



**MINUTES**  
**SPECIAL MEETING OF**  
**CITY COUNCIL/SAN DIMAS**  
**REDEVELOPMENT AGENCY**  
**TUESDAY, JUNE 23, 2009, 5:30 P. M.**  
**CITY COUNCIL CONFERENCE ROOM**  
**245 E. BONITA AVE.**

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**PRESENT:**

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

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

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 5:35 p.m.

**2. ORAL COMMUNICATIONS**

(For anyone wishing to address the City Council on an item on this 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 three minutes or as may be determined by the Chair.)

- a. Members of the Audience

There were no speakers.

**3. STUDY SESSION PLANNING MATTERS**

- a. Update on local impacts related to SB 375- Legislative implementation of global warming regulations to reduce greenhouse gas emissions affecting local land use, transportation and housing.

Assistant City Manager of Community Development Stevens provided a Powerpoint presentation illustrating the local impacts related to SB375. He said there are two pieces of legislation: 1) AB 32 is the Global Warming Solutions Act of 2006; 2) AB 375 the Sustainable Community Strategy Act is more complex and intended to implement portions of AB 32.

Mr. Stevens explained that AB 32 1) requires greenhouse gas (GHG) emissions to be capped by 2020 at 1990 levels, 80% by 2050 below 1990 levels; 2) California Air Resources Board sets reductions targets, adopts and enforces Scoping Plan, and monitors GHG.

He summarized the Scoping Plan, which was adopted in 2008; reviewed SB 375, to see how local government addresses land use and said a lot of projects will be exempt from CEQA once AB 32 is in

place. He reviewed SB 375 and the Housing Element; said Sustainable Communities Strategy (SCS) is an additional part of the Regional Transportation Plan (RTP) and SCAG expects target set by Regional Targets Advisory Committee (RTAC) to be 2.5 Million Metric Tons (MMT). Mr. Stevens summarized the three components of SCS:

- 1) Land Use creates compact development, an effort to reduce vehicle miles traveled;
- 2) Transportation investments is the future transportation network;
- 3) Transportation Policies - likely would require cities to make amendments to their General Plan to be in conformity with the Regional General Plan. If cities do not conform, they would not be eligible for federal funds.

Mr. Stevens said in 2008 Regional Transportation Planning adopted the growth forecast creating a larger burden to reduce green house gas emissions. The City is conforming to some measures, however, some will require more investment from local sources. SCAG is conducting an analysis of preliminary thinking of what could be done.

He reviewed expectations from any scenarios, provided examples of mixed uses, and said he expects more transit oriented development, pedestrian design, traffic calming, and densification.

In response to Mayor Pro Tem Bertone, Mr. Stevens named the 13 sub-regions and said approximately 8 have enough staffing to do the plan and SCAG would like to get all sub-regions to sub-delegate. Mr. Stevens expressed the COG's concerns about liability issues and said there is concern for the Gold Line's internal battles and the influence of transportation funds by using land uses; and concerns about the various methodologies and accuracy of the housing and employee forecasts.

Mayor Morris stated that the Federal Government says it takes five-eight years to absorb the excess cap of housing in California, which is one cause of a continued depressed economy.

Mr. Stevens said he is on a SCAG Committee and has been trying to get them to look in terms of growth impact of economic downturn, and if they are convinced, we may get some adjustments.

In response to Dr. Ersher, Mr. Stevens said this bill is suppose to protect existing open space and established residential areas, but he has to go through another exercise to get them to adjust the numbers based on reality. He said the census track included mostly Bonelli Park in the 2008 RTP and showed about 500 new units by 2020, with 2200 city-wide. The Conceptual Land Use Scenario (CLUS) avoids open space and established residential areas, makes it more compact and brings it closer to transportation networks to reduce MMTs. Mr. Stevens said the State cannot require us to amend our general plan.

In response to Council, Mr. Stevens said SCAG got its numbers from the State Department of Finance; the revised version of the 2008 Regional Transportation Plan gets the Gold Line to Azusa by 2017 and there is no target date beyond that. If the City is not willing to commit to growth in the San Gabriel Valley, Gold Line funds will be put into the Subway to the Sea project; He said the RHNA numbers were imposed on the City, although he was able to reduce the numbers, they are still unacceptable, and the City can sue them to get numbers that reflect protecting single-family areas and open space. He said the problem is he has to do all rezoning within three years, and once zoned, create expectations.

Mr. Stevens reviewed the next steps and said he would keep the City Council updated.

In response to Dr. Ersher, Mr. Strevens said immigration into the region is stabilized, but new growth expected is from offspring. He said staff did a great job of getting the last Housing Element on the fair side of doable, but he is not sure his successor could do four times that number the next time around.

Mr. Stevens said he is working with the Council of Governments on an Energy Plan and he also got an email that Federal grant money might be available for that effort.

- b. Discussion and possible direction to authorize negotiations for a proposed wireless communication facility at the northeast corner of Via Verde Park.

Director of Development Services Coleman reported that on February 10, 2009 the City Council considered a proposal for a clock tower inside Via Verde Park near the corner of Via Verde and Puente Street. The general consensus was to not consider commercial structures in the park. He said Verizon submitted a new proposal for wireless facilities in the northeast corner of Via Verde Park. The community benefit would be better cell phone service in the surrounding areas for Verizon customers. Staff requests direction whether or not to proceed to formal development application and site lease agreement negotiations.

Councilmember Templeman said a caller indicated something like this would be of benefit, however, putting it in the Park would not be in their favor. Mr. Templeman suggested the equipment be installed underground.

Councilmembers Bertone and Ebner were opposed to an antenna at the Park.

Councilmember Badar said the antenna would be installed in an unused portion of the Park.

Commissioner Ted Ross suggested replacing the flagpole at Louis Pompei site with a 10-15-foot antenna.

Director of Parks and Recreation Bruns said she and Mr. Coleman identified two areas at the Park that might be suitable for a cell tower and staff would like to negotiate amenities that would benefit the community.

It was moved by Mayor Pro Tem Bertone to oppose the cell tower at Via Verde Park.

The motion was seconded by Councilmember Ebner who said until technology evolves and a smaller structure can be considered, the door should be closed on cell sites at Parks.

Director Bruns felt the City Council should be open to considering amenities at individual parks.

Councilmember Badar would oppose closing the door on any consideration if Verizon came up with a smaller footprint.

The motion carried 3.2; Councilmembers Badar and Morris opposed.

Mayor Morris stated that there is a possibility that something could be done at the corner and the fee could result in park amenities.

#### **4. ADJOURNMENT**

Mayor Morris adjourned the meeting at 6:55 p.m. The next City Council meeting is Tuesday, June 23, 2009, 7:00 p.m.

Respectfully submitted,