



**MINUTES**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, MAY 26, 2009, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**PRESENT:**

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

City Manager Blaine Michaelis  
City Attorney J. Kenneth Brown  
City Clerk Ina Rios  
Assistant City Manager of Community Development Larry Stevens  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

**CALL TO ORDER**

Mayor Morris called the meeting to order at 8:25 p.m.

a. Downtown matters:

- 1) Review of possible changes to downtown façade assistance program.

Assistant City Manager Stevens provided a Powerpoint presentation of Downtown buildings in various stages of deterioration and explained the Downtown Façade Improvement program is designed to encourage existing businesses to maintain the structural integrity and to aesthetically conform to the Downtown guidelines. He said the program features 50/50 matching fund up to \$5,000; and grants up to \$5,000 were available to assist commercial businesses with exterior facades and limited tenant improvements in the Downtown. Due to lack of participation, the Downtown Façade program has been put on hold. He said the deterioration of the façades makes buildings in the Downtown less visually appealing and in some cases unsafe. Reinstating the façade improvement program could be an ideal catalyst for owners and tenants to consider positive rehabilitation efforts.

Mr. Stevens said Sorcinelli Architects was asked to prepare cost estimates of redoing a façade and his estimate for a 24-foot frontage building was over \$45,000. Mr. Stevens went over existing issues and stated that staff is currently working with property owners to address minimum safety concerns.

In response to Mayor Pro Tem Bertone, Mr. Stevens replied that the property owner is responsible for the costs of the repairs.

Mr. Stevens said business owners would like to improve the facades of their businesses, however, at a cost exceeding \$45,000, many may not have the financial resources to do so.

Councilmember Templeman felt that money would have to be spent to stimulate the Downtown, otherwise it would remain as is.

Mr. Stevens said there are sufficient funds in the budget to get started in design assistance. He outlined a plan and alternatives to explore with business owners and said staff would work with Mr. Sorcinelli to craft a plan and come back to Council in 30-45 days.

2) Preliminary consideration of wooden sidewalks in Downtown.

Assistant City Manager of Community Development Stevens said he would like to give guidance to the Consultant working on the specific plan regarding the wooden sidewalks in Downtown. He said some persons like or do not like them; he gets complaints of people tripping on them or the sidewalks are falling apart.

Mayor Morris said he hears citizens say they do not want the City to get rid of the sidewalks.

In response to Council, Mr. Stevens said staff has detailed maintenance records of the wooden sidewalks.

Council discussed concrete texturing or brick sidewalks. Mr. Stevens further responded that wood cannot be used where vehicles cross. He said staff could come up with a different decorative paving material for narrow driveways.

Mr. Stevens said staff tries to keep on top of maintenance as best as they can. They have found some problems underneath the sidewalks and will consider what action can be taken.

In response to Councilmember Badar's concern about liability, Mr. Stevens said the owner is informed they have a permit to construct in the City's right of way and are responsible for construction and maintenance of the sidewalk. He said the owner is placed on written notice when conditions are found and they do not come up with a solution to repair the sidewalks.

Mr. Stevens said there are various conditions that come with the different accents used such as concrete, brick, board form, and tile in front of store fronts that outweigh the problems with wood sidewalks. He will figure out a way to keep the wood sidewalks.

Councilmember Templeman said he did not mind if wooden sidewalks are kept, however, the design of the buildings should blend with the sidewalks.

Mr. Stevens said he brought this item for discussion to get preliminary feedback from the City Council. He did not want to spend a lot of time discussing sidewalks as part of the Downtown plan if the City Council did not want to consider changing them.

The City Council suggested using a combination of wood and concrete; extending the sidewalk as a streetscape; getting rid of brick on San Dimas Avenue; and using concrete with a theme tied in to the Walker House.

Mr. Stevens said he appreciated the thoughts and will see what can be done. If anything else comes up in the interim, he will keep the Council updated.

## **ADJOURNMENT**

Mayor Morris adjourned the meeting at 9:35 p.m.

Respectfully submitted,