as accessory uses to a service station; operate an accessory convenience store with shared parking on an adjacent property; and a 200 square foot addition to an existing service station. Applicant: Sam Ghosn

ORDINANCE NO. 1181, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 08-02, A REQUEST TO AMEND SPECIFIC PLAN NO. 17 TO PERMIT CONVENIENCE STORES AS ACCESSORY USES TO A SERVICE STATION.

RESOLUTION NO. 08-43, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 08-01, A REQUEST TO PERMIT CONVENIENCE STORES AS ACCESSORY USES TO A SERVICE STATION; OPERATE AN ACCESSORY CONVENIENCE STORE WITH SHARED PARKING ON AN ADJACENT PROPERTY; AND A 200 SQUARE FOOT ADDITION TO AN EXISTING SERVICE STATION.

7. PLANNING/DEVELOPMENT SERVICES

- a. Discussion of temporary banner regulations and consideration of possible amendment.

8. OTHER MATTERS

- a. Concrete Bow-Out Traffic Calming Measures on Bonita Avenue/Monte Vista Avenue and Bonita Avenue/Exchange Place and street lighting on Iglesia Street/Bonita Avenue.

9. SAN DIMAS REDEVELOPMENT AGENCY

- a. Oral Communications (This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)
- b. Public Hearing

Consider approval of Second Implementation Agreement to OPDDA with Grove Station LLC

RESOLUTION NO. 189, A Resolution of the San Dimas Redevelopment Agency approving and authorizing execution of a Second Implementation Agreement to the Owner Participation and Disposition and Development Agreement with Grove Station LLC. **(THIS ITEM WILL BE OPENED TO CONTINUE THE PUBLIC HEARING TO JULY 22, 2008)**

- c. Approval of minutes for June 24, 2008 meeting.
- d. Executive Director
- e. Members of the Agency

10. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five minutes or as may be determined by the Chair.)
- b. City Manager
- c. City Attorney

- d. Members of the City Council
 - 1) Councilmembers' report on meetings attended at the expense of the local agency.
 - 2) Individual Members' comments and updates.
 - 3) Appointment to Parks and Recreation Commission.
 - 4) Reappointments to Planning Commission.
 - 5) Appointments to Equestrian Commission.
 - 6) Designation of Director and Alternate for the California Joint Powers Authority.

11. CLOSED SESSION

Recess to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATION

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; Assistant City Manager of Community Development.

For Seller: Daniel Singh

Under Negotiation: Terms and conditions of sale of grant application involving potential acquisition of land and possible City participation.

b. Property: Fox Project Grove Station L.L.C., San Dimas Avenue

Negotiating Parties:

For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney; Assistant City Manager of Community Development.

For Property: William Fox; Jide Alade

Under Negotiation: Terms, conditions, pricing and allocation of affordable units and/or Agency participation.

c. 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; Larry Stevens, Assistant City Manager of Community Development.

For Buyer: Jerry Zimmerman, Bravo Burgers

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

d. Report on closed session items.

12. ADJOURNMENT

The next meeting is on July 22, 2008, 6:15 p.m. for a study session on the City Hall project update.

AGENDA STAFF REPORTS: COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: <http://cityofsandimas.com>

SUPPLEMENTAL REPORTS: AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE JUNE 8, 2008 AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE AT 245 EAST BONITA AVENUE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

HEARING ASSISTANCE: THE CITY OF SAN DIMAS CITY COUNCIL CHAMBERS IS EQUIPPED WITH A HEARING ASSISTANCE SYSTEM. PLEASE CONTACT THE CITY CLERK (909) 394-6216 TO CHECK OUT A RECEIVER.

POSTING STATEMENT: ON JULY 3, 2008, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM.