AGENDA

SPECIAL JOINT MEETING OF CITY COUNCIL/PLANNING COMMISSION TUESDAY, JULY 13, 2010, 5:30 P. M. SENIOR CITIZEN/COMMUNITY CENTER 201 E. BONITA AVE.

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

PLANNING COMMISSION:
Chair Jim Schoonover
Vice-Chair David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi

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. Speakers are limited to three minutes or as may be determined by the Chair.)

a. Members of the Audience

3. STUDY SESSION PLANNING MATTERS

a. Review of renovation work for the City Council Chambers and the furnishings for the City Council office and conference room.

b. Update on status of NJD Development Project .

4. ADJOURNMENT

The next City Council meeting is Tuesday, July 27, 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://cityofsandimas.com

POSTING STATEMENT: ON JULY 9, 2010, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 201 EAST BONITA AVENUE (SAN DIMAS SENIOR CITIZEN/COMMUNITY CENTER); 186 VILLAGE COURT (SAN DIMAS TEMPORARY 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.

Agenda Item Staff Report

STUDY SESSION

TO: Honorable Mayor and Members of City Council
For the Meeting of July 13, 2010

FROM: Blaine Michaelis, City Manager

SUBJECT: Review of renovation work for the city council chambers and the furnishings for the city council office and conference room

---

SUMMARY

Furnishings: *We are working with the vendor on layouts for the final furniture plan. A draft plan for the council office and council conference room are attached – we would like to review this plan with you and reach consensus on the layout and function of the furniture. Also, for your information, the plan is also to panel the office and conference room.*

Council Chambers: *to keep costs down and to address priority matters, the plan of action for the council chambers was to refinish the wood surfaces, install ADA ramp access to the dais, address air conditioning issues, replace the carpet, ceiling tiles, and refurbish the audience seats.*

We have given further thought to this strategy from the perspective of the best long term approach with the wood surfaces – especially the desk surface of the dais and tables; making the dais completely ADA accessible (the existing clearance height of the dais desk is not high enough); helping to improve the layout of the chambers for staff presentations for the council and audience; and a closer look at the cost benefit of installing new seats compared to refurbishing the existing ones.

The renovation strategy of the entire project reflects the objective that we use durable materials so that they are functional and will 'wear well' for a long time, that all elements of the buildings inside and out reflect all current codes, and that we take advantage of a favorable bid market to make whatever physical changes would improve the process to conduct the city's business. For these reasons, we desire your discussion and direction on the following proposals:

Make the dais completely ADA compliant and install a desk surface that is more durable and functional than the current wood surface. The

3a

most cost effective way to accomplish this is to renovate or even rebuild the dais.

Consider moving one staff table and adding another so that staff can face the city council directly when making presentations. Move the public podium so the speaker faces the council directly and the audience view of the council is not blocked. Make other adjustments so that presentations can be viewed by council, staff, and the audience.

In the long run, it may be more practical to install new audience chairs than it is to refurbish, reupholster and maintain the current chairs.

If the city council is open to these recommendations, we will work on analyzing the most cost effective strategies to accomplish the work. When we have a good idea of costs, we will return to the city council for final direction and authorization to proceed.

While this change will represent an increase in the project costs, staff encourages a thoughtful discussion on the value of ensuring the entire dais is ADA compliant and is constructed of durable long lasting materials. Also consideration of the benefit of improving the layout for presentations and interaction with staff and the audience; along with the value of starting over with new seating instead of putting a new exterior on a 41 year old seat.

Staff feels it is important to take a moment and go to the council chambers as part of the study session to better visualize the recommendations.

RECOMMENDATION

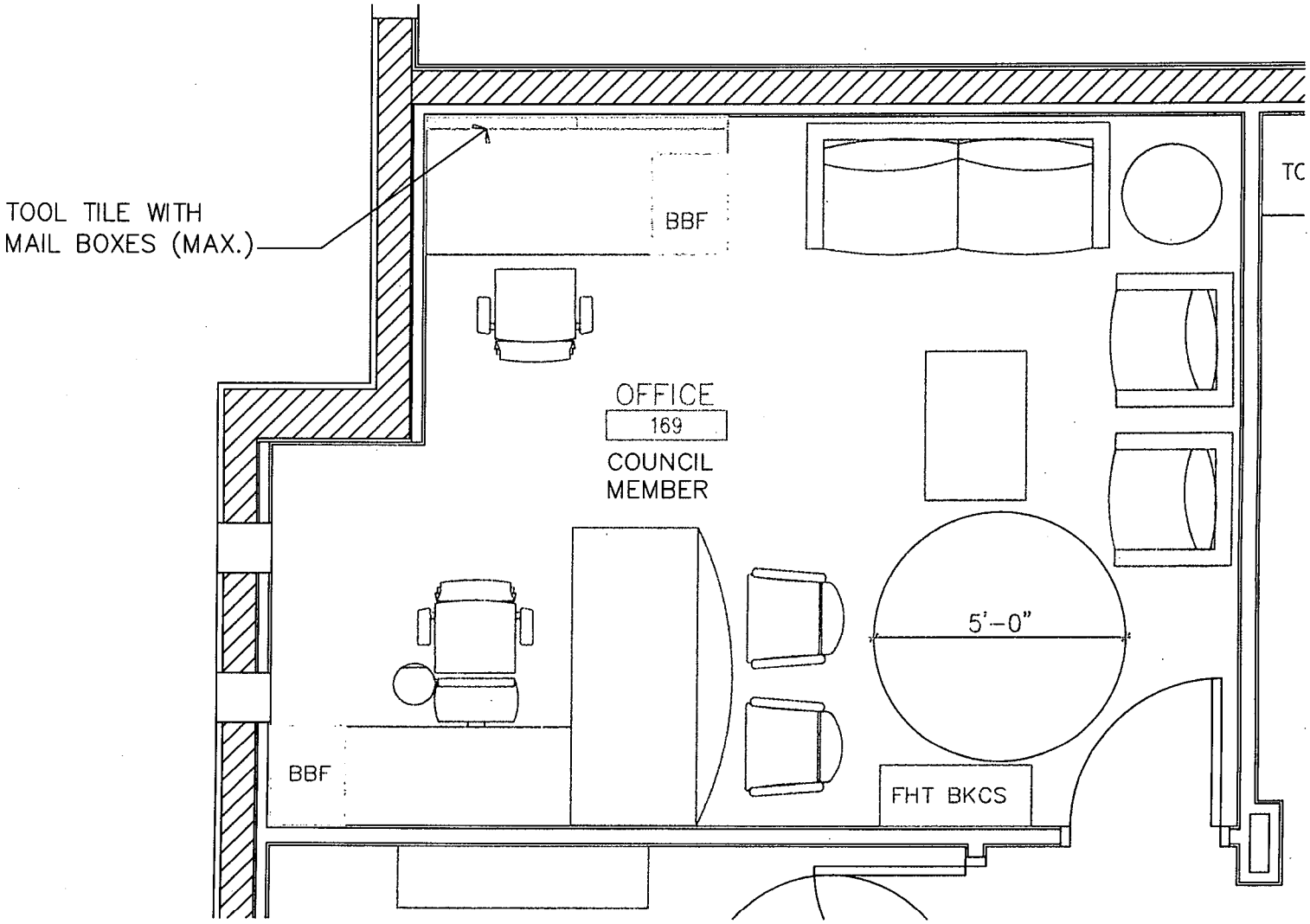
Receive report from staff regarding the proposal to:

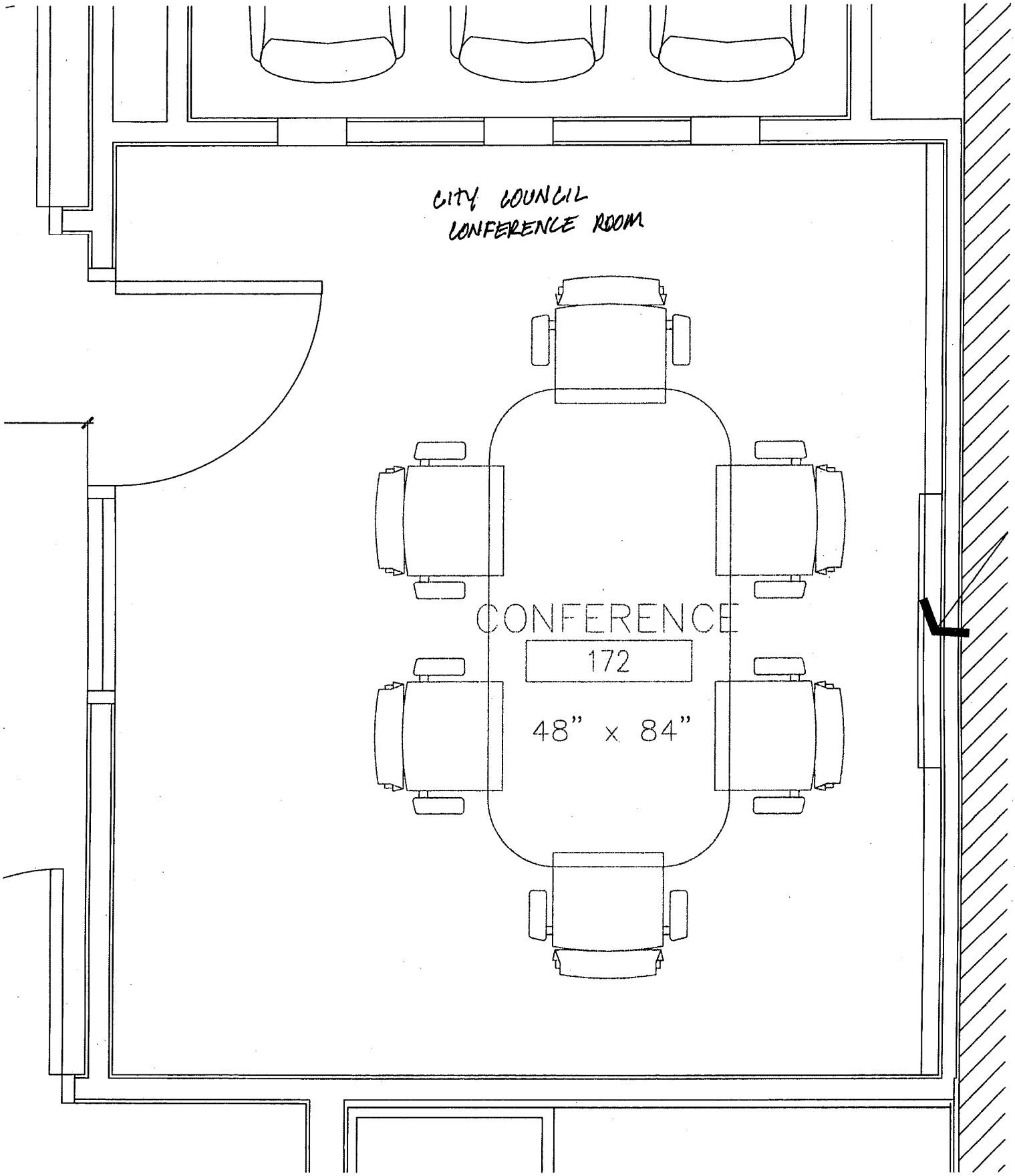
1. Furniture plan for the council office and conference room.
2. Rebuild the dais to fully meet ADA, install a durable long lasting surface.
3. Relocate and add staff tables to improve the layout for presentations – including moving the public podium to directly face the council.
4. Install new audience seating.

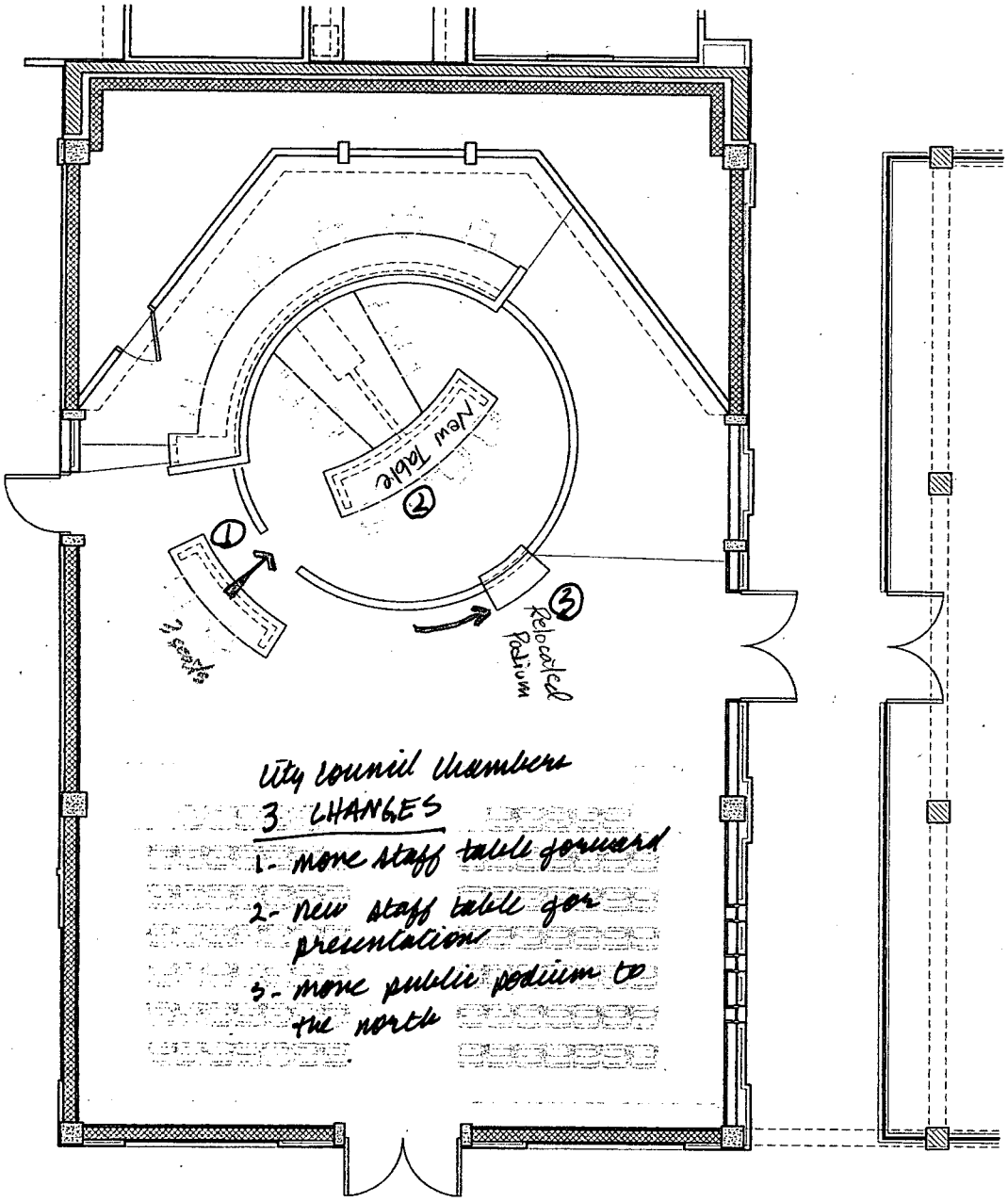
Move the meeting to the council chambers to visualize the recommendations. Provide direction to staff regarding these proposals – if there is an interest in these measures, staff will prepare specific cost estimates for a final decision.

Attachments:
Furniture plan for city council office and conference room
Schematic of proposed layout changes for the City Council Chambers

CITY COUNCIL
OFFICE FURNITURE PLAN




CITY COUNCIL
CONFERENCE ROOM
CONFERENCE
172
48" x 84"



11 Staff
94 Audience

MEMORANDUM

DATE: July 6, 2010

TO: Mayor and City Council
Planning Commission

FROM: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: General Plan Amendment 08-02
Specific Plan Amendment 08-04
Tentative Tract Map 70583
Development Agreement

Background:

In 1999, the City of San Dimas approved a General Plan Amendment 99-1 and Specific Plan No. 25 for a 972 acre portion of the City known as the "Northern Foothills." At that time, the City also certified the Northern Foothills Implementation Project – Program Environmental Impact Report. The 972 acre Northern Foothills are generally located north of Foothill Boulevard between the boundaries of adjoining Glendora and La Verne. It is bounded on the north by the Angeles National Forest.

General Plan Amendment 99-1 and Specific Plan No. 25 revised underlying land use designations and densities. As analyzed in the NF-PEIR, General Plan Amendment 99-1 and Specific Plan No. 25 could (depending on a number of design factors) lead to a range of 45-198 lots in the Northern Foothills, with lot sizes ranging between 5 and 80 acre. However, due to the implementation of development criteria, these land use documents concluded that actual lot count could be less – ore likely around 90. The minimum density of the Northern Foothills was expressed as at least one dwelling unit on each of the forty- seven undeveloped assessor's parcels described in the Northern Foothills documents, assuming those were legal parcels. These documents further emphasized the need for equestrian lots and trails, limited residential development to single story structures and limited grading and infrastructure (including prohibiting development grading in areas over 35% and all development in areas over 50% and near or on certain "primary" and "secondary" ridges).

Shortly thereafter, the project proponent (NJD) filed a legal challenge in Los Angeles County Superior Court against the City's approval of General Plan Amendment 99-1 and Specific Plan No. 25. On March 4, 2002, the trial court dismissed the case, holding that the project proponent must first present an actual application to the City for a decision under General Plan Amendment 99-1 and Specific Plan No. 25 before seeking further judicial relief. That decision was appealed unsuccessfully and later an appeal with the California Supreme Court was also filed. The project proponent and the City entered into a Settlement Agreement and Release in

3b

2004 which dismissed the project proponent's claims and litigation in exchange for allowing the City, while retaining its final discretionary and legislative authority, to approve or deny a project.

The Settlement Agreement established a framework and a set of standards for this process. Some of these standards and framework consist of: (1) promoting open space and the natural setting for residentially zoned property by offering the project proponent's property to various conservancies, (2) providing the project proponent with a concurrent right or the City with an obligation to process amendments to General Plan Amendment 99-1 and Specific Plan No. 25 (to recognize the unique features of the project proponent's property), (3) providing for cooperative CEQA and entitlement processing, (4) increasing the range of dwelling unit densities on the project proponent's then-held property of 202 acres per an exhibit entitled "San Dimas Lotting Concept Plan" showing approximately 38 large private lots and (5) allowing for a limited number of two story dwelling units. The Settlement Agreement discussed access, inclusion of dwelling units consolidated from adjoining properties acquired by the project applicant, or transfers of development rights purchased from other property owners in the Northern Foothills.

Description of Project:

The project site is located in the portion of the City known as the Northern Foothills and is within Specific Plan No. 25. Aside from care-takers quarters, existing water tanks, stables, corrals, several barns, fencing and a leach field, the project site is vacant. The project site is primarily accessible from Cataract Avenue, a paved public road; additionally, several unpaved motorways and fire-roads provide limited access to the project site and to the surrounding foothill areas. A number of unpaved motorways, including Wildwood Motorway, Ferguson Motorway and Sycamore Canyon Road, transect portions of the project site. The 1999 NF PEIR discussed access in the Northern Foothills and noted that Wildwood Motorway, though narrow, did allow for vehicle travel. The topography of the project site consists of rolling hills, steep hill and valley areas and a significant lower-lying bowl area that is relatively flat.

The proposed project consists of: (1) Amendments to the City's General Plan and Specific Plan No. 25 to implement obligations contained in the Settlement Agreement and to enable approval of the tentative tract map (described below). (2) A tentative tract map to subdivide approximately 270 acres located in the western portion of the Northern Foothills into 61 single-family residential lots, 7 on-map common area lots (or "lettered lots") including private roadways, 1 remainder parcel that is anticipated to remain open space/habitat conservation and which will be offered for dedication to the City or a conservancy, related infrastructure (including entry gates, utilities, water quality control basins and a water storage facility), and an easement for an approximately 2.83-acre portion of property to the south for the purpose of access, drainage, grading, utilities, landscaping and maintenance. The project site, including the Tentative Map and the 2.83-acre easement area, consists of a total acreage of approximately 273 acres. Total disturbance on the project site is estimated at approximately 90 acres (of which 10 acres would be short-term non-permanent disturbance occurring during construction). (3) A statutory development agreement to, among other things, vest the project applicant's rights to develop the proposed project pursuant to the Tentative Map and conditions of approval. Infrastructure, including a 750,000 gallon water storage tank, paved 26-foot roads, fire hydrants, turnarounds and fuel modification are proposed

General Plan Amendment 08-02: Includes numerous amendments to the General Plan to implement the Settlement Agreement and to accommodate the proposed Tentative Map design. The General Plan amendments include but are not limited to the following:

- Increasing the Maximum Allowable Density set forth in Exhibit II-5.1.
- Revising Recommended Environmental Thresholds and Appropriate Levels of Development as set forth in Exhibit II-5.3.
- Revising Objective 10.2 and relevant subsections related to landform modifications.
- Revising various Policies such as 10.1.2 (maximum density), 10.1.3 (one acre minimum parcel size when clustering), 10.2.4 (maintaining natural character of the hillside), 10.2.10 (one story height limitation), 10.4.3 thru 9 (preservation of habitats ... natural condition); and 10.2.17 Primary Ridges (no water tanks).

Specific Plan Amendment 08-04: The project includes numerous amendments to Specific Plan No. 25 to implement the Settlement Agreement and to accommodate the proposed Tentative Map design. Specific Plan No. 25 amendments include, but are not limited to, the following:

- Increasing the Maximum Allowable Density set forth in Section 18.542.
- Revising Lot Size standards set forth in Section 18.542.210.
- Revising Open Space and "no building" areas set forth in Section 18.543.220 by adding provisions recognizing consolidation of open space by clustered development.
- Revising various grading standards set forth in Section 18.542.230.
- Revising building height standards set forth in Section 18.542.250 to allow at least some two story structures.
- Revising various lot and site design standards set forth in Section 18.542.270.
- Revising access and circulation standards set forth in Section 18.542.290.
- Revising horsekeeping standards set forth in Section 18.542.380.

Tentative Tract Map 70583: The Tentative Map consists of 61 single-family residential lots, with an average lot size of 2 acres. The residential lots range in size from approximately ½ acre to 17.81 acres. Pad sizes on the residential lots average 25,204 square feet, with a range of 13,485 to 70,559 square feet. Some residential lots include designated "no build areas." It is likely that the applicant will deed restrict these no build areas. Nine of the residential lots are designated as "equestrian lots." Sixteen lots are designated for construction of two-story structures. Residential lots are planned to have setbacks of 25 feet (front yard, from curb), 25 feet combined (side yard) and 20 feet (rear). Parking is intended to be accommodated on each individual lot.

The proposed single-family residences will range in size between approximately 4,000 - 14,999 square feet, with the average home size estimated to be between approximately 5,000-6,000 square feet. The project proponent anticipates that the residential lots will be offered for sale to the general public as executive level home sites.

The Tentative Map includes 7 on map common area lots. These lots generally consist of private roadways, an entry gate, open space areas, locations for debris basins, water quality detention basins and sites for infrastructure (including a water storage tank). Additionally, the Tentative

Map includes an easement across property to the south for the purpose of access, drainage, grading, utilities, landscaping and maintenance.

The project is anticipated to be completed in 3 or 4 phases with mass grading, utilities (including water and sewer), a gated entryway, backbone roads, debris basins, the water storage tank, environmental mitigation, trails and related infrastructure improvements, all completed as part of the first phase.

One remainder parcel, consisting of approximately 83.97 acres, is intended as habitat conservation and open space. This remainder parcel is presently vacant and undeveloped, except for several unpaved motorways. This remainder lot is not proposed for development and is not included in the common area of the Tentative Map. The project applicant is willing to offer this remainder parcel for dedication to the City or a third party conservancy. No build areas of residential lots will also serve as open space. The proposed project also presents the opportunity to potentially provide a trail linkage between Horse Thief Canyon Park and the Sycamore Canyon trail system, which proceeds into the Angeles National Forest.

Primary access to the project site will be taken from a gated entryway to a private road beginning at the northern terminus of Cataract Avenue (a paved public street). The project site's residential circulation consists of 26-foot-wide paved private roads. The main roadway, identified as Brasada Lane on the Tentative Map, generally follows the current footprint of the existing Wildwood Motorway. The roadways include engineering for accessibility by emergency services, including turnouts, turnarounds (both knuckled cul-de-sac and hammer-head), emergency access points (discussed below) and fire hydrants.

Emergency access to and from the project site would be taken from Cataract Avenue and up to four other access points. Two proposed emergency access points are along the western boundary of the project site and lead into Glendora via the project applicant's adjacent property. The other two proposed emergency access points are located on the eastern side of the project site. At this point in time the project proponent has not provided adequate documentation that all of the proposed emergency accesses are legally available for the intended purpose and it may be necessary to evaluate the project with Cataract as the sole means of access.

Lighting of the project site will be limited to what is required for public safety.

The proposed project includes utility infrastructure that will be extended from existing electricity, cable TV/telephone, sanitary sewer, natural gas and water mains located in or along Cataract Avenue into the project site. Utility services are proposed to be underground. On-site utility mains for sanitary sewer, natural gas, electricity and water will generally be located within the private roadways. Water service is provided by Golden State Water Company, sewer service and storm drain service is provided by the City, natural gas is provided by The Gas Company, electricity is provided by Southern California Edison, telephone service is provided by Verizon, and the cable provided is currently Time Warner.

The City maintains its own sewer system, which connects at various points to the Los Angeles County Sanitation District's lines. An existing sewer line runs from the foothills near the end of Cataract Avenue, in the general vicinity of the project site's southern boundary. The proposed project's sewer system would connect to the City's sanitary sewer system at this point.

Water to the project site will be supplied by a proposed 8-inch on-site mainline connecting to an existing water supply line south of the project site in Cataract Avenue. A 750,000 gallon water storage tank will be located on an 8.81 acre lot near the eastern edge of the project site. The

water storage tank will provide storage for use in the project site. This tank will also provide water supply for emergency fire service. The tank is designed to provide full gravity feed for residential and fire use. The tank will be situated on an approximately 73-foot concrete foundation and will have an inside diameter of approximately 69 feet. The tank will rise approximately 35 feet from finish elevation. The water storage tank will be partially buried and the vicinity landscaped to reduce visibility. A water pump will be located north of the entry gate, which will augment water pressure and conveyance throughout the project site.

There are four water quality basins proposed to serve the project site. These basins are designed to exceed the minimum required treatment areas, meet current water quality standards, and comply with requirements for storm water and runoff. Two of the project's water quality basins are onsite and one is located in the 2.83-acre easement area that is part of the project site. The fourth basin is part of the large debris/ detention/water quality basin located on the downstream end of the project site. The largest onsite basin will have treatment capacity of 96,600 cubic feet; the second basin will have a treatment capacity of 60,800 cubic feet; the third basin, located in the 2.83 acre easement area will have a treatment capacity of 2,731 cubic feet; and the fourth basin which is part of the large debris/detention/water quality basin will have treatment capacity of 2,842 cubic feet. These basins will be built and vegetated to comply with current design standard. There are four debris/detention basins proposed in the project site. Three of them are located in the northern portions of the site. The fourth (and largest) debris/detention/water quality basin is located at the downstream end of the project near the entry gate. The three northern basins have debris event capacity ranging from 3360 to 7200 cubic yards. The largest basin has an event capacity of 27,360 cubic yards. The debris/detention basins may be vegetated with drought tolerant species.

The proposed project requires approximately 1,300,000 cubic yards of grading. Cut material is anticipated to be used on site, such that the net cut and fill is expected to be zero (i.e., it is not expected that material will be transported off-site). Approximately 352,400 cubic yards of the project site's cut and 568,450 cubic yards of the project site's fill are anticipated for use in roadway construction. The proposed project will disturb approximately 6.1 acres of jurisdictional waters.

Development Agreement: The project proponent has applied for a statutory development agreement. A development agreement would vest certain land use entitlements and approvals granted by the City if the proposed project is approved. Additionally, the project proponent is offering to convey the 83 acre remainder parcel to the City or a designated conservancy.

Current Status:

The City has selected PBS&J to prepare the Draft Environmental Impact Report for the project. A Scope of Work has been negotiated and they are currently preparing the required environmental documents. Impact areas being evaluated for the project include:

- Aesthetics
- Air quality
- Biological resources
- Cultural resources
- Geology and soils
- Greenhouse gas emissions
- Hazards
- Hydrology and water quality

- Land use planning
- Public services
- Transportation and traffic
- Utilities, energy and service systems

To the extent feasible the 1999 Program EIR prepared by the City serves as a base environmental document but there have been numerous changes in environmental and the project requiring some additional reevaluation of several of the identified impact areas. The most current schedule is attached for your information.

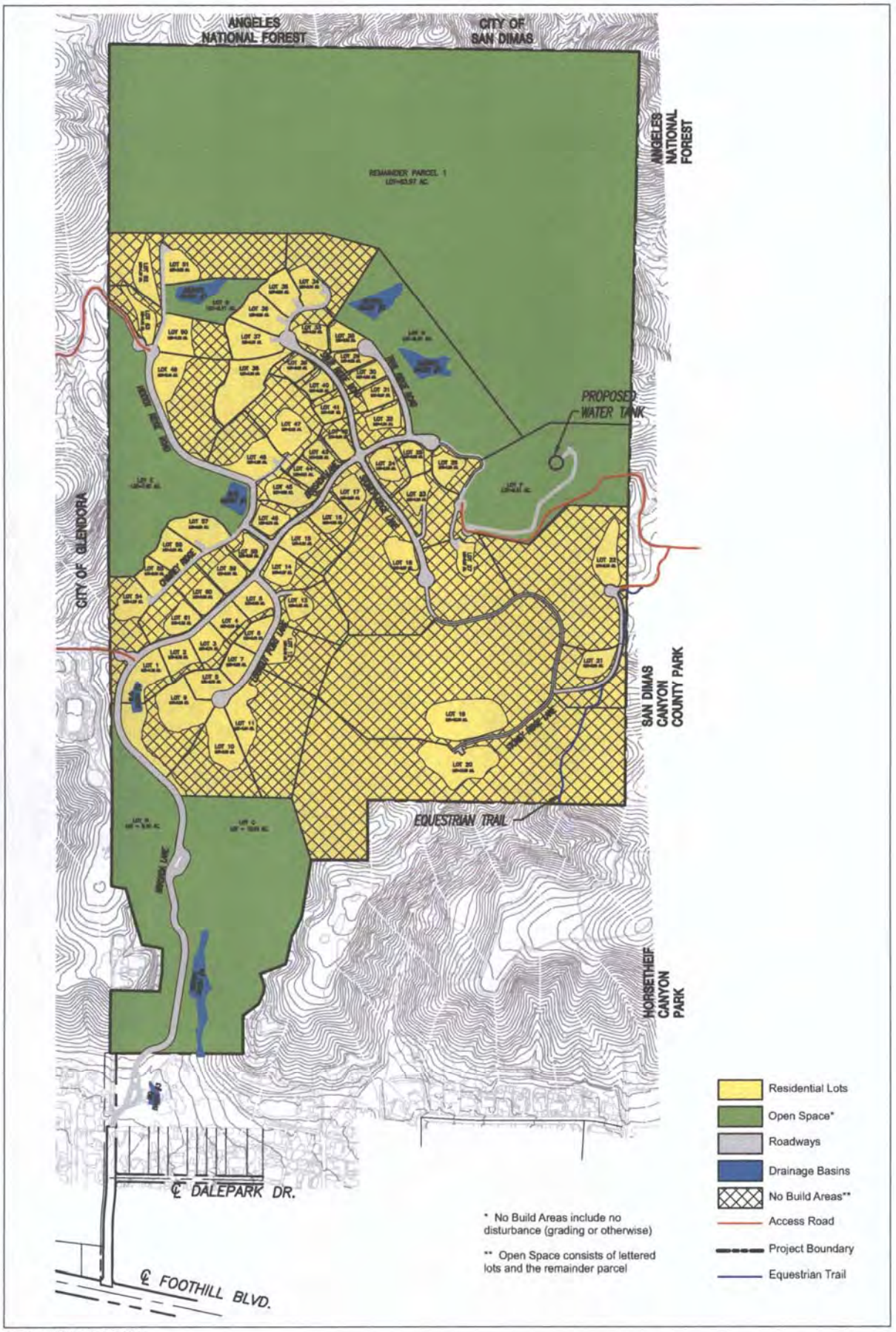
City staff will be preparing potential amendments to the General Plan and SP 25 for consideration during the upcoming hearings. Staff recently presented the proposed project to the Equestrian Commission and they are evaluating comments on equestrian related matters associated with the project.

The Tentative Tract Map has been distributed to other affected public agencies and City Departments. Staff is awaiting their responses and the Map is scheduled for review by the City Subdivision committee later this month.

Detailed information submitted as part of the application is available on the City website under "Brasada Residential Project" in the development services link at www.cityofsandimas.com.

Recommendation:

None. Informational update only.



Source: FUSCOE Engineering 2010

PBSJ

Not to Scale

N

PROPOSED PROJECT SITE PLAN
FIGURE 3-1

Brasada Residential Project EIR Schedule

July 8, 2010

ID	Task Name	Start	Finish	Duration	Predecessors
1	**Receive Notice to Proceed**	**Fri 6/11/10**	**Fri 6/11/10**	**0 wks**	
2	Receive Notice to Proceed	Fri 6/11/10	Fri 6/11/10	0 wks	
3	**Kick-off Meeting**	**Mon 6/14/10**	**Mon 6/14/10**	**0 wks**	
4	Project Kick-off Meeting	Mon 6/14/10	Mon 6/14/10	0 wks	
5	**First Administrative DEIR**	**Mon 6/14/10**	**Mon 8/9/10**	**8 wks**	
6	Air Quality/GHG Study	Mon 6/14/10	Mon 7/5/10	3 ewks	2
7	Receive 2010 Biological Assessment	Mon 7/12/10	Mon 7/12/10	0 wks	2
8	Biology Peer Review	Mon 7/12/10	Mon 7/26/10	2 ewks	2,7
9	Cultural Resources Assessment	Mon 6/14/10	Mon 7/12/10	4 ewks	2
10	Traffic Study	Mon 6/14/10	Fri 6/25/10	2 wks	2
11	Receive Visual Simulations, Revised SUSM	Fri 7/2/10	Fri 7/2/10	0 wks	
12	Receive Revised Hydrology Study	Fri 7/9/10	Fri 7/9/10	0 wks	
13	Receive Revised Geotechnical Report	Wed 7/14/10	Wed 7/14/10	0 wks	
14	Prepare 1st Admin. EIR	Mon 6/14/10	Mon 8/2/10	7 ewks	,12FF,13FF
15	***Submit 1st Admin. DEIR***	Mon 8/2/10	Mon 8/2/10	0 days	14
16	City Review	Mon 8/2/10	Mon 8/9/10	1 ewk	15
17	**Public Review of Draft EIR**	**Tue 8/3/10**	**Tue 10/5/10**	**9 wks**	
18	Receive Final Biology Report	Tue 8/3/10	Tue 8/3/10	0 wks	
19	Prep Draft EIR Revisions	Tue 8/3/10	Tue 8/10/10	1 ewk	18
20	Prepare NOC	Mon 8/9/10	Mon 8/16/10	1 ewk	16
21	Print Draft EIR and Public Notices	Tue 8/10/10	Tue 8/17/10	1 ewk	19
22	***Submit DEIR Copies and NOC***	Tue 8/17/10	Tue 8/17/10	0 wks	21,20
23	Public Review Period	Tue 8/17/10	Tue 10/5/10	7 ewks	22
24	Public Hearing	Wed 9/8/10	Wed 9/8/10	0 wks	
25	Prep Draft Findings/SOCs	Tue 8/17/10	Tue 9/7/10	3 ewks	22
26	City Review Draft Findings/SOCs	Tue 9/7/10	Tue 9/28/10	3 ewks	25
27	Prep MMRP	Tue 9/7/10	Tue 9/21/10	2 ewks	25
28	City Review Draft MMRP	Tue 9/21/10	Tue 10/5/10	2 ewks	27
29	**Final EIR and Response to Comments**	**Tue 10/5/10**	**Tue 12/14/10**	**10 wks**	
30	Prepare Draft RTC and FEIR	Tue 10/5/10	Fri 10/15/10	1.5 ewks	23
31	***Submit Draft RTC and FEIR***	Fri 10/15/10	Fri 10/15/10	0 wks	30
32	City Review Draft RTC and FEIR	Fri 10/15/10	Wed 10/20/10	0.7 ewks	31
33	Revise Findings/SOCs	Mon 10/18/10	Thu 10/21/10	0.7 wks	30
34	Revise RTC/FEIR/MMRP	Wed 10/20/10	Sun 10/24/10	0.5 ewks	32,28
35	Provide 10-day Notice to Agencies	Sun 10/24/10	Sun 10/24/10	0 wks	34
36	Print Final EIR	Mon 10/25/10	Wed 10/27/10	3 days	35
37	***Submit Final EIR Copies***	Wed 10/27/10	Wed 10/27/10	0 wks	36
38	10-Day Notice Period	Thu 10/28/10	Wed 11/10/10	10 days	37
39	*Planning Commission EIR Hearing*	Wed 11/17/10	Wed 11/17/10	0 wks	38
40	*City Council EIR Hearing*	Tue 12/14/10	Tue 12/14/10	0 wks	39

Task | Progress | Milestone | Summary | Rolled Up Progress | Submittal | External Milestone | External Milestone | Deadline

PBS&J Thu 7/8/10