



AGENDA
SPECIAL CITY COUNCIL MEETING
TUESDAY, FEBRUARY 23, 2010, 5:30 P. M.
CITY COUNCIL CONFERENCE ROOM
245 E. BONITA AVE.

CITY COUNCIL:

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

1. CALL TO ORDER

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.)

- a. Members of the Audience

3. STUDY SESSION

- a. Request from Tom Nuss of the HEROES organization - request to support their call for volunteers and donors for their permanent memorial project.
- b. Review of bid results regarding the City Hall, Plaza, and Community Building renovation and expansion project. Formal action regarding the award of bid to take place during the regular council meeting at 7 pm.
- c. Consideration of a potential Façade Improvement program for Downtown San Dimas.

4. ADJOURNMENT

The next meeting is on Tuesday, February 23, 2010, 7:00 p.m.

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://cityofсандimas.com>

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

POSTING STATEMENT: ON FEBRUARY 19, 2010, 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).



Agenda Item Staff Report

Study Session

TO: Honorable Mayor and Members of City Council
For the Meeting of February 23, 2010

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: Study Session background for the HEROES presentation and the city hall, plaza and community center bid awards. (Larry Stevens will provide information on the downtown façade discussion under separate cover)

SUMMARY

As noted before, Mr. Tom Nuss desires to make a brief presentation regarding the efforts of the HEROES Organization. They desire to send out an invitation for folks to become involved in the fund raising effort for the memorial project. He may be asking for your individual participation in their invitation for the public to participate.

With respect to the city hall, civic center, and community center bid award; staff thought it may be a helpful to take some time in a study session format to report on the bid results, answer any questions and help explain the council process to consider awarding the bids later on during the regular meeting.

3a-b



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 23, 2010

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: Consideration of a potential Façade improvement Program for Downtown San Dimas

SUMMARY

Prior city façade program has been little utilized. Current deteriorating conditions on some facades indicate the need for a new strategy. Consideration of an approach including design assistance, grants and loans seems most appropriate.

Staff recommends a revised façade program for the Downtown area of San Dimas as outlined in this report.

BACKGROUND

Previous Facade Program

The Downtown Façade (FAB) program is currently not being offered. Due to lack of participation the program was put on hold. The last award was given to Marcelino's Barber shop in 2002. The Downtown Façade Improvement Program is designed to encourage existing businesses to maintain the structural integrity and to aesthetically conform to the Town Core Guidelines. The program featured 50/50 matching funds to finance all or a portion of a property owner or tenant's exterior improvements. Grants up to \$5,000 were available to assist commercial businesses with exterior facades and limited tenant improvements in the Downtown. Grants are provided for improvements limited to exterior façades and signs conforming to the "Western" theme and/or the Town Core Guidelines. Eligible improvements include but are not limited to signs, sidewalk coverings, awnings, exterior storefront improvements such as parapets, windows, lighting, and upgrading rear entry areas and façades.

Case Study (northwest corner of Bonita/Exchange Place)

City Council previously authorized Staff to contract for architectural services (Sorcinelli Architects) to evaluate alternatives to address concerns related to several failures of the aging facades at 151-161 W. Bonita Avenue. The study provides information to assist in developing an appropriate façade program for the Downtown area since many of the facades are similar in age and condition and are likely to need some upgrading in the near-term future. At the Study Session on November 10, 2009 the presentation detailed the problems that have been identified and identified six possible approaches to address these issues. Subsequent to the Study Session Staff has met individually with each of the property owners for the Case Study and has also made a separate presentation for other Downtown businesses, property owners and interested public. The alternatives can be summarized as follows:

	<i>Description</i>	<i>Cost</i>
SHORT TERM RENOVIATION	<i>Primary features include keeping existing storefronts and adding new wood fascia, new standing seam metal roof sidewalk coverings (155, 157 & 161), new retractable awning (151) and new externally lighted signs.</i>	151: \$107,000 155: \$ 33,000 157: \$ 38,000 161: <u>\$ 38,000</u> Total \$217,000 ¹
MID TERM RENOVIATION	<i>Primary features include keeping existing storefronts (except 157 where storefront is replaced), adding new wood fascia panels (151 only), stripping and repairing brick fascia (155, 157 & 161), restoring clerestory windows, and adding new retractable awnings and new externally lighted signs.</i>	151: \$107,000 155: \$ 37,000 157: \$ 63,000 161: <u>\$ 43,000</u> Total \$250,000 ¹
LONG TERM RENOVIATION	<i>Primary features include new historic parapet/cap and storefronts with new brick facades, new tile kickplates, new retractable awnings and new externally lighted signs. (Replicate original historic design based on available photos.)</i>	151: \$203,000 155: \$ 83,000 157: \$ 81,000 161: <u>\$ 83,000</u> Total \$450,000 ¹
LONG TERM-NEW ONE STORY BUILDING	<i>Demolition of all buildings and reconstruction with added square footage as a single story development. Exterior design includes brick facades with historic parapets, tiled kickplates, clerestory windows, retractable awnings and externally lighted signs.</i>	151: \$581,000 155: \$454,000 157: \$360,000 161: <u>\$392,000</u> Total\$1,787,000 ²
LONG TERM-NEW RETAIL/OFFICE/LIVE-WORK	<i>Demolition of all buildings and replacement with new two or three story mixed use development with retail/restaurant, office and live-work.</i>	\$4,643,000 (3 Floors) ² \$3,443,000 (2 Floors) ²

LONG TERM- NEW RETAIL/ RESIDENTIAL/ LIVE-WORK	<i>Demolition of all buildings and replacement with new two or three story mixed use development with retail/restaurant, residential and live-work.</i>	\$4,378,000 (3 Floors) ² \$3,324,000 (2 Floors) ²
--	---	--

1. Costs do not include design/construction drawings (\$5,000-10,000 per storefront) or asbestos & lead based paint testing and abatement (\$9,000 per storefront).
2. Construction related costs only. Does not include any costs for design, hazardous testing & abatement or land acquisition.

Design Assistance (The Old Towns Antique Mall – 125 W. Bonita Ave)

A couple years ago Staff utilized the RDA design assistance program to prepare two preliminary designs for this building. To get a better understanding of current construction costs Staff requested the designer to prepare cost estimates. The estimated costs of redoing a façade are as follows:

Demolition:	\$3,840
Stucco new parapet:	\$3,000
Doors:	\$4,830
Tie in roof to new parapet:	\$3,150
Storefront:	\$9,500 (or refurbish for \$3,500)
Signage:	\$1,100
Sidewalk covering:	\$15,080
Lighting:	\$1,900
Lintel and parapet at storefront:	<u>\$3,500</u>
Total	\$45,900(or \$39,900 with refurbished storefront)

ANALYSIS

The lack of activity in the program over the past few years indicates the program is not being utilized to the extent possible by owners and tenants in the Downtown. With current conditions it is necessary to find a means to encourage greater participation. Many of the buildings in the Downtown have aging façades which are deteriorating. The deterioration of the façades makes buildings in the Downtown less visually appealing and in some cases potentially unsafe. Reinstating a redesigned façade improvement program could be an ideal catalyst for owners and tenants to consider positive rehabilitation efforts.

Existing Issues

Many of the building façades are deteriorating and in need of repairs, upgrades and aesthetic enhancements to preserve the historic ambiance of the downtown. Many of the façades in the Downtown have deteriorated to the point where they have lost a lot of their aesthetic value. The Gray & Frazier Building is an example of this. The stucco, underneath the current façade, is splitting into thin layers causing the wood façade to fall off. Some of the buildings posed a potential threat to pedestrians in the Downtown, such

as the Shoemaker Building which had its façade collapse. Staff is currently working with these owners to address minimum safety concerns.

Business owners may not have the financial resources to improve their façades. Improving a façade can cost over \$30-80,000. Under the previous façade program the most which could be awarded, from the City, is \$5,000 and that amount can only be obtained if a business owner has \$5,000 of their own to match it. Some business owners in the Downtown would like to improve the façades of their businesses, but simply do not have the capital to do so.

Possible Strategies

Implementation strategies will vary depending upon the design solutions which are preferred and depending upon the desire/ability of the existing property owners and businesses to participate. Strategies which should be considered include:

Strategy/Program	Discussion
Design Assistance and/or Construction Plan Preparation	The Redevelopment Agency has provided Design Assistance for a number of projects in recent years including Albertson's/Puddingstone, Grove Station, Lowe's/fast foods, etc. Continuing that practice for a façade program seems essential. It is estimated that the costs would be \$5,000-10,000 per storefront. Designs should not commence until there is a commitment to participate in the façade program.
Grants	It seems critical to stimulate interest and participation that at least some of the façade construction be funded by a grant (i.e. no repayment required). The prior FAB Program allowed a 50/50 matching grant up to \$5,000. With current estimates for façade construction in the \$50,000+ range, that would be about 10%. Staff believes the need is sufficiently critical that a much higher grant should be considered. Staff suggests that it be "incentive" based using a sliding scale from 30-60%, as exemplified by the following: <ul style="list-style-type: none"> o 30% grant with deferred or no interest loan o 40% grant with interest only loan o 50% grant with low interest loan o 60% grant with no loan Such an approach allows flexibility for different types of property owner/business owner/tenant circumstances that exist on various properties in the Downtown.
Loans (no interest, interest only, low interest or deferred)	Current economic conditions make it difficult to secure bank loans for façade improvements especially since it is unlikely to change property value substantively or to generate additional income to the business or property owner. The City does have similar programs for housing that could be emulated. A loan could be used to fund the gap between the construction costs and the grant amount. Such loan would likely have to be in second place to other loans already on the property. Having flexible loan options would allow consideration of differing circumstances and repayments can

	be similarly structured. Staff would suggest that any deferred or no interest loans be considered only where the City can secure an opportunity (i.e. right of first refusal, right to purchase at a predetermined time, etc.) for future acquisition to facilitate one of the new construction options – where that may be feasible. Staff has not given consideration to interest rates or loan duration at this time.
Facilitation of contact with development interests (for the new construction alternatives)	Staff believes that all of the development alternatives should be viewed as unlikely in the foreseeable future – certainly in the 5-10 year range at best. With that understanding a façade improvement seems more feasible.
Property acquisition for land assembly (for the new construction alternatives)	Staff believes that all of the development alternatives should be viewed as unlikely in the foreseeable future – certainly in the 5-10 year range at best. With that understanding a façade improvement seems more feasible.

A hybrid approach mixing design assistance, loans and grants seems the most feasible strategy to stimulate action from business and/or property owners. To the extent that multiple adjacent owners are willing to work together there may also be some opportunity to save costs and achieve a more aesthetic enhancement of the Downtown.

Preferred Design Alternatives

Of the three façade renovation alternatives presented Staff prefers the MID TERM RENOVATION because it is more cost effective in circumstances where there is a potential future development opportunity. Moving towards historic facades seems preferable to western style facades although vertical wood fascia may still be suitable in a few locations. It is possible to adjust some details as we move forward but that design seems to be the more appropriate one.

Budget/Funding

The City Manager has indicated that \$200,000-250,000 should be available in this year’s RDA budget for a façade program (assuming successful resolution of the CRA litigation of this year’s State taking of RDA funds). This would allow 3-6 facades to be done this year depending on which properties participate. Presumably some additional funds can be provided in the FY 2010-11budget.

It will be necessary to target which buildings should be prioritized with a focus initially on the deteriorating western-style facades. There may ultimately be a number of buildings that desire to upgrade facades in the future that are not necessarily obvious at this point in time (i.e. buildings east of San Dimas Avenue, Bank of America, Salon VIP, Johnstone Block, etc.). Initial targeting should focus on the following:

125 W. Bonita Avenue
(Old Towne Antique Mall)



151 W. Bonita Avenue
(multi-tenant Shoemaker building)



155 W. Bonita Avenue
(Heart of the Village Antique Mall/Gray & Frazier)



157 W. Bonita Avenue
(antique store/Pat Meyers)

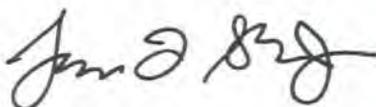


<p>161 W. Bonita Avenue (vacant/Mark – Computer Village)</p>	
<p>169 W. Bonita Avenue (O'Malley's Florists)</p>	
<p>211-15 W. Bonita Avenue (Train Stop/Kirby)</p>	

RECOMMENDATION

Staff recommends that City Council direct creation of a new façade improvement program consisting of a hybrid design assistance, sliding grant and multiple loan options package with final details to be returned for Council action; that the seven identified properties be targeted in the first year; and that approximately \$200-250,000 of RDA funds be made available for the program in FY 2009-10.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development