



**MINUTES**  
**SPECIAL JOINT MEETING OF**  
**CITY COUNCIL/PLANNING COMMISSION**  
**TUESDAY, APRIL 27, 2010, 5:30 P. M.**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**201 E. BONITA AVE.**

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**PRESENT:**

**CITY COUNCIL:**

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

**PLANNING COMMISSION**

Chair Jim Schoonover  
Vice-Chair David Bratt  
Planning Commissioner John Davis  
Planning Commissioner Stephen Ensberg  
Planning Commissioner M. Yunis Rahi

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  
Administrative Aide Kevin Frey

**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

1) **Ben Lewis**, Golden State Water Company, introduced himself and said he looks forward to working with the City.

**3. STUDY SESSION PLANNING MATTERS**

a. Water Efficient Landscape Ordinance Update

Assistant City Manager of Community Development Stevens presented a highlighted revised Ordinance that addressed questions from the Council and the public from the March 9, 2010 public hearing on the proposed Municipal Code Text Amendment 10-01 to revise, in its entirety, the Water Efficient Landscape Ordinance to comply with new state requirements. Mr. Stevens also discussed the highlighted version of the Guidelines. Although he felt it was important to the Plan processing, he thought it would be clearer to put most of the technical detail in the guidelines. He said it is Council's discretion whether or not to include artificial turf that is incorporated into the Ordinance as a matter of convenience. He said the state is silent on artificial turf.

In response to Councilmember Bertone, Mr. Stevens replied that artificial turf will be permitted if it meets the standards, but there is not a separate ordinance for artificial turf.

In response to Mayor Morris, Mr. Stevens stated that homeowners would be encouraged to get a Homeowners Association approval to install artificial turf, however, if the Homeowners Association prevented the installation, that property owner can apply through the City's process. This would not prevent the HOA from enforcing their rules. If pending State Law prohibited the HOA from denying artificial turf, State law would prevail.

Mr. Frey responded to Council regarding calculations worksheet, and said it is up to the homeowner to determine what soils testing is required.

In response to Commissioner Rahi, Mr. Stevens said if AB1793 passes as written, the Homeowners Association would have to comply with that law to permit artificial turf with the process. He added that the Ordinance does not place a limit on artificial turf, only that the homeowner has to comply with the standards.

In response to Councilmember Templeman, Mr. Lewis, Golden State Water Company, said Three Valleys may have a rebate program for artificial turf and are looking to see if they can support matching funds.

In response to Commissioner Davis, Mr. Stevens stated that in the definition, areas of artificial turf do not contribute to areas that trigger the Water Efficiency Landscape Ordinance. He will clarify in the guidelines.

In response to Council, Mr. Stevens said staff is not advocating artificial turf, but has crafted standards in the event it is included. If the Council desires, this item can be discussed separately to allow staff to look at standards more carefully and be more specific. He added that independent research was not conducted beyond looking at what other agencies prepared to come up with something reasonable and rational.

b. Downtown Specific Plan

Assistant City Manager of Community Development Stevens presented the staff report which included the boundary map illustrating the scope of the needed General Plan Map changes and related zoning changes, including most of the Creative Growth areas 2 and 3, in addition to other properties. He stated that staff will use a "form-based code" approach to the Specific Plan, a common approach used in many cities throughout the State, which focuses more on building form/site development than on regulating uses. Mr. Stevens also included a vision of each of the three proposed sub-areas (Corridor Mixed Use, Traditional Downtown and Civic Center); a regulating map showing the boundaries of each; parking discussion; and the next steps based on input received in prior charrette and workshops. He indicated that the next steps include finalizing the draft plan with the consultant, community workshop to unveil, explain and answer questions regarding hearing draft of specific plan, a joint study session with the Planning Commission to review and discuss the hearing draft, and public hearings at the Planning Commission and City Council meetings.

In response to Mayor Pro Tem Ebner, Mr. Stevens said most advocates are looking at pedestrian focuses. There are several different building types and different ways of providing parking. He said in the Mixed used District and Civic Center District, parking and shape location will be addressed differently, but most properties in the Downtown portion of the District would not have a parking requirement because they have the existing parking districts.

Mr. Stevens stated that the Parking Districts are maintained through general funds or Redevelopment Agency funds. He said staff will look at some strategies to reduce parking, implement a parking in lieu fee, and execute a Shared Parking Agreement. He said a survey of parking lots was conducted and the conclusion was there is more than adequate parking in the Downtown. He said staff can create a Parking Management Strategy and provide automated directional signs leading to the Parking Districts.

Commissioner Ensberg asked if staff considered the installation of meters as revenue generators to create a funding source. Mr. Stevens said it has been done in a way to commit the revenue for the benefit of the District, however, staff is not suggesting meters be installed, but it might be considered in the future.

In response to Sid Maksoudian, Mayor Morris said the Walker House is in the Parking District and an analysis was not necessary. He added that when a development plan for the downtown was presented, it included three-story structures, which was overwhelmingly opposed by the community.

Councilmember Bertone said he went to a meeting of the Local Government Commission that felt parking standards were too strict in all cities.

Mr. Stevens stated that once staff has identified and understands potential parking demand, it will be time to implement a parking in lieu fee as part of the development to generate sufficient funds to supplement parking at a point in time where demand exceeds supply.

Councilmember Templeman said before expenditure is made for that type of project, staff should wait until development drives the need for parking.

Mayor Pro Tem Ebner mentioned that adjacent cities of Glendora and La Verne have more activity in their Downtown areas.

Mr. Stevens concluded that parking will be a continuing discussion item; staff is finalizing the draft plan with the consultant, a community workshop will be held to unveil, explain and answer questions regarding hearing draft of the Specific Plan; Staff will recommend a joint Study Session with the Planning Commission to review and discuss the Hearing Draft; and go through the public hearing process with the Planning Commission and City Council.

#### c. Façade Program Update

Assistant City Manager of Community Development Stevens reported that information relative to Downtown facades including the case study and possible program approaches have been presented at previous meetings to both the Planning Commission and City Council. He said staff has met with seven potential participants to discuss their willingness and desire to participate in the façade program. Mr. Stevens reviewed in detail estimated costs and likely participation. He stated that staff also reviewed a number of façade programs developed by other cities and he provided detailed comments on the Fontana and Santa Ana Façade programs. Mr. Stevens provided four funding strategies with three types of loans for Council consideration and said the recommended Façade program recognizes that it is critical to secure high participation levels and has been developed to maximize opportunities for the identified priority properties to participate; understand the current economic climate makes it difficult to invest in these improvements; recognize that affected businesses in the downtown have limited financial resources and need flexibility to participate, and achieve some recycling of the City investment funds. Staff recommendations are as follows: 1) Provide comments regarding revisions with the intent of taking the final façade program to the May 11, 2010 Council meeting; 2) Direct staff to bring back any needed budget adjustments; 3) authorize staff to solicit participation commitments from the seven identified properties; 4) authorize staff to seek design/plan preparation cost proposals for any committed participants.

In response to Council, Mr. Stevens said forgiveness is being considered versus grants; staff focused on seven property owners but will also consider others for the program.

Mayor Morris expressed concern with the high cost for the façade improvements.

In response to Council, City Manager Michaelis cautioned there are not unlimited redevelopment funds available.

The Council discussed the buildings with the most need of improvements and the owners' willingness to participate.

#### **RECESS**

Mayor Morris recessed the meeting at 7:06 p.m. to convene the regular City Council meeting.

#### **RECONVENE**

Mayor Morris reconvened the study session at 9:15 p.m.

Assistant City Manager Stevens requested direction on attachment A, the Draft Downtown Façade Program. He said staff plans to bring back this item for approval at the City Council's next meeting.

Mr. Stevens explained the loan options and said if there is no participation, he can amend the program. He said no one is unwilling to participate in the program and one owner has declined city funds, but is willing to participate in the program.

Mayor Morris felt it was worthwhile to provide funds to get participation from the Downtown business owners to revitalize the Downtown.

Councilmember Templeman expressed his support for the plan.

Mr. Stevens mentioned that Mark Salehpour has secured permits for interior alternations that include a mezzanine in the building he recently purchased. Mr. Stevens expressed reservations with the Shoemaker property which will be placed on the market for sale. He said none of the improvements would solve any structural problems.

#### **4. ADJOURNMENT**

Mayor Morris adjourned the meeting at 9:30 p.m. The next City Council meeting is Tuesday, April 27, 2010, 7:00 p.m.

Respectfully submitted,

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Ina Rios, CMC, City Clerk