



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, AUGUST 24, 2010, 7:00 P. M.**  
**MULTI-PURPOSE ROOM**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**201 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**1. CALL TO ORDER AND FLAG SALUTE**

**2. RECOGNITIONS**

- Recognition of City Swim Team members who represented San Dimas at the Southern California Swimming Championships in La Mirada, California.

**3. ANNOUNCEMENTS**

- 50th Anniversary Flashbacks
- Pui-Ching Ho, Librarian, San Dimas Library

**4. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the 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. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

**5. CONSENT CALENDAR**

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council requests separate discussion.)

a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

- (1) **No. 2010-44**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF AUGUST, 2010.

b. Approval of minutes for regular meeting of August 10, 2010.

END OF CONSENT CALENDAR

**6. PUBLIC HEARINGS**

*(The following items have been advertised and/or posted. The meeting will be opened to receive public testimony.)*

- a. Congestion Management Plan 2010 Local Development Report:

**RESOLUTION NO. 2010-45**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL IMPLEMENTATION REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089.

**7. PLANNING/DEVELOPMENT SERVICES**

- a. Consider a request to initiate a Zone Change and Municipal Code Text Amendment to allow RV storage and mini-storage at 642 E. Baseline Road (La Verne Nursery). (CONTINUED FROM AUGUST 10, 2010)
- b. Sustainable Communities Planning Grant Application Submittal to develop a Targeted General Plan Update.

**RESOLUTION NO. 2010-46**, A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING THE SUBMITTAL OF AN APPLICATION FOR GRANT FUNDS FOR THE SUSTAINABLE COMMUNITIES PLANNING GRANT AND INCENTIVES PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006 (PROPOSITION 84)

**8. SAN DIMAS REDEVELOPMENT AGENCY**

- a. Oral Communications *(This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)*
- b. Approval of minutes for meetings of August 10, 2010.
- c. Executive Director
- d. Members of the Agency

**9. ORAL COMMUNICATIONS**

- a. Members of the Audience *(Speakers are limited to five (5) minutes or as may be determined by the Chair.)*
- b. City Manager– Meeting dates and times for the Fall City Council/Staff Retreat
- c. City Attorney
- d. Members of the City Council
- 1) Councilmembers' report on meetings attended at the expense of the local agency.
  - 2) Individual Members' comments and updates.

## 10. ADJOURNMENT

The next meeting is on September 14, 2010 at 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/minutes.cfm>.

**SUPPLEMENTAL REPORTS:** AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE AT 245 EAST BONITA AVENUE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

**HEARING ASSISTANCE SYSTEM:** A HEARING ASSISTANCE DEVICE IS AVAILABLE. PLEASE CONTACT THE CITY CLERK PRIOR TO THE MEETING AT 909/394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON AUGUST 20, 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 AS A CONVENIENCE, AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT [WWW.CITYOFSANDIMAS.COM/MINUTES.CFM](http://WWW.CITYOFSANDIMAS.COM/MINUTES.CFM).



***THE WARRANT DISBURSEMENT  
JOURNAL IS NOT AVAILABLE TO  
VIEW THROUGH LASERFICHE***

***A PAPER COPY IS AVAILABLE IN THE  
FINANCE DEPARTMENT***

***SORRY FOR ANY INCONVENIENCES.***

***DOCUMENT IMAGING DEPT.***

**RESOLUTION NO. 2010-44**

A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTH OF  
AUGUST 2010

WHEREAS, the following listed demands have been audited by the Director of Finance;  
and

WHEREAS, the Director of Finance has certified as to the availability of funds for  
payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for  
approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Dimas  
does hereby approve Warrant Register: 08/30/10; 132527 through 132672; in the amount of  
\$1,329,331.05.

PASSED, APPROVED AND ADOPTED THIS 24th DAY OF AUGUST, 2010.

\_\_\_\_\_  
Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

\_\_\_\_\_  
Ina Rios, CMC, City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City  
Council of the City of San Dimas at its regular meeting of August 24, 2010, by the following  
vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Ina Rios, CMC, City Clerk

52 (1)



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, AUGUST 10, 2010, 7:00 P.M.**  
**MULTI-PURPOSE ROOM**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**201 E. BONITA AVENUE**

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**PRESENT:**

Mayor Curtis W. Morris  
Mayor Pro Tem John Ebner  
Councilmember Emmett Badar  
Councilmember Denis Bertone  
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 Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Associate Planner Marco Espinoza

**ABSENT:**

Assistant City Manager Ken Duran

**1. CALL TO ORDER AND FLAG SALUTE**

Mayor Morris called the meeting to order at 7:03 p.m. and led the flag salute.

**2. ANNOUNCEMENTS**

- 50th Anniversary Flashbacks

**Bill Emerson**, Representative, San Dimas Historical Society, said the first stainless steel time capsule cost \$18.50 and contained the program for the first meeting of the City Council on August 4, 1960 at San Dimas Elementary School. He said the oath of office took place for the Mayor and Councilmembers and the event was attended by several officials. The August 3, 1961 San Dimas Press reported the sale of Bill Knapp Ford Agency; on August 10, 1961 over 450 people attended the barbecue dinner sponsored by the Chamber commemorating the first anniversary.

- Pui-Ching Ho, Librarian, San Dimas Library

**Pui-Ching Ho**, Library Manager, San Dimas Library, said the summer reading program continues with great prizes until end of August; adults can participate county-wide on the online summer reading program at [www.colapublib.org/srp](http://www.colapublib.org/srp). On August 12 create beautiful sand paintings at a fun workshop designed for children six years old and over. Space is limited to 25 participants - sign up now at the reference desk. Create a beautiful handmade book at the August 28 workshop; and the Book party group discussion is on Wednesday, September 1; book for September is *The Piano Teacher*. For more information, call the Library at (909) 599-6738.

3. **ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the 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. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

1) **Gil Gonzalez** said he mentioned at the previous meeting that he wanted the second story to have a reduced footprint for the NJD project. He had also requested that there be a user friendly process to schedule appointments with staff. He would like residents to fill the 30 minute time slot in oral communications.

City Attorney Brown stated that the City's obligation is to proceed in good faith to consider and process NJD's application along with the General Plan, Specific Plan and amendments necessary. He said NJD is going through the necessary environmental studies and no agreement has been approved by the City Council. He stated that there will be required public hearings at the Planning Commission and City Council for the opportunity to review the environmental impact report.

Assistant City Manager Stevens said under the current schedule, the matter will be brought to the Planning Commission in mid-November and to the City Council in early December.

2) **Joe Castro** would like the City Council to consider allowing a 24-hour period before a citation is issued to residents parking their recreation vehicles, boats and trailers in their driveways. He received a citation for parking his boat in his driveway for two hours.

3) **Margie Green** said the Walker House has a great restaurant and great Historical Society and twice a month the Festival of Arts features an art show and exhibition at the 2nd Story Gallery. She invited everyone to drop in on August 13-14 and 20-21 from 5:30 to 9:00 p.m. to view and purchase the spectacular glass art by Russ Huff, Robin Provart-Kelly and Gloria Miller. She said wine and hors d'oeuvres will be available at the Artists Reception on Fridays.

4) **Margie Green**, Chairman of the Board of the Chamber of Commerce, thanked all volunteers for putting on the birthday barbecue on Saturday, August 7th. She said the community had a great time celebrating the City's 50th anniversary and enjoyed fantastic music, food, and great partying fun.

5) **Sid Maksoudian** addressed the City Council and stated he will continue to address the Council until he receives an apology. He mentioned receiving a threatening letter from a private individual in the past, and said the harassment continues from that same individual.

6) **David Harbin** said Mr. Maksoudian owes citizens of San Dimas an apology for comparing our city to the City of Bell.

4. **CONSENT CALENDAR**

(All items on the Consent Calendar are considered to be routine and will be enacted by one motion unless a member of the City Council or citizen requests removal for separate discussion.)

Mayor Pro Tem Ebner said he would abstain from voting on item 4c. He said regarding NJD's second story homes, he would suggest changing the minutes to state Mr. Gonzalez favors a second story only if the second story is smaller than the first floor. He requested that page two of July 27, 2010 minutes be amended to substitute word "apathy" to replace word "empathy".

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Ebner, and carried to accept, approve and act upon the consent calendar, as amended, as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **RESOLUTION NO. 2010-42**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JULY AND AUGUST, 2010.
- b. Approval of minutes for the regular City Council meeting of July 27, 2010 and special meeting of July 22, 2010. Amended as stated above.
- d. Tax Sharing Resolutions approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation No. 371) Lot 4 of Tract 43086 on Rebecca Drive.

#### END OF CONSENT CALENDAR

Item 4.c:

- c. Award of Cash Contract No. 2010-07, Cataract and Bonita Landscape Improvement Project, to Siapin Horticulture, Inc., in the amount of \$66,400.00.

In response to Councilmember Bertone, City Manager Michaelis replied that it was the City Council's direction to proceed with the landscaping project.

It was moved by Councilmember Templeman, seconded by Councilmember Badar to award Cash Contract No. 2010-07, Cataract and Bonita Landscape Improvement Project, to Siapin Horticulture, Inc., in the amount of \$66,400.00. The motion carried 3.1.1; Councilmember Bertone opposed; Mayor Pro Tem Ebner abstained.

#### 5. PLANNING/DEVELOPMENT SERVICES

- a. Development Plan Review Board Case No. 10-13, a request to construct an 80-foot high stealth wireless telecommunication facility resembling a water tower. The tower will accommodate four carriers. The request also includes two block wall enclosures to house the equipment at 211 W. Allen. (APN: 8392-012-024).

**RESOLUTION NO. 2010-43**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 10-13, A REQUEST TO CONSTRUCT AN 80-FOOT HIGH STEALTH WIRELESS TELECOMMUNICATION FACILITY RESEMBLING A WATER TOWER THAT WILL ACCOMMODATE FOUR CARRIERS. THE REQUEST ALSO INCLUDES TWO BLOCK WALL ENCLOSURES TO HOUSE THE MECHANICAL EQUIPMENT AT 211 W. ALLEN. (APN: 8392-012-0204).

Associate Planner Espinoza presented the applicant's proposal to construct an 80-foot high stealth wireless telecommunication facility resembling a water tower that will facilitate four carriers. The request also includes two block wall enclosures to house mechanical equipment at 211 West Allen Avenue. He reported that the Development Plan Review Board reviewed the proposal and made recommendations at their June 24, 2010 meeting. The applicant has complied with the Board recommendations and the proposal was approved unanimously by the Board. Staff expressed an issue of concern with the refurbishing of the existing landscape areas and recommended that the City Council approve DPRB Case No. 10-13 contingent upon the refurbishing of the existing landscaping and irrigation system. He said the applicant is present to answer any questions.

Mayor Morris invited the applicants to present their proposal.

**Marc Myers** introduced Brian Richmond and Kris Von Hoesteland from Anthem Telecom. He thanked staff for assisting with the analysis and design for the wireless facility that will provide service for multiple carriers to avoid future vertical elements and enhance the character of the community. He said the specific design element resembles the original historic water tank that may have been found in this region long ago. He added they have complied with the recommendations of the Development Plan Review Board and adjusted plans accordingly, however, he expressed concern for the addition of condition 17, a requirement to include landscaping around the perimeter of the property at additional expense. He stated that the project is proposed in the rear property line of a self-storage facility, adjacent to the 210 freeway, that is inside a gated area that has limited access. He respectfully requests approval of the project with the removal of condition 17.

In response to Mayor Morris, Mr. Myers replied that the four panel and dish-type antennas could be accommodated on one single pole with a base approximately 3 feet in diameter that tapers to 2.5 feet. He explained that each sector of three sectors has a cross bar to aim in different directions and would extend approximately ten-feet out. He added that at this location, the standard 60-foot monopole is a permitted use, however, it would only accommodate one carrier.

In response to Mayor Morris, Planner Espinoza clarified that the code allows monopoles along freeways, with a height limit of 60-feet and a base diameter of 30-inches, unlike works of art that do not have a height limit. He added that each monopole shall be constructed of marbilite and must be separated a minimum of 1,000-feet from any existing monopole. He stated that even at 60-feet, the monopole would allow for only one carrier, based on the way the structure is built with a 30-inch diameter.

In response to Mayor Morris, Assistant City Manager Stevens clarified that the selection of the pole material was to move away from a metal pole that has the potential of being shiny and marbilite has less sheen. He said the City Council can choose to approve the project as recommended or refer it to the Review Board to consider some alterations to the design presented. He said if alterations would be to include options not currently available in the ordinance, then the City Council would also have to direct staff to look at potential modifications to the ordinance to allow additional materials, more height, different styles, and change the review process.

Mayor Morris said he would not vote against this project because this is designed with existing limitations. He expressed concern that there would be a proliferation of towers to accommodate growing needs.

In response to Councilmember Bertone, Mr. Stevens replied that there are no nearby residents.

Councilmember Templeman supported the water tower and citrus label design, and said the facility does not impact any residents. He stated he strictly enforces graffiti maintenance and opposes advertising on the sign band.

The City Clerk read the title of Resolution No. 2010-43.

Mayor Morris asked if anyone wished to discuss condition 17 recommended by staff.

In response to Councilmember Templeman, Planner Espinoza said staff is looking to maintain existing landscaping, add drought tolerant plants, and repair the irrigation system.

Councilmember Templeman did not think it was reasonable for the applicant to hire a contractor to prepare and submit plans. He suggested condition 17 can be restated to say "repair or refresh existing landscaping".

Planner Espinoza said condition 17 can be reworded as follows: "The applicant shall submit landscape and irrigation plans for the site. The landscape and irrigation plans shall address refurbishing the areas of concern to the satisfaction of the Director of Development Services."

In response to Councilmember Badar, Planner Espinoza said there have been similar projects in other cities in which the carriers are willing to make improvements to the site to be allowed to be on the property. He said property owners also receive compensation for the facility to be onsite. He further explained that the applicant received the conditions as part of the Development Plan Review Board meeting and the City Council meeting.

In response to Council, Mr. Espinoza said the San Dimas sign will not go up until the fourth carrier takes the location; the actual design of citrus labels is not the final design selected but staff is looking at art with citrus fruit.

It was moved by Councilmember Badar, seconded by Councilmember Bertone, to waive further reading and adopt **RESOLUTION NO. 2010-43**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 10-13, A REQUEST TO CONSTRUCT AN 80-FOOT HIGH STEALTH WIRELESS TELECOMMUNICATION FACILITY RESEMBLING A WATER TOWER THAT WILL ACCOMMODATE FOUR CARRIERS. THE REQUEST ALSO INCLUDES TWO BLOCK WALL ENCLOSURES TO HOUSE THE MECHANICAL EQUIPMENT AT 211 W. ALLEN. (APN: 8392-012-0204) amended to include refurbishing of the areas of concern. The motion carried unanimously.

- b. Consider a request to initiate a Zone Change and Municipal Code Text Amendment to allow RV storage and mini-storage at 642 E. Baseline Road (La Verne Nursery).

Associate Planner Espinoza said one of the applicants was unable to attend the meeting and they are requesting that this item be postponed to the next City Council meeting to allow them additional time to review the agenda packet which was received this date.

Mayor Morris said a courtesy notice was provided to the residents of the neighborhood and asked if anyone was present who wished to discuss this matter. There being no one present to comment, it was the consensus of the City Council to continue this request to the next regular City Council meeting.

## 6. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 7:53 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 7:54 p.m..

## 7. ORAL COMMUNICATIONS

- a. Members of the Audience (*Speakers are limited to five (5) minutes or as may be determined by the Chair.*)

1) **Ben Swank** said he lives not far from the water tower. He stated that after reading about the City of Bell he thought it was time to keep an eye on things. He asked if the applicants of the wireless facility are paying rent for the property and if the city would be responsible for maintaining the property.

Mayor Morris thought that some sort of compensation would be paid to the property owner, but he was not familiar with the terms of the lease. He added that this continues to be private property and the City is not responsible for maintaining private property.

2) **Sid Maksoudian** said his remarks about comparing the City of San Dimas to the City of Bell were valid to show things can happen to small cities and people should be informed. He mentioned that with low voter turnout, a small group of individuals run the city and he is cleaning up this city.

b. City Manager

- 1) Update on City Hall, Civic Center, and Stanley Plummer expansion and renovation project.

Director of Development Services Coleman provided a Powerpoint presentation on week 22 of construction on the renovation project. He said workers have focused on completing the metal roof decking on the city hall and the Plummer building; interior framing has begun at city hall; structural steel framing continues; mechanical lines have been installed in the trench that runs to the new exterior mechanical system in the parking lot; HVAC was tested and works well; final concrete pour completed in the west wing; solutions were presented to tie-in and insulation challenges; work began on fire sprinklers system in the Plummer Community Center and electrical and lighting was redone in portions of the building; concrete beam pour was completed; wood forms stripped off revealing new concrete beams; sandblasting began and brick veneer added; rough plumbing completed for restroom fixtures; challenge was addressed on the sewer running through the parking lot to the Plummer building. Mr. Coleman said progress can be followed on the website.

City Manager Michaelis said the I-beam on the west portion of the new addition will be raised on Monday, August 16, and a signature gathering party will be held between 4:00 and 5:00 p.m. to sign names on the I-beam.

In response to Councilmember Templeman, Director Coleman replied that the generator will be upsized and replaced.

c. City Attorney

There were no comments.

d. Members of the City Council

- 1) Councilmembers' report on meetings attended at the expense of the local agency.

There were no meetings attended at the expense of the City.

- 2) Individual Members' comments and updates.

- 1) Councilmember Templeman said there is no question the 50th anniversary celebration was a huge event with a lot of volunteers. He said a lot of people came to hear The Answer, which added to the enjoyment of the evening. He thanked all volunteers, City and Chamber staff for orchestrating the event.

- 2) Councilmember Templeman said several people attended a nice flag raising ceremony in town for a decorated Marine of WWII, and he appreciates the people who made it happen.

- 3) Mayor Pro Tem Ebner said the barbecue was a great event and many people came to hear The Answer play. He heard one comment that people were pleased and surprised that the rides were free. He said it was the City's present to the community. He praised the Chamber staff for a fabulous job.

- 4) Councilmember Badar thanked La Verne Chamber of Commerce staff, Brian McNerny, and said quite a few individuals came through the city on motorcycles with flags and between 75 to 100 people attended the event at 4th Street/Cataract to pay tribute to the 84-year old Marine.

- 5) Councilmember Badar commended the super barbecue event and The Answer. He said the concert featured a surprise singer who sang songs from Fleetwood Mac and everyone enjoyed the event. He praised the organizers and said Joe Fransen contributed his time all day.

6) Councilmember Bertone said it was a great birthday party that could not have happened without Chamber of Commerce President Ted Powl and Chairperson of the Board of Directors Margie Green, both of whom did a fantastic job. He thanked City staff and volunteers and said the birthday celebration goes on until News Year's Eve.

7) Mayor Morris said a lot of people put a lot of work into the event. He commended Matt Draayom who cut many pounds of meat and the lady volunteers who cleaned up. He thanked everyone for the great job. He added that boy scouts helped out by serving trays of food to senior citizens.

8) In response to Councilmember Templeman, Mr. Powl replied that approximately 1,800 were in attendance.

9) Ted Powl, President/CEO, Chamber of Commerce, thanked Co-chairs Scott Dilley and Laura Smolda and the many volunteers who helped out.

## **8. ADJOURNMENT**

Mayor Morris adjourned the meeting at 8:18 p.m. The next meeting is August 24, 2010, 7:00 p.m.

Respectfully submitted,

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Ina Rios, CMC, City Clerk



# Agenda Item Staff Report

**DATE:**  
**TO:** Honorable Mayor and Members of City Council  
For the Meeting of August 24, 2010

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Community Development Department

**SUBJECT:** Congestion Management Plan 2010 - Local Development Report

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## **SUMMARY**

*The City is required to adopt an annual self-certification Resolution stating that the City has met the requirements of the County-wide Congestion Management Plan (CMP).*

## **BACKGROUND**

In August 2003, the MTA Board adopted the 2003 Short Range Transportation Plan. As one of the elements of this plan, the Board directed MTA staff to conduct a Nexus Study to determine the feasibility of implementing a countywide impact fee to meet CMP Deficiency Plan requirements. The proposed Congestion Mitigation Fee Program would be a one time fee applied to all types of new development. The program would be a countywide program comprised of a single, countywide minimum fee applied across all land uses. The fee would only apply to the net increase in residential, industrial, or commercial space, and would not apply to remodeling that does not generate new trips.

While this study is taking place the credits and debits of all Congestion Management Program balances have been frozen; however, municipalities are still required to report development activity and self certify the results. The City of San Dimas has a credit balance of 46,419. This will not change until the Nexus Study has been completed.

In September 2008, MTA Board approved a Congestion Mitigation Fee Feasibility Study Report and is currently in Step 2 of the Congestion Mitigation Fee Work Plan outlined on the following table:

6a

Table 1-1  
Congestion Mitigation Fee Work Plan

Work Plan Components	Preliminary Schedule	Estimated Dates for Metro Board Action
<b>Step 1: Feasibility Study &amp; Program Guidelines</b> Review with PAC, local jurisdictions, COGs, & Others	Jan. '07- April. '08	Sept. '08
<b>Step 2: Local Project Identification</b> Work with local jurisdictions to confirm growth forecasts Work with local jurisdictions to identify local projects with regional benefits	Jan. '09 - June '09	July '09
<b>Step 3: Nexus Study</b> Technical work effort to determine nexus Final Metro Board action to authorize program	Aug '09 - Feb. '10	March '10
<b>Step 4: Local Implementation</b> Work with local jurisdictions to adopt Local Ordinance	April '10 +	

Currently, Step 2 is not completed yet and is estimated to be finished in Fall 2010. Step 2 consists of two tasks: 1) forecast growth and 2) identify local transportation projects with regional benefits. Staff is still working with SCAG and MTA on growth forecasts. An updated list of local projects with regional benefit was sent to MTA on August 16, 2010. On July 27, 2010, SGVCOG co-sponsored with Metro a Congestion Mitigation Fee Pilot Study Workshop to facilitate submittal of final project lists for the nexus study. Assistant City Manager for Community Development Larry Stevens is intending to provide a more detailed presentation on the proposed mitigation fee program at the Council meeting.

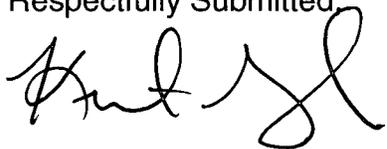
### **RECOMMENDATION**

Attached, are the Resolution for 2010 and an accounting of all congestions debits and credits that the City has generated.

Staff would be happy to respond to questions about the Congestion Management Program prior to or during the Public Hearing.

Staff recommends that the Council adopt attached Resolution 2010-45.

Respectfully Submitted,



Kristi Grabow  
Associate Planner

Attachments:           Exhibit A – Resolution 2010-45  
                                  Exhibit B – 2010 CMP Local Development Report

## RESOLUTION NO. 2010-45

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, FINDING THE CITY TO BE IN CONFORMANCE WITH THE CONGESTION MANAGEMENT PROGRAM (CMP) AND ADOPTING THE CMP LOCAL DEVELOPMENT REPORT, IN ACCORDANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 65089.

WHEREAS, CMP statute requires the Los Angeles County Metropolitan Transportation Authority ("LACMTA"), acting as the Congestion Management Agency for Los Angeles County, to annually determine that the County and cities within the County are conforming to all CMP requirements; and

WHEREAS, LACMTA requires submittal of the CMP Local Development Report by September 1, of each year; and

WHEREAS, the City Council held a noticed public hearing on August 24, 2010.

NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF SAN DIMAS DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the City of San Dimas has taken all of the following actions, and that the City of San Dimas is in conformance with all applicable requirements of the 2004 CMP adopted by the LACMTA Board on July 22, 2004.

By June 15, of odd-numbered years, the City of San Dimas will conduct annual traffic counts and calculated levels of service for selected arterial intersections, consistent with the requirements identified in the CMP Highway and Roadway System chapter.

The City of San Dimas has locally adopted and continues to implement a transportation demand management ordinance, consistent with the minimum requirements identified in the CMP Transportation Demand Management chapter.

The City of San Dimas has locally adopted and continues to implement a land use analysis program, consistent with the minimum requirements identified in the CMP Land Use Analysis Program chapter.

The City of San Dimas has adopted a Local Development Report, attached hereto and made a part hereof, consistent with the requirements identified in the 2004 CMP. This report balances traffic congestion impacts due to growth within the City of San Dimas with transportation improvements, and demonstrates that the City of San Dimas is meeting its responsibilities under the Countywide Deficiency Plan consistent with the

LACMTA Board adopted 2003 Short Range Transportation Plan.

SECTION 2. That the City Clerk shall certify to the adoption of this Resolution and shall forward a copy of this Resolution to the Los Angeles County Metropolitan Transportation Authority.

**PASSED, APPROVED and ADOPTED, THIS 24<sup>th</sup> Day of August, 2010.**

---

Mayor of the City of San Dimas

I HEREBY CERTIFY that the foregoing Resolution No. 2010-45 was adopted by voted of the City Council of the City of San Dimas at its regular meeting of August 24, 2010 by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

---

City Clerk

**2010 CMP Local Development Report**

Reporting Period: JUNE 1, 2009 - MAY 31, 2010

Contact: **Kristi Grabow**  
 Phone Number: **909.394.6255**

**CONGESTION MANAGEMENT PROGRAM  
 FOR LOS ANGELES COUNTY**

**2010 DEFICIENCY PLAN SUMMARY<sup>1</sup>**

**\* IMPORTANT: All "#value!" cells on this page are automatically calculated.  
 Please do not enter data in these cells.**

**DEVELOPMENT TOTALS**

**RESIDENTIAL DEVELOPMENT ACTIVITY**

**Dwelling Units**

Single Family Residential	2.00
Multi-Family Residential	0.00
Group Quarters	0.00

**COMMERCIAL DEVELOPMENT ACTIVITY**

**1,000 Net Sq.Ft.<sup>2</sup>**

Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

**NON-RETAIL DEVELOPMENT ACTIVITY**

**1,000 Net Sq.Ft.<sup>2</sup>**

Lodging	0.00
Industrial	23.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

**OTHER DEVELOPMENT ACTIVITY**

**Daily Trips**

ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

**EXEMPTED DEVELOPMENT TOTALS**

Exempted Dwelling Units	0
Exempted Non-residential sq. ft. (in 1,000s)	0

1. Note: Please change dates on this form for later years.

2. Net square feet is the difference between new development and adjustments entered on pages 2 and 3.

**City of San Dimas**

Date Prepared: August 18, 2010

**2010 CMP Local Development Report**

Reporting Period: JUNE 1, 2009 - MAY 31, 2010

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

**PART 1: NEW DEVELOPMENT ACTIVITY****RESIDENTIAL DEVELOPMENT ACTIVITY**

Category	Dwelling Units
Single Family Residential	3.00
Multi-Family Residential	0.00
Group Quarters	0.00

**COMMERCIAL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

**NON-RETAIL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	23.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

**OTHER DEVELOPMENT ACTIVITY**

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

**2010 CMP Local Development Report**

**Reporting Period: JUNE 1, 2009 - MAY 31, 2010**

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

**PART 2: NEW DEVELOPMENT ADJUSTMENTS**

IMPORTANT: Adjustments may be claimed only for 1) development permits that were both issued and revoked, expired or withdrawn during the reporting period, and 2) demolition of any structure with the reporting period.

**RESIDENTIAL DEVELOPMENT ADJUSTMENTS**

Category	Dwelling Units
Single Family Residential	1.00
Multi-Family Residential	0.00
Group Quarters	0.00

**COMMERCIAL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Commercial (less than 300,000 sq.ft.)	0.00
Commercial (300,000 sq.ft. or more)	0.00
Freestanding Eating & Drinking	0.00

**NON-RETAIL DEVELOPMENT ACTIVITY**

Category	1,000 Gross Square Feet
Lodging	0.00
Industrial	0.00
Office (less than 50,000 sq.ft.)	0.00
Office (50,000-299,999 sq.ft.)	0.00
Office (300,000 sq.ft. or more)	0.00
Medical	0.00
Government	0.00
Institutional/Educational	0.00
University (# of students)	0.00

**OTHER DEVELOPMENT ACTIVITY**

Description (Attach additional sheets if necessary)	Daily Trips (Enter "0" if none)
ENTER IF APPLICABLE	0.00
ENTER IF APPLICABLE	0.00

**2010 CMP Local Development Report**

Reporting Period: JUNE 1, 2009 - MAY 31, 2010

Enter data for all cells labeled "Enter." If there are no data for that category, enter "0."

**PART 3: EXEMPTED DEVELOPMENT ACTIVITY  
(NOT INCLUDED IN NEW DEVELOPMENT ACTIVITY TOTALS)**

Low/Very Low Income Housing	<input type="text" value="0"/>	Dwelling Units
High Density Residential Near Rail Stations	<input type="text" value="0"/>	Dwelling Units
Mixed Use Developments Near Rail Stations	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Development Agreements Entered into Prior to July 10, 1989	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in April 1992 Civil Unrest	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Reconstruction of Buildings Damaged in Jan. 1994 Earthquake	<input type="text" value="0"/>	1,000 Gross Square Feet
	<input type="text" value="0"/>	Dwelling Units
Total Dwelling Units	<input type="text" value="0"/>	
Total Non-residential sq. ft. (in 1,000s)	<input type="text" value="0"/>	

Section I, Page 4

**Exempted Development Definitions:**

1. Low/Very Low Income Housing: As defined by the California Department of Housing and Community Development as follows:
  - Low-Income: equal to or less than 80% of the County median income, with adjustments for family size.
  - Very Low-Income: equal to or less than 50% of the County median income, with adjustments for family size.
2. High Density Residential Near Rail Stations: Development located within 1/4 mile of a fixed rail passenger station and that is equal to or greater than 120 percent of the maximum residential density allowed under the local general plan and zoning ordinance. A project providing a minimum of 75 dwelling units per acre is automatically considered high density.
3. Mixed Uses Near Rail Stations: Mixed-use development located within 1/4 mile of a fixed rail passenger station, if more than half of the land area, or floor area, of the mixed use development is used for high density residential housing.
4. Development Agreements: Projects that entered into a development agreement (as specified under Section 65864 of the California Government Code) with a local jurisdiction prior to July 10, 1989.
5. Reconstruction or replacement of any residential or non-residential structure which is damaged or destroyed, to the extent of > or = to 50% of its reasonable value, by fire, flood, earthquake or other similar calamity.
6. Any project of a federal, state or county agency that is exempt from local jurisdiction zoning regulations and where the local jurisdiction is precluded from exercising any approval/disapproval authority. These locally precluded projects do not have to be reported in the LDR.



## MEMORANDUM

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of August 24, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Marco A. Espinoza, Associate Planner

**SUBJECT:** Request for continuance for the following:  
A request to initiate a code text amendment to allow the following uses "Recreational Vehicle Storage Lot" and "Mini-Storage" within either the Commercial Highway (CH) or the Commercial Neighborhood (CN) zones, in addition to a zone change for the property located at the s/w corner of Baseline and San Dimas Canyon Road from Light Agriculture (AL) to Commercial Highway (CH) or Commercial Neighborhood (CN) (APN: 8661-016-004, 030, 031 & 032).

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The applicant has requested this item be continued due to scheduling conflicts with his partners.

Staff recommends the City Council continue the item to a date uncertain.

7a



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of August 10, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Marco A. Espinoza, Associate Planner

**SUBJECT:** A request to initiate a code text amendment to allow the following uses "Recreational Vehicle Storage Lot" and "Mini-Storage" within either the Commercial Highway (CH) or the Commercial Neighborhood (CN) zones, in addition to a zone change for the property located at the s/w corner of Baseline and San Dimas Canyon Road from Light Agriculture (AL) to Commercial Highway (CH) or Commercial Neighborhood (CN) (APN: 8661-016-004, 030, 031 & 032).

## **SUMMARY**

*Staff has received an application to initiate a zone change and code text amendment.*

*The applicant would like the zone change and code text amendment in order to propose an RV storage facility in association with mini-storage. The RV's would be stored within a totally enclosed building.*

*The proposed zone change is for the property located on the southwest corner of N. San Dimas Canyon Road and E. Baseline Road (APN: 8661-016-004, 030, 031 & 032). It is currently zoned Light Agriculture (AL). The applicant would like to change the zone to CH or CN to comply with the General Plan's Commercial Land Use designation.*

*The code text amendment is to allow the following uses within the proposed zone (CH or CN):*

*"Recreational Vehicle Storage Lot" &  
"Mini-Storage"*

*This is not a public hearing item at this time; the City Council shall determine whether the information provided warrants a public hearing on the request and to provide Staff with direction.*

## **ANALYSIS**

The applicant would like to construct and operate an RV storage facility with mini-storage on four parcels located on the southwest corner of East Baseline and San Dimas Canyon Road. The subject property is currently zoned Light Agriculture (AL) and is 4.44 acres. Adjoining on three sides of the property is a water substation on a separate parcel owned by Golden State Water that would also be included in the zone change request. This parcel would be added to the zone change request to avoid spot zoning but would not be part of the development project.



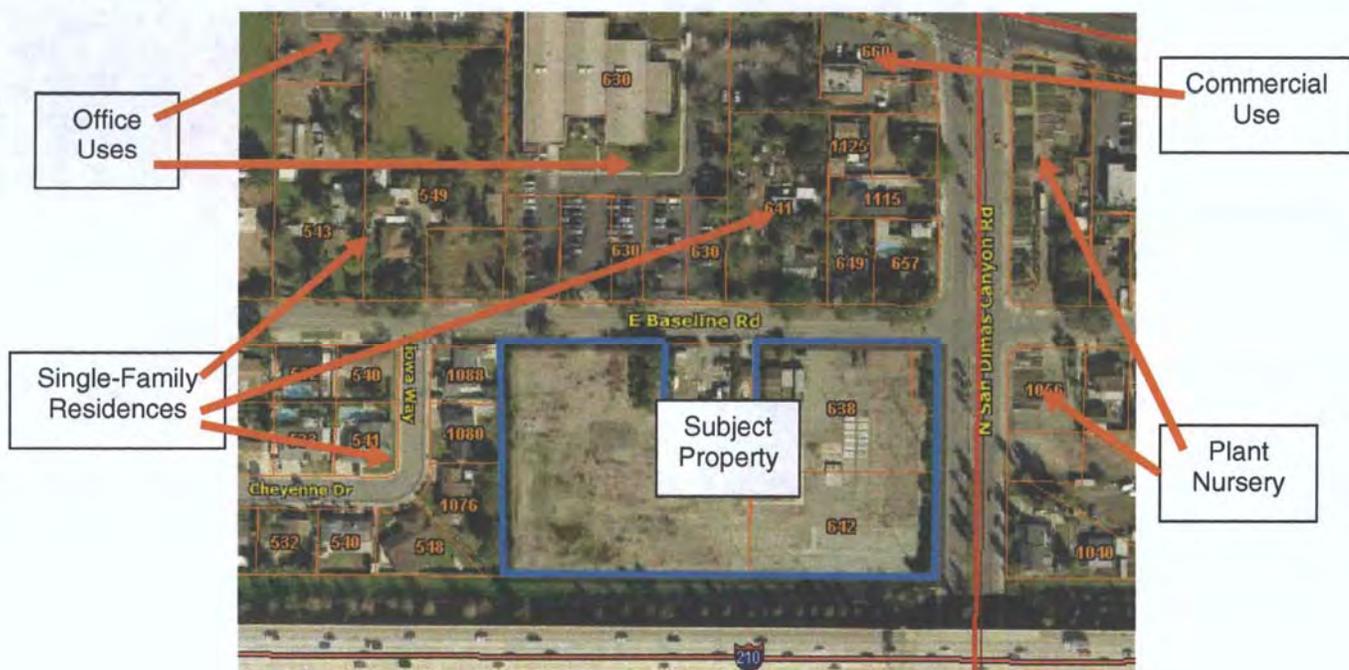
There are a number of issues of concern regarding the proposed uses and zoning and General Plan Land Use Designations that make this proposal complex; they are as follows:

1. The property is currently zoned AL and does not allow for mini-storage, which is conditionally permitted in industrial zones, but does conditionally allow for Recreational Vehicle Storage Lots.
2. Allowing these uses in the AL zone would be in conflict with the property's General Plan Land Use designation of Commercial since these uses are considered industrial uses. The Commercial land use designation tends to conflict with most of the permitted and conditionally permitted use in the AL zone which tend to be more agriculture in nature than commercial.
3. Approving both the zone change and the code text amendment to CH or CN to be consistent with the General Plan Land Use Map and approving the code text amendment to conditionally allow the proposed uses would open the door to allow these uses in other commercially zoned properties.

4. In order to avoid spot zoning, the substation owned by Golden State Water would need to be included in the zone change. Changing the zone to CH or CN would make the substation non-conforming.
5. This is the first proposal for this property since the previous landscape nursery use was vacated. There are several land uses within close proximity to the subject property (i.e. single-family residential, office use, commercial and plant nursery). Is RV storage and mini-storage appropriate or the best use for the subject site considering the multiple land uses already existing?
6. If the zone change and the code text amendment are approved, there is no guarantee that the proposed project for the site will be built, especially in these unstable economic times. The uses permitted and conditionally permitted in these zones tend to be more intense than the uses in the AL zone, which can create a conflict with the adjacent single-family residences.

### ***Existing Land Uses***

The subject property is currently zoned Light Agriculture (AL). The property was previously used as a plant nursery; the site is currently vacant except for the caretaker unit that is still in use. As shown on the aerial below, the subject property is adjacent to single-family residences to the west and the 210 Foothill Freeway to the south. To the north there are also single-family residences, in addition to Golden State Water's office headquarters. East of the property is unincorporated L.A. County jurisdiction; there are several parcels of land that are used as plant nurseries and a number of single-family residences.



## **Zone Change**

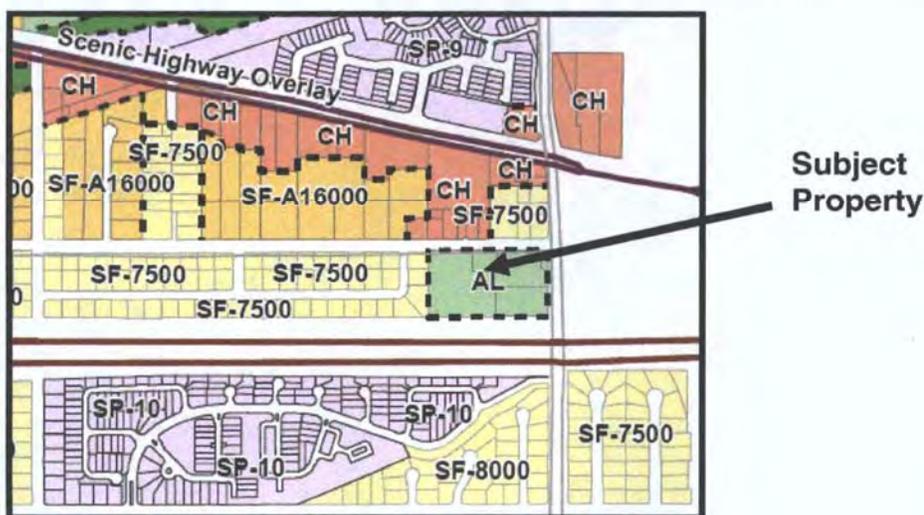
The applicant is proposing to change the zone of the subject site to CH or CN. The following are excerpts from the zoning code explaining the intent and purpose of the proposed zones.

*CN Commercial Neighborhood Zone – “The purpose of the commercial-neighborhood zone is to provide for the development of limited commercial areas to serve the needs of the immediate neighborhood. Convenience goods, service businesses and other small-scale “specialty” retail or service businesses are the appropriate uses for this zone.”*

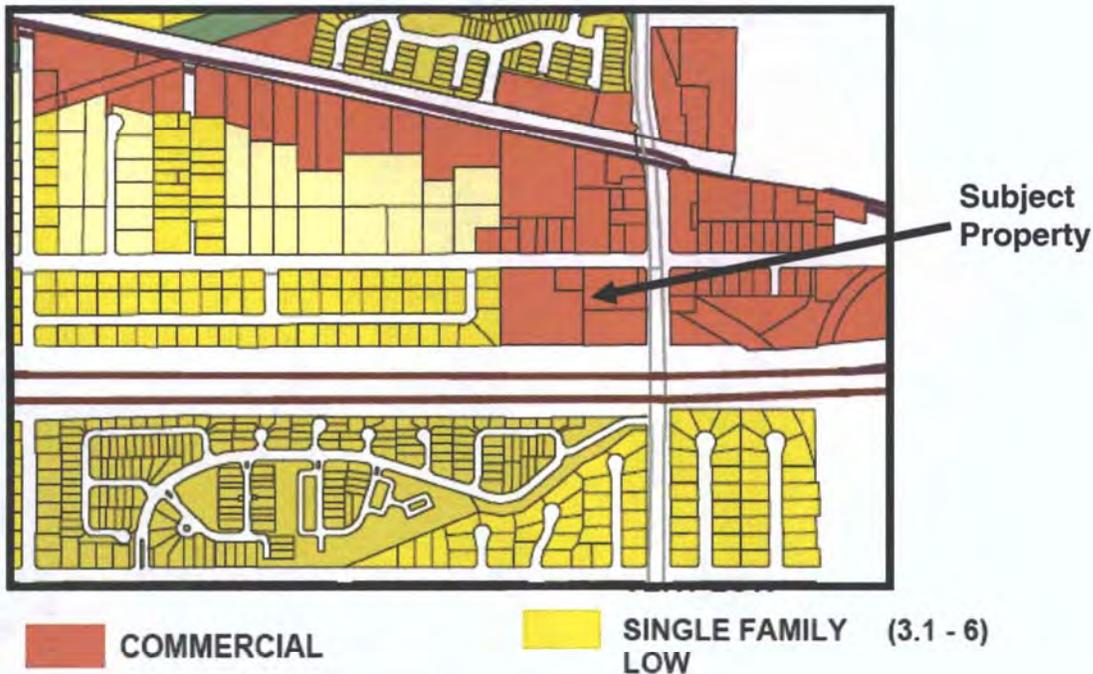
*C-H Commercial Highway Zone – “The C-H commercial-highway zone is intended to accommodate general commercial, office and other highway-oriented businesses and transportation-related service facilities which serve city-wide and transportation corridor-related needs. “*

Recreational Vehicle Storage Lots and mini-storage are currently conditionally permitted in the Light Manufacturing (M-1) and Creative Growth Area 4 – Commercial / Light Industrial (CG4) zones. Both of these zones are considered industrial per the zoning code and General Plan Land Use Map; therefore, categorizing the uses as industrial. Approving the zone change could create a conflict due to the fact that “Industrial Uses” is listed as a “Prohibited Uses” in both the CN and CH zones (See Exhibit “C”, “D” & “E” for use within AL, CH and CN zones).

Amending the zone to CH would be in keeping with the existing zoning of the surrounding properties. The subject property as shown below is surrounded by Single-Family zones and Commercial-Highway (CH) zone. The concerns that arise from the zone change are that the intended uses do not conform to the zoning code and will make the substation non-conforming.



Amending the zone to CN or CH would be consistent with the existing General Plan Land Use designation of the surrounding properties. All properties between Foothill Boulevard and west of San Dimas Canyon Road are designated Commercial by the General Plan.



### ***Municipal Code Text Amendment***

The proposed code text amendment is to conditionally allow "Recreational Vehicle Storage Lots" and "Mini-Storage" for the future development of these uses on the subject site. Currently Recreational Vehicle Storage Lots are conditionally permitted in the AL zone but not mini-storage. Since the applicant's intent is to develop enclosed RV storage the appearance of the project would be the same as mini-storage.

One of the issues with the proposed code text amendment is that the uses would then be conditionally permitted in all the other properties zoned CH or CN. As mentioned the proposed uses are currently allowed in industrial zones, not commercial / office type zones. Storage developments in the CH or CN zone might not cohesively blend with the other developments or uses in the neighboring area. Mini-storage developments in the City have been in the M-1 zone which is typical in most other cities. RV and mini-storage are not typically developed in commercial and office areas.

By allowing these uses in the CH or CN zones, other developers will have the opportunity to propose such developments on other properties with the same zoning (see Exhibit "A" for all CH and CN properties).

### **RECOMMENDATION**

- Staff recommends that the City Council deny the request to initiate a zone change and municipal code text amendment as submitted by applicant.
- If the City Council feels that Staff should process the proposed zone change and code text amendment, Staff feels that the following process should be followed:
  - The existing zone should remain the same (AL) and a General Plan Amendment should be processed to change the Land Use designation from "Commercial" to "Industrial"; making the proposed uses consistent with the zone and General Plan.
  - The code text amendment request will then be changed to conditionally allow "Mini-Storage" in the AL zone; "Recreational Vehicle Storage Lots" is already conditionally permitted.

Proceeding with this process will eliminate some of the concerns previously mentioned in the Staff Report (i.e. making the substation non-conforming, allowing more intense uses, spot zoning, and General Plan conformance).

- As an alternative to the above mentioned recommendation Staff has an additional recommendation of changing the zone to SF-7,500 and the General Plan Land Use Designation to Single Family Low (3.1 -6). Changing the zoning to SF-7,500 could possibly allow for a development of 12-15 homes (see Exhibit "F").
- Staff also suggests it may be more appropriate to conduct a land use study of the area and evaluate a range of options area-wide before determining the best land use for the area.

Respectfully Submitted,



Marco A. Espinoza  
Associate Planner

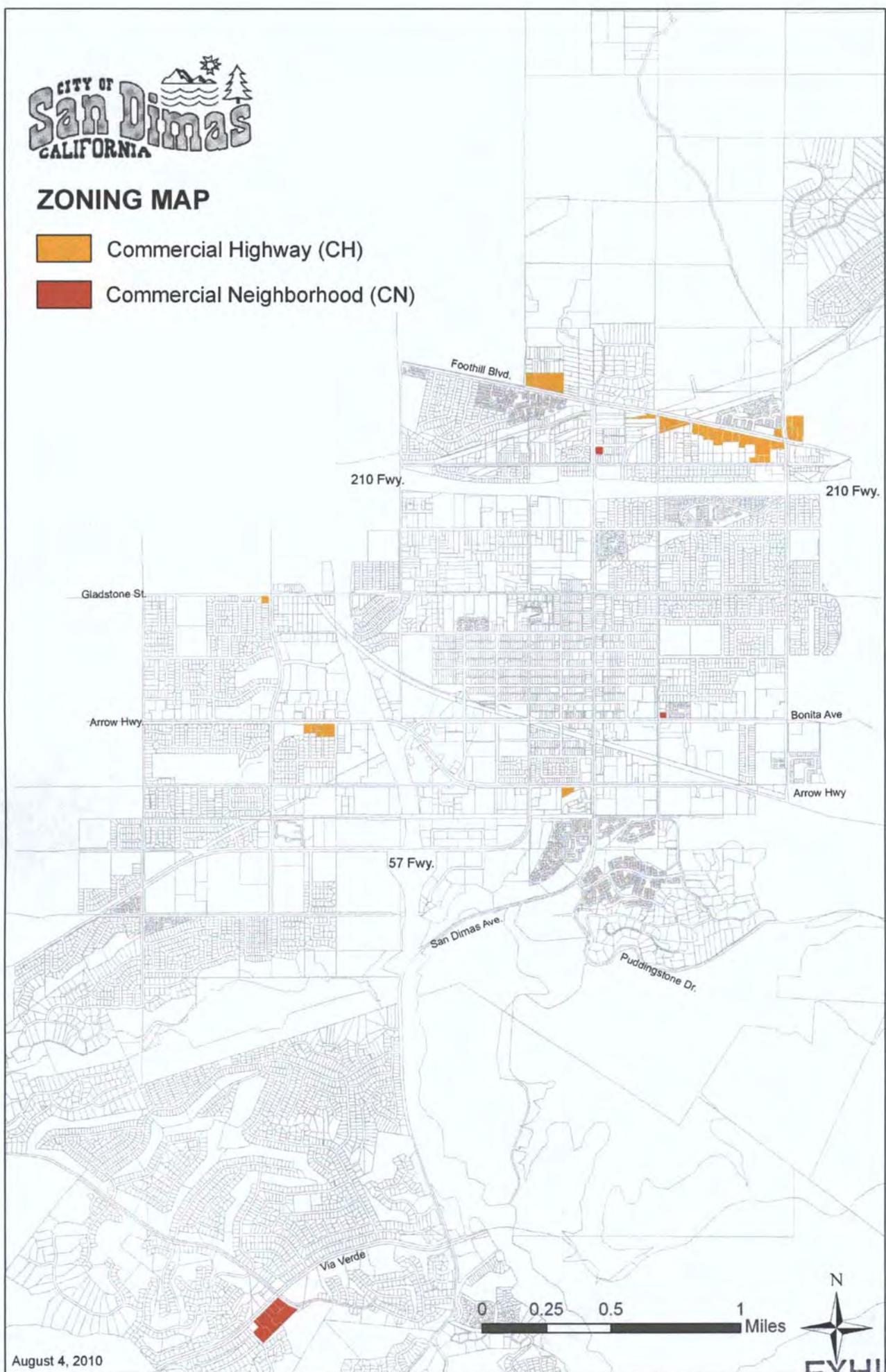
Attachments:

- Exhibit A – Zoning Map, Emphasizing C-H & C-N Zones.
- Exhibit B – General Plan Land Use Map (Portion)
- Exhibit C – Code Section 18.64, A-L Light Agriculture.
- Exhibit D – Code Section 18.92 C-H Commercial Highway zone.
- Exhibit E – Code Section 18.96, C-N Commercial Neighborhood zone.
- Exhibit F – Conceptual Single-Family Development Layout.
- Exhibit G – Photos of Site and Surrounding Properties.
- Exhibit H – Applicant's Proposal Request.
- Exhibit I – Preliminary Site Plan Proposal for RV-Mini Storage.



# ZONING MAP

-  Commercial Highway (CH)
-  Commercial Neighborhood (CN)



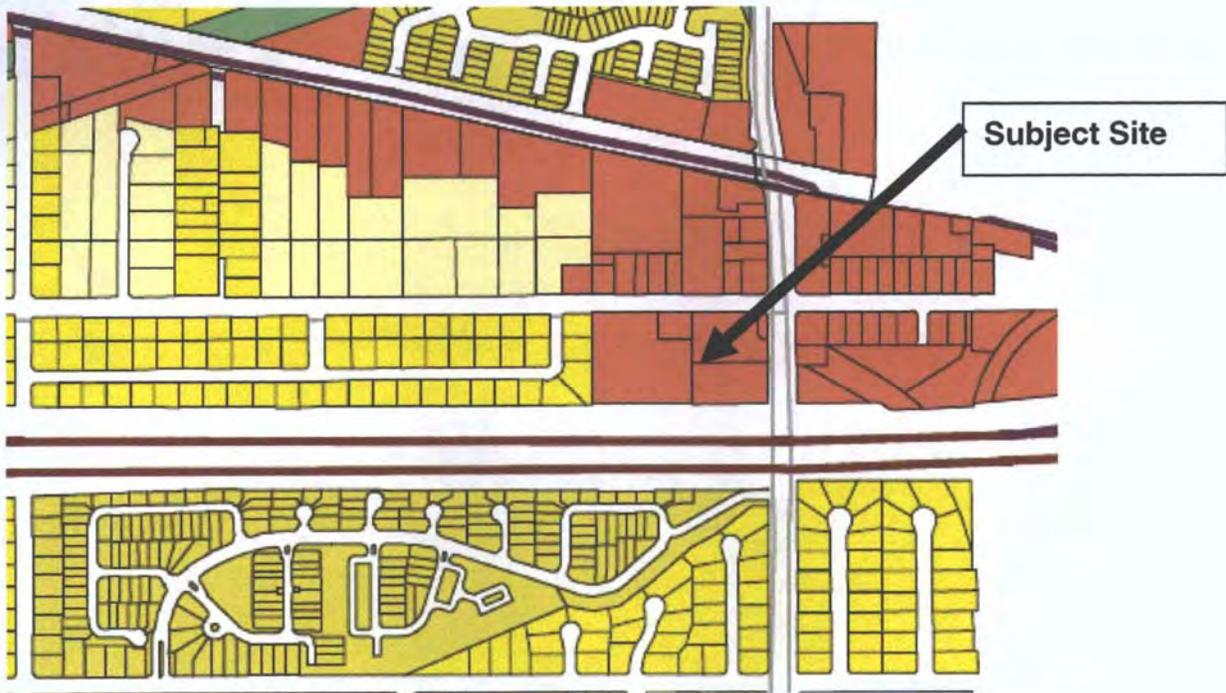
August 4, 2010



# EXHIBIT A

# General Plan Land Use

RESIDENTIAL		DENSITY	
	SINGLE FAMILY VERY LOW ESTATE	(0 - 0.2) @ A. 5 AC MIN B. 10 AC MIN C. 15 AC MIN	 COMMERCIAL
	SINGLE FAMILY VERY LOW	(0.2 - 3)	 OFFICE / PROFESSIONAL
	SINGLE FAMILY LOW	(3.1 - 6)	 INDUSTRIAL
	LOW / MEDIUM	(6.1 - 8)	 PUBLIC / SEMI-PUBLIC
	MEDIUM	(8.1 - 12)	 OPEN SPACE PARK CP-COMMUNITY RP-REGIONAL NP-NEIGHBORHOOD
	HIGH	(12.1 - 16)	 INDUSTRIAL
	MOBILE HOME		



## Chapter 18.64

### A-L LIGHT AGRICULTURAL ZONE

#### Sections:

- 18.64.010 Purpose.**
- 18.64.020 Uses permitted.**
- 18.64.030 Uses permitted by conditional use permit.**
- 18.64.040 Property development standards.**
- 18.64.050 Modification of development standards.**

#### **18.64.010 Purpose.**

The A-L light agricultural zone is intended to promote the orderly development of large open areas of land; to provide appropriate areas for the establishment of agricultural uses; and to serve as an area into which single-family residential development may extend as the demand arises. This zone is intended primarily to provide for agricultural uses but provision is made for a harmonious arrangement of residential development, recreational facilities and community services which are necessary or desirable for the area in which such zone is located. (Ord. 419 § 2 (part), 1975; Ord. 37 § 232.01, 1961)

#### **18.64.020 Uses permitted.**

A. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission may deem, pursuant to the provisions of Chapter 18.192, to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in Section 18.64.040.

B. The following uses are permitted:

1. General Uses.
  - a. Horticulture and agriculture.
  - b. Single-family residences with not more than one residence per lot.
  - c. Grazing on permanent pasture of cattle or horses on a lot or parcel of land having an area of

not less than five acres; provided that such grazing is not conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard. The number of such animals shall not exceed ten per acre, unweaned offsprings excepted. Such animals shall not be kept within thirty-five feet of any residence.

2. Accessory Uses.

a. Home occupation.

b. Two horses may be maintained on a lot or parcel of land having an area of sixteen thousand square feet; provided, the horses are kept or maintained for the private use of the family residing on the premises. One additional horse may be kept for each additional seven thousand five hundred square feet; however, the number of horses maintained shall not exceed five per acre.

A registered breeder may maintain an additional three horses per acre for breeding purposes, provided a permit for such purposes has been obtained.

Horses shall not be maintained within thirty-five feet of any residence. They shall be maintained in a corral area containing at least three hundred square feet for the first horse; an additional two hundred square feet of corral area shall be provided for each additional horse. Corral areas shall consist of pipe fencing at least five feet in height. Stables shall be provided consisting of structures with weatherproof roofs having an area of sixty square feet for the first horse and an additional thirty-six square feet for each additional horse. The corral and stable areas shall be sprinklered so as to prevent the emanation of dust and odors, and in addition, all accumulations of manure, mud or refuse shall be eliminated so as to prevent the breeding of flies.

c. Household pets, provided not more than three such pets or combination thereof shall be kept. Such pets shall not create a nuisance from noise, odors or dust. In addition, not more than three small animals, such as rabbits, hamsters, guinea pigs or white mice may be kept.

d. The following may be maintained on a parcel of land having a minimum area of sixteen thousand square feet, and provided such are maintained a minimum of thirty-five feet from any residence:

- i. Rabbits, not to exceed one buck and four does;
- ii. Fowl for meat purposes, not to exceed twenty-five;
- iii. Chickens for eggs, not to exceed twenty-layers;
- iv. Calves, not to exceed one calf under two years of age;
- v. Goats, not to exceed two milk goats and one young goat.

e. Homing pigeons, which are not kept or raised for the market or other commercial purposes, may be kept and liberated for exercise or racing within not less than thirty-five feet from any door, window or other opening of any residence. A permit in writing authorizing the keeping and liberating for exercise and racing of such homing pigeons shall be obtained from the planning department. Each application for a permit shall be accompanied by a filing fee of five dollars. Each permit shall be issued by subject to the following conditions:

- i. All feed for such homing pigeons shall be stored in containers which offer protection against rodents;
- ii. All food scraps and droppings shall be removed from the premises at least once a week and disposed of in a sanitary manner;
- iii. The lofts or pigeon houses shall be soundly constructed, properly maintained and adequately landscaped to blend with and conform to the surrounding area;
- iv. The lofts or pigeon houses shall be maintained in a sanitary condition and in compliance with the health regulations of the city and those promulgated by the state racing pigeon organization;
- v. No more than one hundred pigeons, inclusive of nestlings, shall be kept.

The city or its duly authorized representative shall have the right to inspect each loft and pigeon house at such times as it shall deem advisable. The planning director may revoke any permit granted under this subsection after a hearing subsequent to ten days' written notice to the permittee if any material violation of the permit has occurred. Anyone aggrieved by the decision of the planning director may

within ten days after receipt of notice of the decision appeal the decision in writing to the planning commission.

f. Accessory buildings or structures including but not limited to:

- i. Caretaker residences;
- ii. Windmills, silos, buildings or structures for the protection of farm equipment, water wells, water reservoirs and storage tanks;
- iii. Stands for the purpose of displaying and selling agriculture products produced on the premises; provided, that the floor area of such stands shall not exceed three hundred square feet and not more than one stand shall be permitted on a lot or parcel of land. (Ord. 419 § 2 (part), 1975; Ord. 37 § 232.02, 1961)

**18.64.030: Uses permitted by conditional use permit.**

The following uses may be permitted subject to a conditional use permit issued pursuant to Chapter 18.200:

- A. Agricultural worker's living quarters, for persons deriving the major portion of their income from employment on the premises.
- B. Aviaries on a lot or parcel of land having a minimum of one acre.
- C. Cemeteries.
- D. Commercial raising of poultry, fowl and other similar animals of comparable nature, size and form including hatching, marketing on a lot or parcel of land with an area of not less than twenty thousand square feet.
- E. Dairies on a lot or parcel of land with an area of not less than five acres.
- F. Horse boarding facilities, which shall not include the rental of horses.
- G. Recreational vehicle storage lots.
- H. Public utility substations.
- I. Worm farms (Ord. 499 § 2, 1975; Ord. 419 § 2 (part), 1975; Ord. 37 § 232.03, 1961)

## Chapter 18.92

### C-H COMMERCIAL-HIGHWAY ZONE\*

#### Sections:

- 18.92.010 Intent.**
- 18.92.020 Permitted uses.**
- 18.92.030 Conditional uses.**
- 18.92.040 Prohibited uses.**
- 18.92.050 Property development standards.**
- 18.92.060 Development plan approval.**
- 18.92.070 Modification of development standards.**

\* **Editor's Note:** The ordinances from which this chapter is derived also include Ordinances 186, 303, 307, 323, 358, 397, 460, 549 and 645.

#### **18.92.010 Intent.**

The C-H commercial-highway zone is intended to accommodate general commercial, office and other highway-oriented businesses and transportation-related service facilities which serve city-wide and transportation corridor-related needs. (Ord. 785 § 4 (part), 1983; Ord. 260 § 2 (part), 1969; Ord. 37 § 246.1, 1961)

#### **18.92.020 Permitted uses.**

A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings set forth in Section 18.192.040 of this title. The determination of the director may be appealed to the development plan review board and, thereafter, the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards in Section 18.92.050. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock, automobile display, commercial

recreational facilities and those uses permitted by conditional use permit.

#### B. Specifically.

1. Those permitted uses in the A-P and C-N zones.

2. Retail businesses other than automobile, boat and recreational vehicle sales and services.

3. Restaurants, provided that they not contain drive-in or drive-through service. Restaurants may have a cocktail lounge and/or dancing provided that such cocktail lounge and/or dancing is secondary and incidental to the restaurant use.

4. Fortunetelling, including similar operations which practice the business of, or art of, fortunetelling in exchange for a fee, reward, donation, loan or receipt of anything of value by means of any occult or psychic power, faculty or force, clairvoyance, mediumship, seership, prophecy, astrology, palmistry, necromancy, mind reading, telepathy or other practice. Fortunetelling does not include forecasting based on historical trends or patterns, an analysis of contemporary events, nor any of the previously listed arts when presented in an assembly of people who purchase tickets or meals in exchange for the presentation at a site licensed for entertainment land uses.

5. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 10.08.007 of this title.

6. Accessory massage permitted with the following primary businesses: barbershop, beauty shop, athletic club, day spa, medical doctor's office and similar uses. (Ord. 1185 § 4, 2008; Ord. 1072 § 2, 1997; Ord. 847 § 1, 1986; Ord. 785 § 4 (part), 1983; Ord. 260 § 2 (part), 1969; Ord. 37 § 246.2, 1961)

#### **18.92.030 Conditional uses.**

The following uses shall be permitted subject to a conditional use permit pursuant to Chapter 18.200:

A. Those uses listed as conditional uses in the A-P zone; and

- B. Automobile, boat and recreational equipment and vehicle sales and service uses;
- C. Ambulance services;
- D. Indoor and outdoor recreation facilities;
- E. Car washes;
- F. Hotels and motels;
- G. Outdoor commercial uses, including retail plant nurseries and retail lumber yards;
- H. Drive-through convenience markets;
- I. Wholesale businesses;
- J. Gasoline and/or diesel service stations;
- K. Veterinary service facilities;
- L. Accessory game arcade consisting of seven or more machines within an indoor recreation facility;
- M. On-sale alcoholic beverages, provided that such use is a secondary and incidental use to a permitted use in this zone;
- N. Off-sale alcoholic beverages;
- O. Outdoor sale, storage or display of merchandise and/or provision of services, provided that any such use is directly related to a permitted use within any building or structure on the same lot or parcel, except for temporary outdoor uses which are permitted in accordance with Chapter 18.196, Temporary Uses;
- P. Athletic clubs and performing arts studios;
- Q. Thrift stores. (Ord. 1185 § 5, 2008; Ord. 1097 § 3, 1999; Ord. 911 § 6 (A), 1990; Ord. 785 § 4 (part), 1983; Ord. 260 § 2 (part), 1969; Ord. 37 § 246.3 (part), 1961)

#### **18.92.040 Prohibited uses.**

The following uses are prohibited in the commercial-highway zone:

- A. Residential uses;
- B. Gambling facilities;
- C. Industrial uses;
- D. Billboards and other similar off-site outdoor advertising structures;
- E. Game arcades other than accessory game arcades specifically authorized in this chapter;
- F. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of community development, in accor-

dance with Section 18.192.040. The determination of the director of community development may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title. (Ord. 1083 § 5, 1997; Ord. 911 § 6 (B), 1990; Ord. 785 § 4 (part), 1983; Ord. 260 § 2 (part), 1969; Ord. 37 § 246.3 (part), 1961)

#### **18.92.050 Property development standards.**

The following development standards are established to maintain safe, efficient traffic circulation and to insure high standards of architecture and site planning which will enhance the visual quality of major thoroughfares as a pleasant reflection on the entire community. The following standards shall apply to all development in the C-H zone:

A. Lot Area. Each lot shall have a minimum area of nine thousand square feet.

B. Lot Dimensions. Each lot shall have a minimum width of sixty feet and a minimum depth of one hundred fifty feet.

C. Building Height.

1. No building or structure erected in this zone shall have a height greater than thirty feet, except by conditional use permit.

2. Exceptions.

a. Penthouses or roof structures for the housing or elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, flagpoles, chimneys and other similar structures may be erected to the height limits prescribed in this subsection.

b. Air conditioning units, electrical switch gear and panels, compressors and similar mechanical and electrical equipment shall be enclosed within an enclosure compatible with the appearance of adjacent structures.

D. Yards. Yards shall be measured perpendicular to the property line.

1. When the C-H zone fronts, sides or rears on a street, there shall be a yard abutting the street of not less than ten feet, provided, however, as to properties zoned C-H which front or side on Arrow

**Chapter 18.96****C-N COMMERCIAL-NEIGHBORHOOD  
ZONE****Sections:**

- 18.96.010 Purpose.**
- 18.96.020 Uses permitted.**
- 18.96.030 Conditional uses.**
- 18.96.040 Prohibited uses.**
- 18.96.050 Property development standards.**
- 18.96.060 Development plan approval.**

**18.96.010 Purpose.**

The purpose of the commercial- neighborhood zone is to provide for the development of limited commercial areas to serve the needs of the immediate neighborhood. Convenience goods, service businesses and other small-scale "specialty" retail or service businesses are the appropriate uses for this zone. (Ord. 785 § 3 (part), 1983; Ord. 37 § 247.00, 1961)

**18.96.020 Uses permitted.**

A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings set forth in Section 18.192.040 of this title. The determination of the director may be appealed to the development plan review board and thereafter the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards, in Section 18.96.050. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock and incidental goods and merchandise displays subject to prior written approval by the director of community development.

B. Specifically.

1. Convenience goods and service businesses, including such retail uses as food markets, pharmacies and liquor stores; and including such service businesses as barber and beauty shops, cleaners/laundries, small appliance repair service businesses, swimming pool supply businesses, mobile home parts and sales, electrical equipment sales and services and similar uses.

2. Eating places, including those having take-out service facilities, provided that no such eating place shall have drive-in or drive-through service, and further provided, that such uses shall not be permitted where the number of required parking spaces for this use, pursuant to Chapter 18.156, exceeds thirty-five percent of the number of common parking spaces provided on any lot or lots upon which any development which includes eating places is located.

3. Specialty commercial uses, including antique shops, jewelry stores, music stores, auto and truck part and supply businesses and similar uses.

4. Professional, administrative and sales office uses.

5. Accessory game arcade up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012.

6. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 18.08.007 of this title.

7. Accessory massage permitted with the following primary businesses: barbershop, beauty shop, athletic club, day spa, medical doctor's office and similar uses. (Ord. 1185 § 6, 2008; Ord. 1072 § 3, 1997; Ord. 963 § 1 (A), 1992; Ord. 911 § 8 (A), 1990; Ord. 785 § 3 (part), 1983; Ord. 37 § 247.02, 1961)

**18.96.030 Conditional uses.**

The following uses may be permitted provided that a conditional use permit is granted for any such use in accordance with Chapter 18.200 of this title:

A. On-sale alcoholic beverages, provided that such use is a secondary and incidental use to a permitted use in this zone.

B. Off-sale alcoholic beverages.

C. Outdoor sale, storage or display of merchandise and/or provision of services, provided that any such use is directly related to a permitted use within any building or structure on the same lot or parcel, except for temporary outdoor uses which are permitted in accordance with Chapter 18.196, Temporary Uses.

D. Athletic clubs and performing arts studios.

E. Thrift stores.

F. Medical office, up to a maximum of ten percent of the total square footage of the center. (Ord. 1185 § 7, 2008; Ord. 1097 § 1, 1999; Ord. 1085 § 10, 1998; Ord. 963 § 1 (B), 1992; Ord. 785 § 3 (part), 1983; Ord. 37 § 247.03, 1961)

#### **18.96.040 Prohibited uses.**

The following uses are prohibited:

A. Industrial uses;

B. Residential uses;

C. Wholesaling or warehousing businesses;

D. Billboards and other similar off-site outdoor advertising structures;

E. Game arcades, other than accessory game arcades specifically authorized in this chapter;

F. Eating places which have drive-in or drive-through service;

G. Other uses determined to be inconsistent with the intent and provisions of the zone, as determined by the director of community development, in accordance with Section 18.192.040. The determination of the director of community development may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title. (Ord. 1097 § 2, 1999; Ord. 1083 § 4, 1997; Ord. 911 § 8 (B), 1990; Ord. 785 § 3 (part), 1983; Ord. 37 § 247.04, 1961)

#### **18.96.050 Property development standards.**

The following property development standards shall apply to all land and buildings in the C-N zone,

except that any lot or parcel held under a separate ownership or of record on the effective date of the ordinance codified in this chapter, which is substandard in dimensions may be used subject to all other standards.

A. Lot Area. No minimum required.

B. Lot Dimensions. All lots hereafter created shall comply with the following minimum standards and lots now held under separate ownership or of record may not be reduced below these standards:

1. Width. No minimum required.

2. Depth. Each lot shall have a minimum depth of one hundred feet.

C. Building Site Coverage. The building site coverage shall not exceed thirty-five percent of any lot or parcel.

D. Building Height Limit. No buildings or structures erected in this zone shall have a height greater than two stories or thirty feet, whichever is less.

1. Notwithstanding the foregoing height limitations, penthouses or roof structures for the housing or elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, flagpoles, chimneys and other similar structures may be erected to the height limits prescribed in this subsection not to exceed a height of ten feet.

2. Air conditioning units, electrical switch gear and panels, compressors and similar mechanical equipment shall be completely enclosed including roof within an enclosure compatible with the appearance of adjacent structures.

E. Yards. Yards shall be measured perpendicular to the property line.

1. When a lot or parcel in the C-N zone abuts a street there shall be a yard of not less than ten feet. The required yard shall be landscaped and maintained; a complete sprinkler system shall be provided.

2. A buffer yard of not less than thirty feet in width which may include an alley shall be provided along any residential district boundary line, and ten





ADJACENT RESIDENCES



EXHIBIT G

GOLDEN STATE WATER - SUBSTATION



NORTHEAST CORNER OF BASELINE & SAN DIMAS CYN. ROAD



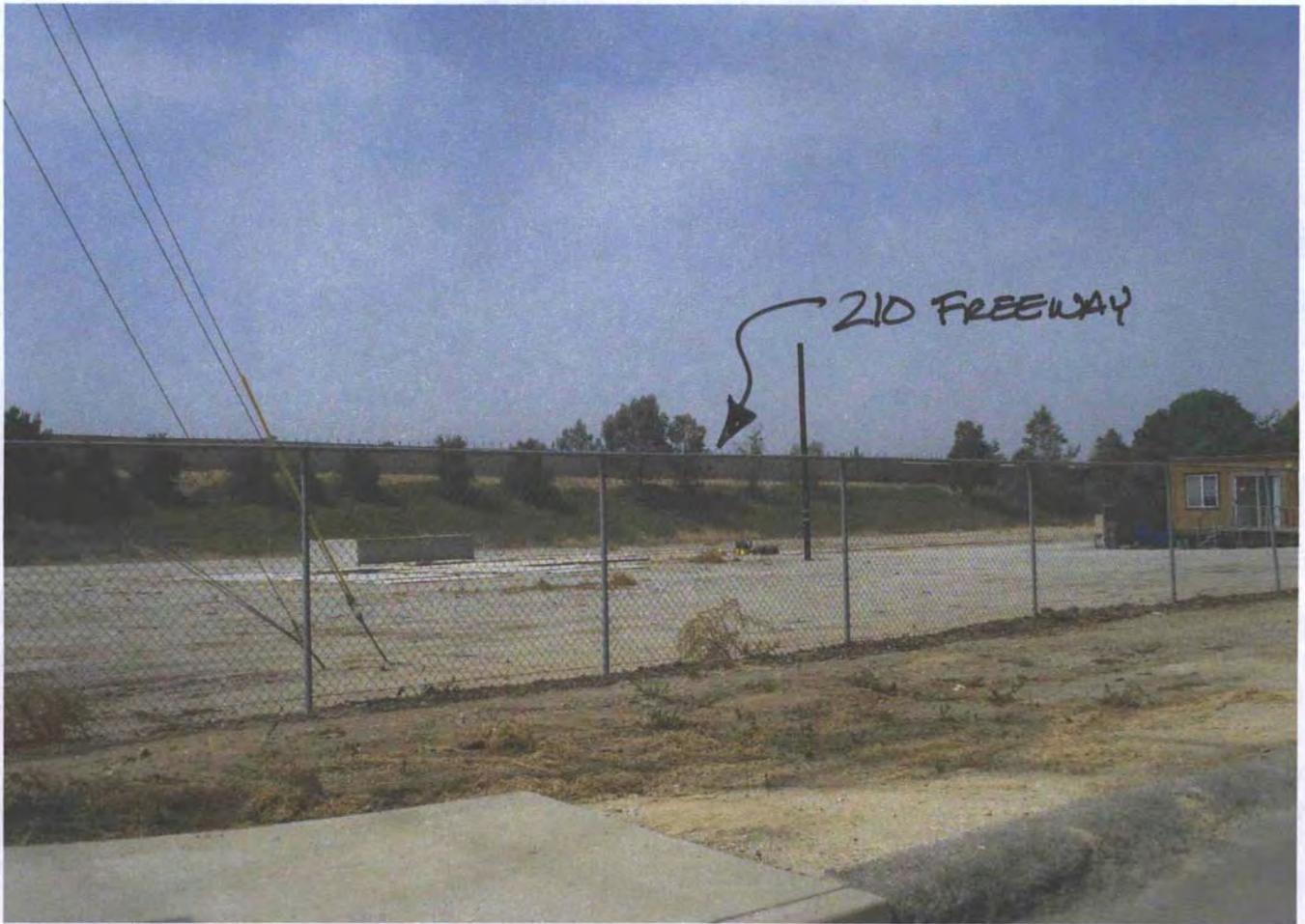
SOUTHEAST CORNER OF BASELINE & SAN DIMAS CYN. ROAD



NORTH OF THE SUBJECT SITE - BASELINE RD. GOLDEN STATE WATER OFFICE



NORTH OF THE SUBJECT SITE - BASELINE RD. RESIDENCE



LOOKING SOUTH AT THE SUBJECT SITE



SOUTHWEST CORNER OF BASELINE RD. & SAN DIMAS CYN RD.

EXHIBIT G



WEST PROPERTY LINE OF SUBJECT SITE - ADJUTING RESIDENTIAL



SUBJECT SITE

EXHIBIT G

## XL Storage

8530 Hellman Ave

Rancho Cucamonga, CA 91730

5/24/2010

Marco Espinoza

City of San Dimas

245 East Bonita Ave

San Dimas, Ca 91773-3002

Re: Zone Change Case No. 10-01

Dear Mr. Espinoza:

Please accept this correspondence as a formal request for a Code Amendment for the above mentioned project as per staff recommendation. We feel confident that staff would be best able to determine the correct zoning for this proposed use and therefore seek their recommendation. We are very optimistic about our proposed project and feel it will be a valuable addition to the city. Thank you for your consideration and we look forward to a successful completion of this project.

Sincerely,

*Bud Wheeler*

Bud Wheeler

XL Storage

EXHIBIT H



March 12, 2010

RE: City of San Dimas – Zone Change

Property: Baseline Rd. and San Dimas Canyon Rd.

To whom it may concern,

XL Storage Rancho Inc. is proposing to develop a recreational vehicle and self storage facility in San Dimas at the SW corner of San Dimas Canyon Rd. and Baseline Rd. We feel this proposal is accordance with current surrounding land uses and is inline with the General Plan. This proposal for zone change will match other current zoning along the freeway corridor. As we are all aware, recreational vehicle storage is often difficult to find and sometimes requires that you travel a great distance. We believe this facility will be a great asset to the community and will enhance the immediate surroundings with attractive architecture that will improve the look and character of the neighborhood.

We look forward to a successful completion of this project and thank you in advance for your attention to this matter,

Sincerely

Bud Wheeler  
XL Management



**XL SS/RV STORAGE**  
 SAN DIMAS, CA

**SITE PLAN - OPTION C**

SCALE: 1" = 30'-0"

**EXHIBIT 1**



## Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of August 24, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Larry Stevens, Assistant City Manager

**SUBJECT:** Sustainable Communities Planning Grant Application  
Submittal to develop a Targeted General Plan Update.

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### **BACKGROUND**

The Strategic Growth Council was established by SB 732 Steinberg, to encourage, assist and support, in developing and planning sustainable communities. This grant program was developed to foster the development of sustainable communities throughout California. It is designed to help local governments meet the challenges of adopting land use plans and integrating strategies in order to transform communities and create long-term prosperity. Sustainable communities shall promote equity, strengthen the economy, protect the environment and promote healthy, safe communities.

The primary goal of this grant program is to develop and implement plans that reduce greenhouse gas emissions and achieve the following objectives;

- improve air and water quality,
- promote public health
- promote equity,
- increase housing affordability,
- increase infill and compact development, and many others

These objectives are consistent with the State Planning Priorities, as defined by Government Code 65041.1 as well as Strategic Growth Council objectives. There will be three cycles of grant funding, beginning Fiscal Year 2010/11. The Strategic Growth Council will fund proposals that fall within the following focus areas.

- Focus Area #1: Local Sustainable Planning (Cities and Counties)
- Focus Area #2: Regional SB 375 Plus (MPOs)
- Focus Area #3: Regional Planning Activities with Multiple Partners (Cities, Counties, RTPAs, JPAa and COGs)

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The City's proposal application will be submitted under Focus Area #1. Up to 25% of the funding will fall under this Focus Area. In order for the City to meet threshold requirements and be considered eligible, the proposal must meet the following:

1. Be consistent with state planning priorities.
  - a. Promote in-fill development and invest in existing communities
  - b. Protect, preserve, enhance environmental, agricultural and recreational resources
  - c. Encourage resource efficient development
2. Reduce, on as permanent a basis that is feasible, greenhouse gas emissions consistent with:
  - a. The California Global Warming Solutions Act of 2006
3. Our proposal must meet collaboration requirements for Focus Area #1.
  - a. Support the development and implementation of effective and/or innovative local plans that support the State's AB 32 GHG emission reduction targets and implement SB 375, while creating sustainable communities.

This program will award grants on a competitive basis for the creation of a Planning Project. The project must show an improvement in the sustainability and livability of the community. In order for the City's proposal to be competitive, we must develop a Targeted General Plan Update and not business as usual. We must include implementation activities such as updating zoning ordinances and building codes, in addition to meeting the threshold requirements. Priority considerations will be given to proposals that identify the following key items:

- Demonstrates collaboration and involvement of the community
- Addresses climate change impacts.
- Demonstrates strategies or outcomes that can serve as best practices.
- Leverages additional resources.

Up to \$22 million is available in Fiscal Year 2010/2011. There is a minimum application amount of \$100,000 and a maximum amount of \$1,000,000, of funding through this grant program. There is no match requirement. The city is applying for \$800,000 to cover the costs for project development and implementation activities.

### **PROGRAM TIMELINE**

Grant Application is due on August 31, 2010.

Eligibility Review and Ranking is September/October 2010.

Strategic Growth Council Awards by mid November 2010.

Grant agreements developed by December 2010.

**RECOMMENDATION**

Adopt Resolution No. 10- 46 approving the submittal of a grant application for the Sustainable Communities Planning Grant Program for the City of San Dimas.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,  
Assistant City Manager for Community Development

Attachments:

1. Proposal Summary Statement
2. Resolution No. 10-46

## **VIII. Proposal Summary Statement**

The Targeted General Plan Update will guide land use decision-making and development patterns in the City of San Dimas for the next 10-20 years. The updated General Plan proposal will address the principal planning issues currently facing the City, such as: How will we accommodate the City's population growth? How do we maintain livable and healthy communities? How do we preserve our open spaces and improve our environmental conditions? How do we fulfill many sustainability and greenhouse gas reduction objectives at the program level? The Plan would be developed through community participation and extensive policy research, and with the most current data and technology available to the City staff.

The City of San Dimas plans to update and create a Targeted General Plan Update. The update will provide an improved road map for the city, in terms of creating relationships between elements and creating new priorities derived from new legislature in addressing AB 32 and implementing SB 375. Our proposed plan will be comprehensive in nature, addressing interdependent economic, social, physical, and quality of life issues. Plans need to be updated periodically to reflect current community values, update technical information, and address locally relevant issues. Such is the case with San Dimas's General Plan. Our strategy for completing an update of the General Plan is based in large part on having City staff take a role in preparing the update with assistance from consultants on technical issues.

A general expectation is that the General Plan should be comprehensively updated every 10 to 20 years, and San Dimas's General Plan is now almost 10 years old. Since adoption of the General Plan in 1991, there has been no comprehensive assessment of the goals, policies, and programs in the General Plan except for those in the Housing Element. Technical data is outdated, new environmental information has become available, new development has occurred, new legislature has been adopted, and new issues have arisen in the community, which are not addressed in the current General Plan.

The benefits of an updated comprehensive General Plan are numerous. In part, an update will do the following:

- Affirm the City's long-term values, continued policies, and ongoing programs as follows:
  - Incorporate plans and reports that have been approved since 1991.
- Address and balance concerns and provide a strong basis for current decision-making:
- Provide and update technical and environmental information in the General Plan:
  - Correct and update information in the areas of noise, seismic, flood zones, geology, transportation, and air quality for use in reviewing new development projects.
  - Incorporate the impact of telecommunications and advance technology.
  - Provide discussion of the City's role in regional and sub-regional issues including solid waste management, congestion, air quality, and transportation.
  - Incorporate, within the elements of the General Plan, reduction targets and implementation goals for AB 32 and SB 375.

**RESOLUTION NO. 2010-46**

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING THE SUBMITTAL OF AN APPLICATION FOR GRANT FUNDS FOR THE SUSTAINABLE COMMUNITIES PLANNING GRANT AND INCENTIVES PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006 (PROPOSITION 84)

WHEREAS, the Legislature and Governor of the State of California have provided funds for the program shown above; and

WHEREAS, the Strategic Growth Council has been delegated the responsibility for the administration of this grant program, establishing necessary procedures; and

WHEREAS, said procedures established by the Strategic Growth Council require a resolution certifying the approval of application(s) by the Applicants governing board before submission of said application(s) to the State; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the State of California to carry out the development of the proposal.

NOW, THEREFORE BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SAN DIMAS HEREBY:

Approves the filing of an application for the San Dimas Targeted General Plan Update proposal in order to become a sustainable community;

1. Certifies that Applicant understands the assurances and certification in the application; and
2. Certifies that Applicant will have sufficient funds to develop the proposal or will secure the resources to do so, and
3. Certifies that the proposal will comply with any applicable laws and regulations.
4. Appoints the authority to the Assistant City Manager, or designee, as agent to conduct all negotiations, sign, and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests and so on, which may be necessary for the development of the aforementioned project.

PASSED, APPROVED AND ADOPTED THIS 24<sup>TH</sup> DAY OF AUGUST, 2010

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Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

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Ina Rios CMC, City Clerk

I, Ina Rios, hereby certify that the foregoing Resolution was duly adopted by vote of the City Council of the City of San Dimas, at their regular meeting of August 24, 2010, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

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Ina Rios, CMC, City Clerk



CITY OF SAN DIMAS  
MINUTES  
SAN DIMAS REDEVELOPMENT AGENCY MEETING  
TUESDAY, AUGUST 10, 2010  
SENIOR CITIZEN/COMMUNITY CENTER  
MULTIPURPOSE ROOM, 201 E. BONITA AVENUE

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**PRESENT:**

Chairman Curtis W. Morris  
Vice Chairman John Ebner  
Mr. Emmett G. Badar  
Mr. Denis Bertone  
Mr. Jeffrey W. Templeman  
Executive Director Blaine Michaelis  
Agency Attorney Ken Brown  
Secretary Ina Rios  
Assistant City Manager of Community Development Larry Stevens  
Director of Development Services Dan Coleman  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

**ABSENT:**

Assistant City Manager Ken Duran

**CALL TO ORDER**

Chairman Morris called the meeting to order at 7:53 p.m.

**ORAL COMMUNICATIONS** (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)

There were no speakers.

**APPROVAL OF MINUTES**

It was moved by Mr. Bertone, seconded by Mr. Templeman, to approve the Minutes of the July 27, 2010 meeting. The motion carried unanimously.

**EXECUTIVE DIRECTOR**

There were no comments.

**MEMBERS OF THE AGENCY**

There were no comments.

**ADJOURNMENT**

Chairman Morris adjourned the meeting at 7:54 p.m.

Respectfully submitted,

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Ina Rios, Secretary

A handwritten signature in black ink, appearing to be "IR", located in the bottom right corner of the page.