



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, SEPTEMBER 28, 2010, 7:00 P. M.**  
**SENIOR CITIZEN/COMMUNITY CENTER,**  
**MULTIPURPOSE ROOM, 201 E. BONITA AVE.**

---

**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**

- Proclaim October as National Planning Month

**3. ANNOUNCEMENTS**

- 50th Anniversary Flashbacks
- Pui-Ching Ho, Library Manager, 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) **RESOLUTION NO. 2010-49**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF SEPTEMBER 2010.
- (2) Consider adopting Amended Standardized Conflict of Interest Code for Designated Employees  
**RESOLUTION NO. 2010-50**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING A STANDARDIZED CONFLICT OF INTEREST CODE FOR DESIGNATED EMPLOYEES.
- (3) **RESOLUTION NO. 2010-51**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING AN ADMINISTRATIVE PROCEDURES AND REIMBURSEMENT POLICY FOR DECLARED EMERGENCY/DISASTER.

- b. Approval of minutes for regular meeting of September 14, 2010 and special meeting of September 14, 2010.
- c. Award of Cash Contract 2010-08, Cataract Avenue Storm Drain MTD 1804 to VCI Construction, in the amount of \$255,432.00.
- d. Authorization to Waive Formal Bid Process for the Purchase of Video Detection Cameras and Accessories for the Bonita Avenue/San Dimas Canyon Road Signal Modification Project and Award bid to Rodef, Inc. (affiliate of Iteris, Inc.) in the Amount of \$23,584.18

END OF CONSENT CALENDAR

## **6. 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 24, 2010).

## **7. 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 meeting of September 14, 2010.
- c. Executive Director
  - 1) Status on current projects.
- d. Members of the Agency

## **8. 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
- 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.

## **9. ADJOURNMENT**

The next meeting is on October 11, 2010, 5:00-9:00 p.m. for a City Council/Staff Retreat at the San Dimas Sheriff's Station Public Meeting Room.

**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 186 VILLAGE COURT DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

**HEARING ASSISTANCE:** HEARING ASSISTANCE IS AVAILABLE. PLEASE CONTACT THE CITY CLERK (909) 394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON SEPTEMBER 24, 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).

**RESOLUTION NO. 2010-49**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTH OF  
SEPTEMBER 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: 09/30/10; 132836 through 132980; in the amount of  
\$1,650,785.98.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF SEPTEMBER, 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 September 28, 2010, by the following  
vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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

52(1)



***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.***



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the meeting of September 28, 2010*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Ina Rios, CMC, City Clerk

**Subject:** Resolution No. 2010-50, A Resolution of the City Council of the City of San Dimas Adopting a Standardized Conflict of Interest Code for Designated Employees of the City of San Dimas

---

The City is required to review how the Conflict of Interest Code is applied to city officials, employees and service providers.

Staff recommends adoption of Resolution No. 2010-50.

## **DISCUSSION**

Every two years the City is required to review how the Conflict of Interest Code is applied for city officials, employees, and those that provide city services. We have reviewed our Code and determined that an amendment is required to include new positions that must be designated and revise the titles of existing positions.

- The Administrative Services Department was reorganized as follows:
  - IS Applications Analyst was added

## **RECOMMENDATION**

Receive presentation, open discussion, and consider adopting Resolution No. 2010-50.

**RESOLUTION NO. 2010-50**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS ADOPTING A STANDARDIZED  
CONFLICT OF INTEREST CODE FOR DESIGNATED  
EMPLOYEES OF THE CITY OF SAN DIMAS**

**WHEREAS**, the Political Reform Act of 1974, California Government Code Sections 87300-87313, requires that government entities in the State of California adopt Conflict of Interest Codes; and

**WHEREAS**, In 1980 the City of San Dimas adopted a Conflict of Interest Code, including procedures for filing Statements of Economic Interests as stated therein; and

**WHEREAS**, from time to time it is necessary to amend the list of Designated Positions and Disclosure Categories, because of the establishment and deletion of City positions, and additions and amendments to State laws, regulations or interpretations thereof; and

**WHEREAS**, the Mayor, City Council, City Manager, City Attorney, City Treasurer and members of the Planning Commission are required to file Statements of Economic Interests under State Government Code Sections 87200-87210.

**WHEREAS**, the City Council last adopted the terms of 2 Cal. Adm. Code Section 18730 in September of 2008. State law requires that the Council review the Conflict of Interest Code in even numbered years.

**BE IT NOW THEREFORE RESOLVED THAT:**

1. The terms of 2 Cal. Adm. Code Section 18730 and any amendments to it duly adopted by the Fair Political Practices Commission along with the attached Appendices in which officials and employees are designated and disclosure categories are set forth, are hereby incorporated by reference and constitute the Conflict of Interest Code of the City of San Dimas.
2. This Resolution supersedes that previous Resolution No. 08-53 which adopted a Conflict of Interest Code for designated employees in the City of San Dimas.
3. The City Clerk shall certify the adoption of this Resolution.

Passed, approved and adopted this 28<sup>th</sup> day of September, 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 September 28, 2010.

AYES:

NOES:

ABSENT:

ABSTAIN:

---

Ina Rios, CMC, City Clerk

**APPENDIX A**  
**DESIGNATED POSITIONS**

<b>DESIGNATED EMPLOYEES</b>	<b>CATEGORIES</b>
<u>Administrative &amp; Finance</u>	
Assistant City Manager	1,2,3,4,5,6,7
Assistant City Attorney	1, 2, 6
Finance Manager	1, 2, 5, 7
Housing Programs Manager	1, 2, 6
IS Applications Analyst	1, 2, 6, 7
Consultants*	1, 2, 6
<u>Parks &amp; Recreation</u>	
Parks & Recreation Director	1, 2, 6, 7
Recreation Services Manager	2, 4, 7
Facilities Manager	2, 4, 7
Landscape Maintenance Manager	2, 4, 7
<u>Public Works</u>	
Public Works Director/City Engineer	1, 2, 3, 4, 6, 7
Senior Engineer	1, 2, 3, 4, 6, 7
Public Works Maintenance Superintendent	2, 4, 7
Associate Engineer	1, 2, 3, 4, 6, 7
Public Works Inspector	1, 2, 3, 4, 6,
<u>Development Services</u>	
Assistant City Manager of Community Development	1, 2, 3, 4, 6
Development Services Director	1, 2, 3, 4, 6
Planning Manager	1, 2, 3, 4, 6
Associate Planner	1, 2, 3, 4, 6
Assistant Planner	1, 2, 3, 4, 6
Senior Code Compliance Officer	1, 2, 3, 4, 6
Code Compliance Officer	1, 2, 3, 4, 6
Building & Safety Superintendent	1, 2, 3, 4, 6, 7
Building Inspector	1, 2, 3, 4, 6
Plans Examiner	1, 2, 3, 4, 6

---

\* With respect to Consultant, the City Manager may determine in writing that a particular Consultant is hired to perform a range of duties that are limited in scope, and thus the requirements described in these categories. Such determination shall include a description of the Consultant's duties and, based upon that description, a statement of the extent of disclosure requirements. The determination shall be retained by the City Manager as filing officer. Nothing herein excuses any Consultant from any other provisions of this Code.

- In Administrative & Finance, the IS Applications Analyst was added because this individual will make decisions on purchasing computer software and hardware.

**APPENDIX B**  
**DISCLOSURE CATEGORIES**

The disclosure categories listed below identify the types of investments, business entities, sources of income, or real property which the designated employee must disclose for each disclosure category to which he or she is assigned.

Category 1: All investments and management positions in, and sources of income from, all business entities that do business or own real property in the City, plan to do business or own real property in the City within the next year or have done business or owned real property in the City within the past two years.

Category 2: All interest in real property which is located in whole or in part within, or not more than two (2) miles outside, the boundaries of the City.

Category 3: All investments and management positions in, and sources of income from, business entities subject to the regulatory, permit, or licensing authority of the Designated Employee's Department, will be subject to such authority within the next year or have been subject to such authority within the past two years.

Category 4: All investments in, and sources of income from, business entities that are engaged in land development, construction of the acquisition or sale of real property in the City, plan to engage in such activities in the City within the next year or have engaged in such activities in the city within the past two years.

Category 5: All investments and management positions in and sources of income from, business entities that are banking, savings and loan or other financial institutions.

Category 6: All investments and management positions in, and sources of income from, business entities that provide services, supplies, materials, machinery or equipment of a type purchased or leased by the City.

Category 7: All investments and management positions in, and sources of income from business entities that provide services, supplies, materials, machinery or equipment of a type used or administered by the Designated Employee's Department.



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*September 28, 2010*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Adopt Resolution 2010-51 *Administrative Procedures and Reimbursement Policy for Declared Emergency/Disaster*

---

## **SUMMARY**

*Adopt Resolution 2010-51, Administrative Procedures and Reimbursement Policy for City Declared Emergency/Disaster in order to meet FEMA reimbursement guidelines. Effective September 29, 2010.*

## **BACKGROUND**

In the immediate aftermath of a City declared emergency or disaster, the City may be in critical need of specialized resources, extended staffing hours, and other emergency spending. It is best management practices to have the *Administrative Procedures and Reimbursement Policies* in place and adopted before an emergency and/or disaster occurs, in order for the City to be eligible for reimbursement from FEMA for expenditures incurred during an emergency. The attached resolution outlines the City's procedures and policies regarding a declared City emergency.

## **RECOMMENDATION**

It is recommended that the City Council adopt **Resolution 2010-51** *Administrative Procedures and Reimbursement Policy for City Declared Emergency/Disaster* effective September 29, 2010.

Respectfully Submitted,

Barbara Bishop  
Finance/IS Manager

5a(3)

## RESOLUTION NO. 2010-51

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING AN ADMINISTRATIVE PROCEDURES AND REIMBURSEMENT POLICY FOR DECLARED EMERGENCY/DISASTER

WHEREAS, the City of San Dimas in the event of a declared City emergency and/or disaster has established an *Administrative Procedures and Reimbursement Policies for Declared Emergency/Disaster*, and

WHEREAS, the policies must be adopted and in place before a declared emergency and/or disaster occurs, in order to request federal assistance and meet the requirements of FEMA; and

NOW, THEREFORE, IT IS HEREBY PROCLAIMED that these procedures and reimbursement policies are adopted by the City of San Dimas and will be considered eligible for federal assistance in the event of a declared emergency and/or disaster as follows:

#### **Emergency/Disaster Pay Policy**

Following an emergency or disaster it is not unusual for all employees to be required to work 80-100 hours a week to assist the City in recovering from a major disaster. FEMA will reimburse for overtime costs as long as a written policy is in place before the disaster occurs. Salaried and hourly employees will be paid overtime pay at 1 ½ their normal pay rate for all hours worked over forty (40) hours a week. Additionally, for those employees that are **normally exempt** from overtime; in the event of an emergency and if required to work extended hours, those employees will be paid overtime pay at 1 ½ their normal pay rate for all hours worked over forty (40) hours a week. Per our adopted written policy all overtime costs will then be eligible for reimbursement in the event of an emergency/disaster and will be requested from FEMA.

#### **Emergency Lodging**

In the event of an emergency or disaster, key EOC personnel, as well as other employees living 15 or more miles from City Hall, the commute time in a post disaster environment added to extended work schedules may not be in the best interest of the City or the employee. In this situation, if warranted the City may provide lodging (either in a City facility or local hotel) for those employees with extended commutes. Reimbursement of expenditures for lodging for staff and key EOC personnel in the event of an emergency/disaster will be eligible and requested from FEMA.

#### **Emergency Worker Meals**

In the event of an emergency or disaster, the feeding of EOC and other emergency workers may be a significant problem. Local stores and restaurants may be damaged, lack electrical power, water and gas. Staff may need to travel some distance to find food to sustain the work force. The City will provide and pay for the food necessary to feed the EOC and other emergency workers as needed, and these expenses will be submitted for reimbursement by FEMA. If an employee expends personal funds to purchase food and/or supplies, the City will reimburse the employee, and then request reimbursement by FEMA.

Resolution 2010-51  
Administrative Procedures and Reimbursement Policy  
For City Declared Emergency/Disaster

**Emergency Disaster Purchasing Program**

In the immediate aftermath of a disaster, the City's normal purchasing policy shall be followed whenever possible. The City may find themselves in critical need of specialized resources; resources that are rapidly absorbed in the marketplace. Therefore, open purchase orders for food establishments and supplies for resources needed during a disaster have been set up. For other resources such as; specialized equipment, portable restrooms, tents, generators, etc. the City has established for disaster purchasing on a no-bid basis up to \$20,000 as approved by key EOC personnel. FEMA will honor whatever upper limit the City establishes for disaster purchasing on a no-bid basis within reason and the established normal procedures are otherwise followed.

IT IS FURTHER PROCLAIMED AND ORDERED that during the existence of said local emergency the powers, functions, and duties of the Director of Emergency Services and the emergency organization of this City shall be those prescribed by law, by ordinances and resolutions of this City, and approved by the City Council; and

IT IS FURTHER PROCLAIMED AND ORDERED that said local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of San Dimas, State of California.

PASSED, APPROVED AND ADOPTED this 28th DAY OF SEPTEMBER, 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 September 28, 2010, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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



**MINUTES**  
**REGULAR CITY COUNCIL**  
**TUESDAY, SEPTEMBER 14, 2010, 7:00 P. M.**  
**MULTI-PURPOSE ROOM**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**201 E. BONITA AVENUE**

---

**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  
Assistant City Manager Ken Duran  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Building and Safety Superintendent Eric Beilstein  
Recreation Coordinator Tanya Taylor

**ABSENT:**

Director of Development Services Dan Coleman

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

Mayor Morris called the meeting to order at 7:02 p.m. and led the flag salute.

**2. ANNOUNCEMENTS**

➤ 50th Anniversary Flashbacks

Bill Emerson, Representative, San Dimas Historical Society, reported events from 1975: Reynolds Metal Company of Los Angeles recycled the closed gas station at corner of Arrow Hwy. and Lone Hill into a recycling center; The City Council agreed to purchase old San Dimas Elementary School site for \$66,300, for development into Pioneer Park; He said Knead Wrecking Company was awarded \$12,800 to demolish the elementary school site; 85 families moved in San Dimas - 14 moved into Cimarron Creek, 3 into Villa DePalma, 3 into Tiburon, 5 into Montecino; 21 into Via Verde; and the remainder into other areas of San Dimas.

➤ San Dimas 5K and 1 mile Family Fun Run and Family Fitness Fair for Saturday, September 25, 2010.

Recreation Coordinator Taylor announced the 50<sup>th</sup> Anniversary 5K and 1 Mile Family Fun Run to take place on Saturday, September 25, 2010, at 7:30 a.m. and 8:30 a.m. respectively. Pre-registration ends Wednesday, September 22, 2010 at 5:30 p.m., or participants can register at 6:30 a.m. the day of the race. She said a healthy breakfast will be available for participants.

56

➤ Pui-Ching Ho, Library Manager, San Dimas Library

Pui-Ching Ho, Library Manager, San Dimas Library, invited families and children to join the Family Drum Circle beginning September 15 for fun exploring a variety of percussion instruments. She invited innovative, energetic teens, grade 6-12, to come to the Teen Advisory Board meeting on Saturday, September 18, 12:00 p.m., for input and help recommending materials for purchase and promoting Library programs and services to other teens. Mystery Authors Hannah Dennison, Dorothy Howell, Kathryn Lilley, Harley Janes Kozak, and Avery Aames will be at the Library on Saturday, September 18 to discuss writing humorous crime novels and their latest books. She said this free event is sponsored by Sisters in Crime, Speakers Bureau, Los Angeles Chapter. For more information, call the Library at (909) 599-6738. Mark your calendars for the Friends of the San Dimas Library Book Sale that will be held Friday through Sunday, October 1-3, during Western Days.

**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) Dennis Phillips said City Attorney Brown visited his property where street improvements and the second driveway approach are underway. Mr. Phillips stated that he is a car collector and apparently his cars are the subject of code enforcement. He stated that he was sentenced to work at the Caltrans Tree Farm as a violation of probation and as a result, the room addition will not get done as quickly as he hoped this year. He added that it was his decision to remove the second driveway approach and thanked Public Works Director Patel and his crew for their fast response and assistance.

2) Jimmy Clayton said the City hired Champion Paving to slurry seal Teague Drive with two coats, and representatives are still waiting for the second coat. Representatives of the units secured another bid for one-half the cost and they are completely satisfied with the slurry work.

3) Graham Bristow is grateful for the approval of the 3rd Annual Jackie Bristow Memorial Race in remembrance of his daughter, Jackie Bristow, who passed away in 2008 from complications from an eating disorder. He said the race is held not only as a memorial for Jackie, but as educational awareness for the community for eating disorders. He said over the past two years over \$15,000 has been donated to charities that support anti-eating disorder movements. Last year a Coaches Clinic was started to help them be aware of warning signs in athletes, especially female athletes, and the program will be expanded to parents, teachers, and students in local areas. He thanked the Council for their support and praised staff for their assistance. He invited the community to come to the race on January 8, 2011.

3) Shelbie Moore, ASB student, Lone Hill Middle School, reported on the Sixth Grade elections, first school dance, Magazine turn, Student Council Meeting, and athletic activities.

4) Aunisha Leffridge, ASB President, added that students who jump two levels on their CST will earn an In-N-Out double-double hamburger; and a new program Language! will be available for grades 6-8 to focus on increasing reading levels.

In response to Councilmember Templeman, the girls reported that Red Ribbon Week will be celebrated on October 23rd.

5) Jessica Vala, ASB Executive Board President, San Dimas High School, said students are planning their Fall Sports Rally and invited the City Council to their football game Friday, at 7:00 p.m. to recognize the people who serve the community. Other events include the Gladstone Walk-a-Thon on September 29th and Renaissance on October 7th to recognize students who have achieved a certain GPA level. She added that seniors in the Economic Class have to make and present their own business plans. She said all students are pleased with their teachers and schedules and are working hard to improve their grades.

6) Sid Maksoudian stated he is disturbed by the discrimination against him, which should not be tolerated in this city.

7) Margie Green invited everyone to come out to Western Days and San Dimas Rodeo, on Saturday and Sunday, October 2-3, 2010, to enjoy various fun activities including arts and crafts, Indian Pow Wow, Business Expo, and a great parade. She said the Chamber of Commerce is assisting with these events and is in need of volunteers. Contact the Chamber of Commerce if you would like to volunteer your time.

8) Ted Powl, President/CEO, Chamber of Commerce, encouraged participation in the parade for Western Days and said they are in need of equestrians to participate in the parade.

Councilmember Templeman asked Mr. Duran to email the Equestrian Commissioners to direct them toward the Chamber.

9) Ted Powl, representing the Inland Valley Hope Partners, one of the only emergency family housing organizations in the Pomona Valley that provides emergency family housing and a food security program for people in local communities, including San Dimas. He said last year, the organization raised approximately \$60,000 and the goal this year is to raise \$100,000 to support this effort. He invited participation in the Walk for the Hungry fundraiser in Ontario, in October. For more information, contact Mr. Powl at the Chamber Office.

10) Joe Fransen, representing the Soroptomist International of San Dimas-La Verne, thanked community volunteers who came to Target, and were included in the Bonita Children's Shopping Day program to help the children select shoes and clothes. He said approximately 115 children were clothed and fed healthy breakfasts with the support and help of Target in San Dimas. He said an annual fundraiser is conducted at the Avalon in Pomona to support this function and he invited anyone interested to join them next year.

#### 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 audience requests removal for separate discussion.)

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

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

(1) **RESOLUTION NO. 2010-47**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF AUGUST AND SEPTEMBER 2010.

b. Approval of minutes for regular City Council meeting of August 24, 2010 and special meeting of August 24, 2010.

- c. Approve Jackie Bristow Memorial 5K and 1 Mile running road race on January 8, 2011. Restricted closure of certain streets within the downtown area on Saturday, January 8, 2011 from 6:00 a.m. to 12:00 p.m.
- d. Reject claim for damages from Verizon.
- e. Reject claim for damages from Justin and Monique Cain.
- f. Proclaim September, 2010 as National Alcohol and Drug Addiction Recovery Month.
- g. Proclaim September, 2010 as Childhood Cancer Awareness Month.

END OF CONSENT CALENDAR

## 5. OTHER MATTERS

- a. Award bid in the amount of \$125,960 to K&Z Cabinets, for Bid Package #38 - Millwork - renovation work for the City Council Chambers.

City Manager Michaelis reported that award of bids for some of the work for the city hall, plaza and community building renovation was postponed to determine specifics of the work by design and bidding during the construction process. He said the work will bring the Chambers into ADA compliance, realign staff tables and audience seating, and include changes to the function and extent of wood work to be completed in the Council Chambers and paneling replacement in a staff conference room, as discussed on July 13 and August 24. Staff recommended award of bid packet #38 - millwork to K&Z Cabinets in the amount of \$125,960, to complete the extended work in the Council Chambers and staff conference room. He said project contingency money is available to address the net increase in cost for this work; and he requested direction if the Council wishes to remove bullet guard from work to be completed.

Councilmember Bertone said he does not want to vote against ADA requirements and asked if it were possible to itemize expenses on the work.

Mayor Morris suggested that Councilmember Bertone make a statement that he would vote for ADA related issues, without supporting the entire bid. He did not believe a breakdown of costs was possible.

- b. Award bid in the amount of \$40,500 to Inland Building, for Bid Package #39 - Signage.

Mr. Michaelis stated that bids for the project came in under the estimated costs and recommended award of bid packet #39 - Signage to Inland Building in the amount of \$40,500, to meet code requirements to label and sign certain doors, uses and areas of the building.

Mayor Morris stated that action would be taken first on Bid Package #39 for Signage.

It was moved by Councilmember Bertone, seconded by Councilmember Templeman, to award bid in the amount of \$40,500 to Inland Building, for Bid Package #39 - Signage. The motion carried unanimously.

Mayor Morris asked for action to be taken on Bid Package #38 for Millwork, extended work to City Council Chambers and staff conference room.

Councilmember Bertone stated that he would vote for ADA requirements, but he would vote against the bid package #38 because he felt the work is unnecessary.

Councilmember Templeman commented that the project is in need of rebuilding the interior of the Chambers and staff conference room and he moved to award bid in the amount of \$125,960 to K&Z Cabinets, for Bid Package #38 - Millwork - renovation work for the City Council Chambers. The motion was seconded by Councilmember Badar and carried by the following vote:

AYES: Councilmembers Badar, Ebiner, Templeman, Morris  
NOES: Councilmember Bertone  
ABSTAIN: None  
ABSENT: None

- c. Request to consider closure of Bonita Avenue and certain streets within the Downtown Area on Friday, October 22, 2010 at 3:30 p.m. for the 3rd Annual San Dimas High School Homecoming Parade.

Director of Public Works Patel said a request was received from San Dimas High School to hold their Third Annual Homecoming Parade downtown on Bonita Avenue, from Iglesia to Monte Vista, and staging would be held at Iglesia between Second Street and Bonita Avenue. He said the event would require street closure from 2:30 - 5:30 p.m. to set up and take down traffic controls. He provided background on last year's parade and said a post-event meeting was held with the event coordinator to discuss merchant and staff concerns and to encourage an alternate parade route. ASB Advisor Terry Casey said the school will invite businesses to advertise in their program and he confirmed he would be on site coordinating the event, and be available to staff via cell phone. Staff recommended approval of the Homecoming Parade on Friday, October 22, and staff will provide traffic control services at a cost of \$2,000 for the closure of Bonita Avenue from Iglesia Street to Monte Vista, Iglesia Street from First Street to Bonita Avenue; and Monte Vista from Bonita Avenue to First Street. He said following Council approval, he will take the item to the Traffic Safety Committee for consent approval.

In response to Council, Mr. Patel replied that merchants were invited to last year's post event meeting with the Vice Principal and there was no response to his email and letters. He said traffic would be detoured at Cataract, and First Street would remain open. He added that the parking lot would be partially closed to allow staging and parents to park their vehicles. He said the remainder of the lot would be open to the public. He said the streets would be closed at 2:30 p.m., and the Parade would start at 3:30 p.m. and conclude at approximately 4:00 p.m.

Mayor Morris invited audience comments.

- 1) Sid Maksoudian said he cannot justify taxpayers cost of \$2,000 for a high school parade that he feels lacks organization and attendance. He stated there are other routes closer to the school that can accommodate the parade and not impact the downtown merchants.
- 2) Michael Kelly, Principal, San Dimas High School, thanked the City Council for past support given to the High School to have their Homecoming Parade similar to other high schools in surrounding communities. He said over the past two years he has watched the parade grow and people enjoy coming together as a community. He requested the City Council to approve the Homecoming Parade because the kids deserve it, the community deserves it, and the parents love to see their kids in the parade.

It was moved by Councilmember Templeman, seconded by Mayor Pro Tem Ebiner, to approve the Homecoming Parade on Friday, October 22, 2010, and direct staff to provide traffic control services for the closure of Bonita Avenue from Iglesia Street to Monte Vista; Iglesia Street from First Street to Bonita Avenue; and Monte Vista from Bonita Avenue to First Street.

Mayor Morris stated that the Bonita Corridor meeting is held the first Thursday of each month and many of the merchants that attended the meeting authorized him to convey their support for the parade.

The motion carried unanimously.

- d. Letter to the California High Speed Rail Project - request for additional time for analysis and problem solving - consideration of route alternatives that minimize any impact of San Dimas residents.

City Manager Michaelis reported that California Voters approved the planned high-speed rail system in California. The second phase of the project runs from downtown Los Angeles to Ontario Airport through the San Gabriel Valley on its way to San Diego and is expected to cost \$40 billion. Mr. Michaelis said meetings were held with staff members of the California High Speed Rail Authority to get more details of the routes being considered and impacts on San Dimas. Mr. Michaelis said staff communicated the challenge and impact of placing the high speed train on top of the Metrolink system and offered that there would be less disruption of residential areas if the train were kept to the south side of the Interstate 10 freeway. He said San Gabriel cities and the San Gabriel Valley Council of Governments have asked the Authority to take the time to make sure cities and residents have a good understanding of the proposals for the project. Staff recommended authorizing the Mayor to sign a letter to the Authority requesting additional time and consideration of route alternatives that preserve neighborhoods and businesses.

Councilmember Bertone said voters approved \$11 billion for the project, however, the project will cost \$40 billion and over time the cost would increase to \$120 billion. He asked City Manager Michaelis to explain the tunneling under Via Verde.

Mayor Morris said he read in the newspaper that the Japanese offered to design, supply equipment, and finance a portion of the project.

Mr. Michaelis said public meetings would be scheduled to inform the public. He explained that the high-speed rail must maintain grades and turning radius that allow for it to achieve speeds necessary to reach the destination in time and meet requirements of the High Speed Rail Authority. He said if the Authority uses Interstate-10 freeway corridor, Kellogg Hill presents a problem and one solution is a subterranean tunnel. If the north side of the 10 freeway is utilized, a tunnel system would go under portions of Via Verde on that alignment and come up around Covina Hills Road to continue on the path. Mr. Michaelis said there are a number of alternatives that must be explored and each may have some impact to our community.

It was moved by Mayor Pro Tem Ebiner, seconded by Councilmember Bertone, to authorize the Mayor to sign the letter to the California High Speed Rail Authority requesting additional time to consider route alternatives that would minimize impacts on adjacent neighborhoods and businesses. The motion carried unanimously.

## **6. SAN DIMAS REDEVELOPMENT AGENCY**

Mayor Morris recessed the regular meeting at 8:06 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 8:14 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) Sid Maksoudian stated that only about six out of approximately 35 merchants attend the Bonita Corridor meetings and those few do not represent the majority of merchants in the downtown.
- 2) Sid Maksoudian said about two weeks ago there was a fire underneath the 57 Freeway and San Dimas Avenue was blocked to through traffic. He said officers were unable to guide him to Via Verde and after he found a solution, he contacted the Sheriff's Station to offer directions.
- 3) David Harbin praised the Mayor and said San Dimas is a great city. He objected to Mr. Maksoudian's criticism of his personal friends and the high school students.

- 4) Margie Green stated that in the past few years she has gone to the Bonita Corridor meetings, attendance has grown to 20 or more downtown merchants. She said the Bonita Corridor is there to help promote the downtown area and merchants are happy about having the Homecoming parade.
- 5) Margie Green thanked the Fire Department for putting out a fire behind her backyard.
- 6) Margie Green reminded everyone about Western Days on October 2 and 3, 2010, and said it will be a great event with many fun activities. She said there will be people in the parade and hopes there will be horses. She encouraged equestrians and volunteers to contact the Chamber to help out.

b. City Manager

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

Superintendent of Building and Safety Beilstein provided a Powerpoint presentation of the chronological snapshots of construction over the last month at the city hall, community building and plaza project. Included were slides of the I-beam signed by the City Council and staff; different angles of the vapor barrier at the Plummer building expansion; removal of plaza construction debris; seismic defects found and broken block walls due to lack of sheer wall connections; A/C ducts; roofing metal deck; interior framing of offices; A/C units in the basement; storage, receptionist and copy room areas; the southerly addition and breezeway; decorative coffered ceiling; and the mechanical pad outside the Plummer building.

In response to Councilmember Templeman, Mr. Beilstein replied that the project is half-way through and on schedule.

- 2) Meeting dates and times for the Fall City Council/Staff Retreat to be held at the San Dimas Sheriff's Station:  
Monday, October 4, 2010, 5:00-9:00 p.m.  
Saturday, October 9, 2010, 8:00 a.m. - Noon  
Monday, October 11, 2010, 5:00-9:00 p.m.

It was the consensus of the City Council to schedule the Fall City Council/Staff Retreat on Monday, October 11, 2010, from 5:00 -9:00 p.m.

c. City Attorney

There were no comments.

d. Members of the City Council

- 1) Request to nominate and support Councilmember Margaret Clark of Rosemead to represent San Dimas on the San Gabriel Basin Water Quality Authority Board.

**RESOLUTION NO. 2010-48, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, NOMINATING ROSEMEAD COUNCILMEMBER MARGARET CLARK TO REPRESENT CITIES WITHOUT PRESCRIPTIVE WATER RIGHTS ON THE BOARD OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY.**

Mayor Morris reported that cities without prescriptive pumping rights have an opportunity to nominate a Board Member to represent them on the San Gabriel Basin Water Quality Authority. Councilmember Margaret Clark has represented the City of San Dimas since 1993.

After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Templeman, to waive further reading and adopt **RESOLUTION NO. 2010-48, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, NOMINATING ROSEMEAD COUNCILMEMBER MARGARET CLARK TO REPRESENT CITIES WITHOUT PRESCRIPTIVE WATER RIGHTS ON THE BOARD OF THE SAN GABRIEL BASIN WATER QUALITY AUTHORITY.** The motion carried unanimously.

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

There was no report.

- 3) Individual Members' comments and updates.

- a) Councilmember Templeman cited an editorial in the San Gabriel Valley Tribune discussing redevelopment problems and business problems in the entire state and he thought it would be appropriate for the Metropolitan Transportation Authority to read the article.

- b) In response to Mr. Maksoudian's comments, Councilmember Templeman listed several downtown businesses he patronizes and said he is not trying to destroy the downtown businesses.

- c) Councilmember Bertone said 31 incorporated cities in the San Gabriel Valley are members of the San Gabriel Valley Council of Governments (COG), an organization that attempts to get our fair share of State and Federal funds. He said Mr. Stevens is very active in the COG and the Technical Advisory Committee (TAC) and Mr. Michaelis is active in the COG. Mr. Bertone said as an example, through the efforts of the COG, the Rivers Mountains Conservancy (RMC) brought in over \$70,000 to the San Gabriel Valley.

## **8. CLOSED SESSION**

Mayor Morris recessed at 8:37 p.m. to convene the closed session pursuant to Government Code Section 54956.9:

- a. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION  
(SUBDIVISION (b)(3)(C) OF GOVERNMENT CODE SECTION 54956.9)**

Receipt of claim filed on August 17, 2010 by Robert T. Mathis II against the City of San Dimas

- b. Report on closed session.

After discussion with the City Attorney, the City Council gave direction that the City Clerk return to Mr. Mathis the claim he filed because it was not timely filed.

## **9. MEMORIAL ADJOURNMENT**

Mayor Morris adjourned the meeting at 9:25 p.m. in observance of 9-11-01. The next meeting is 7:00 p.m. on September 28, 2010.

Respectfully submitted,

---

Ina Rios, CMC, City Clerk



**MINUTES**  
**SPECIAL MEETING OF**  
**SAN DIMAS CITY COUNCIL**  
**TUESDAY, SEPTEMBER 14, 2010, 6:15 P. M.**  
**SENIOR CITIZEN/COMMUNITY CENTER**  
**201 E. BONITA AVE.**

---

**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  
Assistant City Manager Ken Duran  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

Stephen Gaffney, AIA, Nestor+Gaffney Architects  
Gary Chubb, Vice President, Griffin Structures, Inc.

**ABSENT:**

Director of Development Services Dan Coleman

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 6:15 p.m.

**2. ORAL COMMUNICATIONS**

(For anyone wishing to address the City Council on an item on this agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. Speakers are limited to three minutes or as may be determined by the Chair.)

- a. Members of the Audience

There were no comments.

**3. STUDY SESSION PLANNING MATTERS**

- a. Tour of the San Dimas City Council Chambers to review proposed project.

At 6:16 p.m. the City Council, Staff and members of the public recessed to the Council Chambers at the City Hall construction site.

Architect Gaffney described the proposed audience seats and said space between seats would be approximately 44-inches and with the seat down, it would be 25-inches and would provide adequate legroom. He said originally there were 72 seats and no handicapped access. Council is being asked to consider expanding audience seating to a total of 80 seats that will be ADA accessible.

Mayor Morris stated that the ability to add over-flow chairs is necessary and the ten additional seats do not make a significant difference.

It was the consensus of the City Council that the additional seats were unnecessary.

Mr. Gaffney said the existing staff table would be realigned to the railing, which would be a solid wall, and the lectern would be moved slightly to the north of the railing near the handicapped ramp on the north side.

Mayor Pro Tem Ebner stated he would prefer the railing be left open.

Mayor Morris said he would support the Architect's recommendation.

Once Mr. Gaffney described the minimal length of wall available after the staff table was integrated into the railing, it was the consensus of the City Council to support the Architect's recommendation.

Mr. Gaffney reported that the existing paneling is thin veneer that would be difficult to refinish. He recommended replacing the paneling with longer lasting paneling materials.

In response to Councilmember Templeman, Mr. Gaffney said a film can be applied to windows above the dais to minimize sun glare.

City Manager Michaelis asked the City Council to decide whether or not to proceed with the installation of bullet guard material on the dais. He said the cost is included in the bid amount and can be deleted if the City Council opposes the installation.

Mayor Morris said the prior vote on this item was tied 2.2, with one abstention, and concern was expressed with staff in front.

Mayor Pro Tem Ebner said he had second thoughts contingent upon the railing being left open.

Councilmembers Badar and Templeman supported the installation. Councilmember Bertone expressed his opposition.

#### **4. ADJOURNMENT**

Mayor Morris adjourned the meeting at 6:59 p.m. The next City Council meeting is Tuesday, September 14, 2010, 7:00 p.m.

Respectfully submitted,

---

Ina Rios, CMC, City Clerk



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the Meeting of September 28, 2010*

**From:** Blaine Michaelis, City Manager

**Initiated By:** The Public Works Department

**Subject:** **Award of Cash Contract No. 2010-08, Cataract Avenue Storm Drain MTD 1804 Project to the Low Bidder, VCI Construction for the Bid Amount of \$255,432 and Approval of the Project Budget.**

## Summary

On September 22, 2010, the City received 23 sealed bids for the construction of Cash Contract No. 2010-08, Cataract Avenue Storm Drain MTD 1804 Project. The apparent low bidder out of the bids received was VCI Construction for \$255,432.00. The bid is for construction of a proposed storm drain system that begins on Baseline Road approximately 200 feet east of Cataract Avenue and runs westerly to Cataract Avenue then north on Cataract Avenue draining into the San Dimas Wash.

Cataract Avenue Storm Drain MTD 1804 Project has been designed to be transferred to the County for ownership and maintenance after construction. While this is an advantage in the long-term relieving the City of future maintenance and replacement costs, the transfer adds additional costs to the initial project budget. Should Council decide to award the project to the apparent low bidder and continue with transfer, the project budget would need to include not only the construction funds, but contingency funds (typical), funding for engineering/survey and geotechnical/soils certification, as well as County inspection fees. These items would bring the entire project budget to \$370,713.

The Cataract Avenue Storm Drain was budgeted in FY 2010/2011 for \$375,000 from Fund 12 (Infrastructure Funds). Additionally, the 7-lot subdivision to the south of Baseline Road at Cataract Avenue (Tract 62861) was conditioned to provide \$50,355 for construction of the project. The subdivision's contribution is currently in an escrow account to be released to the City upon award of the construction contract.

As the overall project budget is within the funds allocated, Staff recommends Council consider approving the project budget amount of \$370,713 and awarding Cash Contract No. 2010-08, Cataract Avenue Storm Drain MTD 1804 Project to VCI Construction for the bid amount of \$255,432.

## BACKGROUND

In the 2010/2011 budget, Council allocated \$375,000 for this project. Additionally, the developer of the 7-lot subdivision directly to the south of Cataract/Baseline has been conditioned to contribute \$50,355 towards the construction costs of the storm drain system. The developer's sum is in an escrow account and will be released to the City upon award of contract for construction of the storm drain.

5C

The proposed storm drain will begin approximately 200 l.f. east of Cataract Avenue on Baseline Road, run westerly to Cataract Avenue, then northerly on Cataract Avenue, and connect into the San Dimas Wash. The project consists of installation of approximately 1000 lf of 18 inch, 24 inch, and 36 inch Reinforced Concrete storm drain Pipe, and construction of 6 catch basins and 3 manholes. The system will primarily receive storm water flowing westerly on Baseline Road from Alford, but will also drain most of the 7 lot subdivision south of Baseline at Cataract. Construction of the storm drain will provide added protection from flooding for the properties on the north side of Baseline Road whose homes are lower than the existing street. Also the new storm drain will alleviate street flooding on Cataract Avenue north of Allen during high intensity storms.

After construction, the storm drain has been designed to be transferred for ownership and maintenance to the Los Angeles County Flood Control District. This will relieve the City from future maintenance/replacement costs of the pipe system. However, the City will retain responsibility for maintaining the screens in front of and the filters inside of the catch basins. These items are required to prevent trash and other debris from entering the storm drain and are required to meet National Pollutant Discharge Elimination System (NPDES) standards.

**DISCUSSION**

Sealed bids for Cash Contract No. 2010-08, Cataract Avenue Storm Drain were received by the City Clerk on Wednesday, September 22, 2010, and publicly opened. The City received 23 bids. The lowest 10 bids are listed below (all bid results are available upon request and are posted on the City website):

VCI Construction	\$255,432.00
Mike Bubalo Constr	\$276,175.00
Andrew Papac & Son	\$293,844.00
C.P.Construction	\$296,479.00
TTS Engineering	\$297,835.87
SRD Engineering	\$310,016.00
Nikola Corporation	\$323,301.00
Garcia Juarez Constr	\$325,225.00
Mike Prlich & Son	\$326,365.00
E&R Construction	\$330,182.00

If the construction contract were awarded to the apparent low bidder, VCI Construction, the project budget would be as follows:

Construction Cost	\$255,432.00
Survey and Engineering	\$ 20,000.00
Soils Testing and Certification	\$ 35,000.00
County Permit and Inspection Fees	\$ 21,281.00
~15% Contingency on Construction	\$ 39,000.00

Overall Project Budget: \$370,713.00

Budgeted in FY 2010/2011

City Budget (Fund 12):	\$375,000.00
Developer's Contribution:	<u>\$ 50,355.00</u>
Total Budgeted Amount:	<u>\$425,355.00</u>

Should the Council approve the project budget, the following is a breakdown of how the costs would be allocated:

Los Angeles County Inspection Fee: \$21,281

This fee is for County Permit and Inspection. The storm drain system was designed with the intent to transfer ownership and maintenance responsibility to the County (excluding the NPDES elements as mentioned earlier). Part of the condition for acceptance is that the County inspects the storm drain system during construction. This is the fee for County inspection. The City would also incur inspection responsibilities, as some City standards (such as pavement restoration) exceed County requirements.

Andreason Engineering : NTE \$20,000

Andreason is the engineering firm of record that designed the system. They will provide survey for the project and provide as built construction plans along with any re-design required to alleviate unanticipated conditions.

John R. Byerly: NTE \$33,000

John R. Byerly is the soils engineer of record. His staff will provide soil testing, compaction testing and geotechnical certification of the project.

Contingency Funds: \$39,000

These funds are allocated to offset minor adjustments that may be necessary to offset differences in actual field conditions from what is shown in the plans. For instance, an adjustment to depth of the storm drain in the event of a unmarked utility conflict. Contingency funds are typically around 10-15% of the construction costs.

VCI Construction: \$255,432 - Bid price for Construction of the project.

Staff reviewed the bid proposal, bid bond, and references provided by the lowest responsible bidder, VCI Construction and verified that the contractor's bid bond is issued by an admitted surety, as required by Public Contract Code 20170. It was confirmed through the State Contractor's License Board that the contractor's license number 765716, Class A is valid through July 31, 2011. VCI Construction has done acceptable work in the City in prior years as a contractor working for Verizon. Additionally, the references provided by the contractor that were contacted by staff were positive indicating that VCI Construction is capable of completing the project.

**RECOMMENDATION**

Staff recommends that Council consider approving the project budget for Cash Contract No. 2010-08, Cataract Avenue Storm Drain MTD 1804 Project and award the contract for construction to VCI Construction for the bid amount of \$255,432.

Respectfully submitted,



Shari Garwick  
Senior Engineer

swg/09-10-24



# Agenda Item Staff Report

**To:** Honorable Mayor and Members of the City Council  
*For the Meeting of September 28, 2010*

**From:** Blaine Michaelis, City Manager

**Initiated By:** Public Works Department *[Signature]*

**Subject:** **Authorization to Waive Formal Bid Process for the Purchase of Video Detection Cameras and Accessories for the Bonita Avenue/San Dimas Canyon Road Signal Modification Project and Award bid to Rodef, Inc. (affiliate of Iteris, Inc.) in the Amount of \$23,584.18**

## SUMMARY

This request is for Council to waive the formal bid process for the purchase of video detection cameras to enhance the Bonita Avenue/San Dimas Canyon Road signalized intersection and award bid to Rodef, Inc. (affiliate of Iteris, Inc.), in the amount of \$23,584.18.

## BACKGROUND

The City of San Dimas has installed video detection cameras at eight (8) intersections in the city and has had a high measure of success with the operation and maintenance of the cameras. The type system installed previously is an Iteris Vantage Edge system.

An evaluation process used found the Iteris system to be the most effective with regards to operation, maintenance, as well as integration with the 170 type controllers used in the city. The following are some of the criteria used to evaluate various camera systems that resulted in choosing the Iteris system.

- The new Wide Range Dynamic Camera provides more consistent and processing that is an improvement over previous model color camera systems.
- The Iteris Vantage Edge II system integrates directly into 170 controller cabinets with no modifications.
- Iteris cameras have been tested in a variety of weather conditions (fog and rain) that occur in this area and have performed well in these conditions.
- Iteris systems are manufactured in Anaheim, California, therefore providing access to parts and service promptly, if needed.
- Video cameras presently cost approximately \$4,800.00 per camera and related equipment. A minimum of four (4) cameras are needed per intersection.
- Video detection is not affected by pavement maintenance activities and allows for changes in detection zones if construction occurs in the area, unlike loops that are subject to damage.
- Iteris systems require no computer equipment to set up detection zones or to perform normal field maintenance activities.

Some factors considered for the various camera projects are:

- Iteris has provided consistent support for the video detection systems presently in-service in the city.

*5d*

- Iteris cameras have the flexibility to create detection zones for all size vehicles as well as bicycles.
- Rodef, Inc. is the exclusive Iteris sales representative for Southern California and is located in Claremont, California, which allows for continued prompt service.
- Video detection has been in place in the city for over eight years with no equipment failures.
- The flexibility of the cameras allow for specific detection zones to be created that will detect vehicles consistently, therefore allowing the traffic signal to be more responsive to traffic conditions.

## **DISCUSSION**

In our ongoing efforts to continuously improve traffic movements at signalized intersections, \$125,000 in Prop C Funds has been budgeted in Fiscal Year 2010-11 for the Bonita Avenue/San Dimas Canyon Intersection Signal Modification Project.

The approved street and traffic signal modification plans for the Bonita Canyon Gateway Project, located at Bonita Avenue and San Dimas Canyon Road, call for the realignment of the north/south median on San Dimas Canyon, in order to accommodate the delivery truck turning movement on the commercial site. This accommodation resulted in the offset or shifting of the median alignment to the west and caused severe line issues for left-turning traffic at the intersection. To mitigate this project, plans required the addition of dedicated left-turning signal phasing together with new signal poles and mast arms.

With the above planned work in place, Staff took this cooperative opportunity to improve the added left-turning phasing movements in the east-west direction. The City's desires are to provide an enhanced intersection in terms of advanced technology which is above and beyond normal signal improvements. Per the approved plans for this intersection, the City has agreed to furnish the following:

- Pedestrian countdown push button and associated signal heads
- Traffic controller equipment
- Video detection cameras and accessories in lieu of traffic loops
- Service enclosure with battery back-up system

Attached is a quote from Rodef for the video detection system and accessories. The quote also reflects a 5% discount of \$1,131.00 if the cameras are ordered by October 7, 2010.

## **RECOMMENDATION**

The City has had optimal performance with the video detection systems in place along with consistent support from the manufacturer and local service provider, Rodef. Therefore, Staff recommends authorization to waive formal bid process for the purchase of video detection cameras and its accessories for the Bonita Avenue/San Dimas Canyon Road Signal Modification Project and award of bid to Rodef, Inc. (affiliate of Iteris, Inc.), in the amount of \$23,584.18.

Respectfully submitted,



Krishna Patel, Director of Public Works  
for John G. Campbell, Street Maintenance Superintendent

kp/gdh/09-10-25

Enclosure: Equipment Quotation from Rodef (affiliate of Iteris, Inc.) dated Sept. 7, 2010



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of September 28, 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.*

*62*

## **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

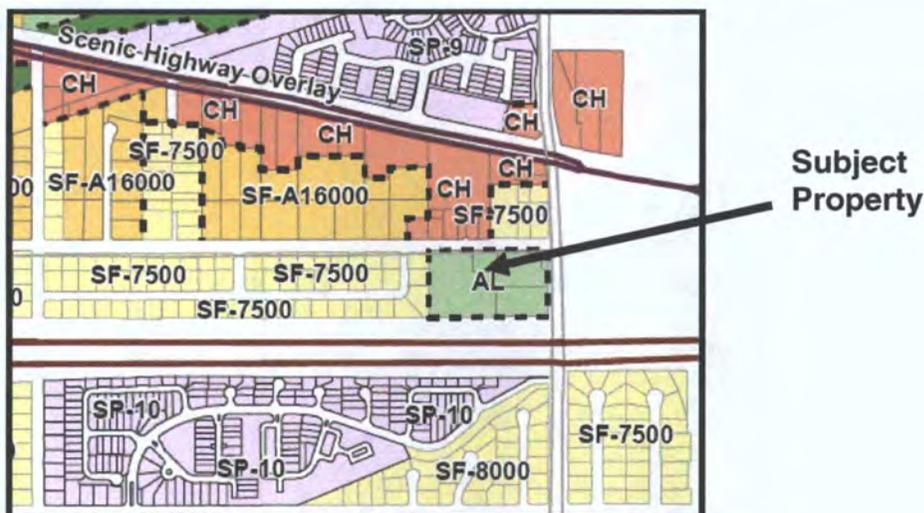
The applicant is proposing to change the zone of the subject site to CH or CN. The following are excerpts from the zoning code explaining the intent and purpose of the proposed zones.

*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.”*

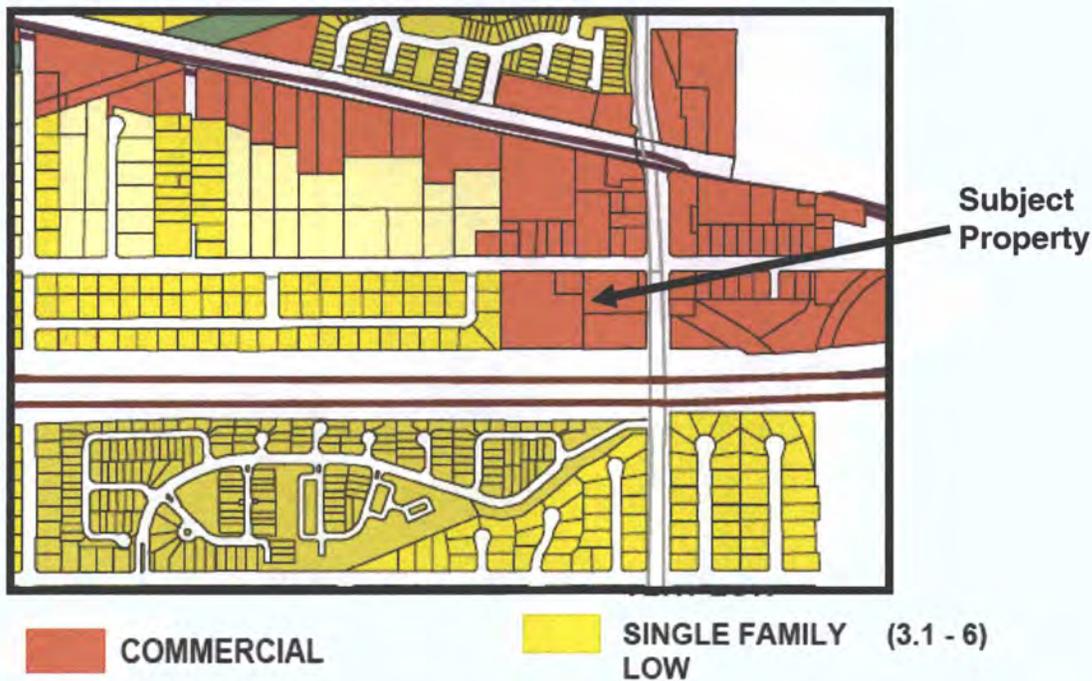
*C-H Commercial Highway Zone – “The C-H commercial-highway zone is intended to accommodate general commercial, office and other highway-oriented businesses and transportation-related service facilities which serve city-wide and transportation corridor-related needs. “*

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

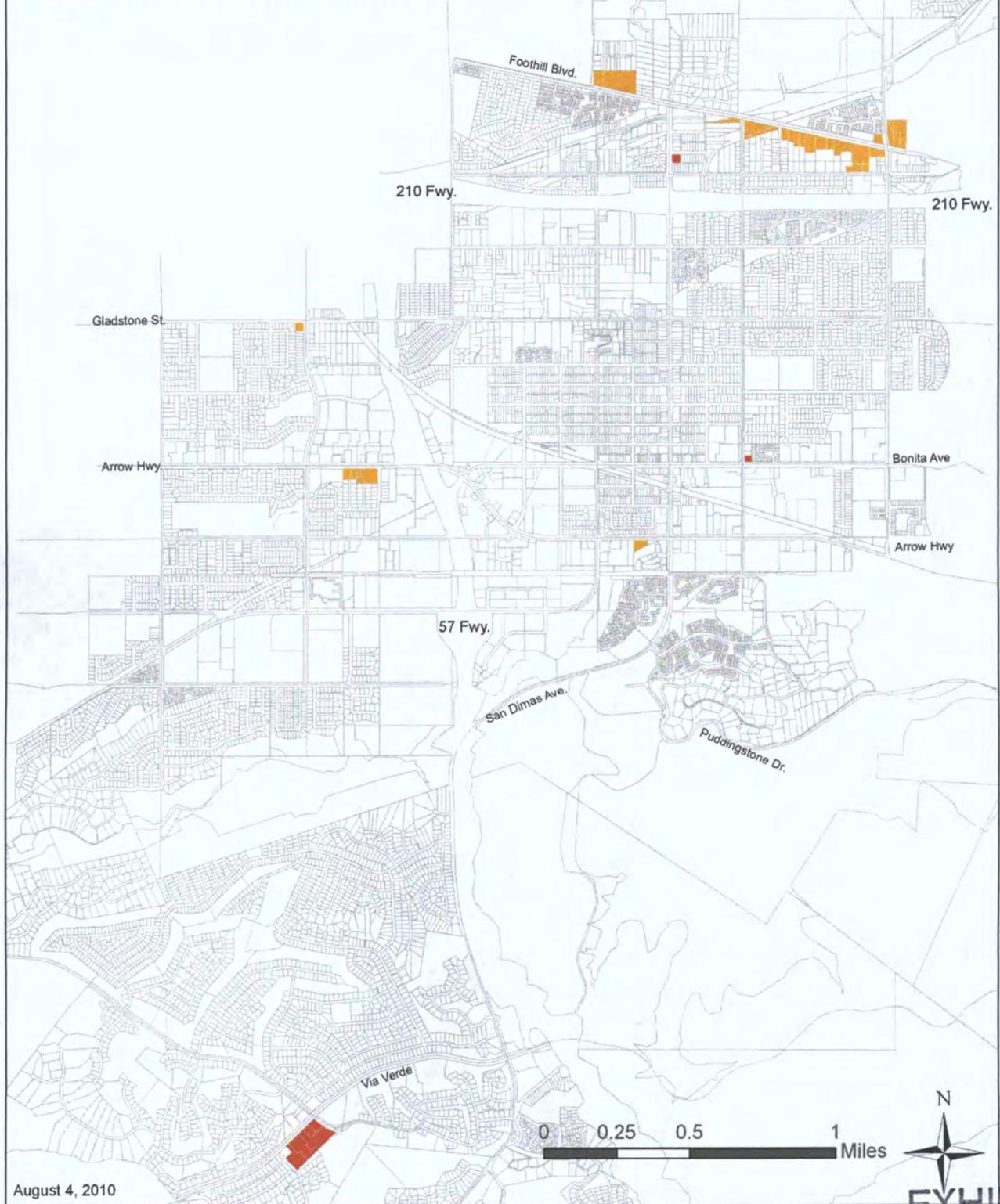
Attachments:

- 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)

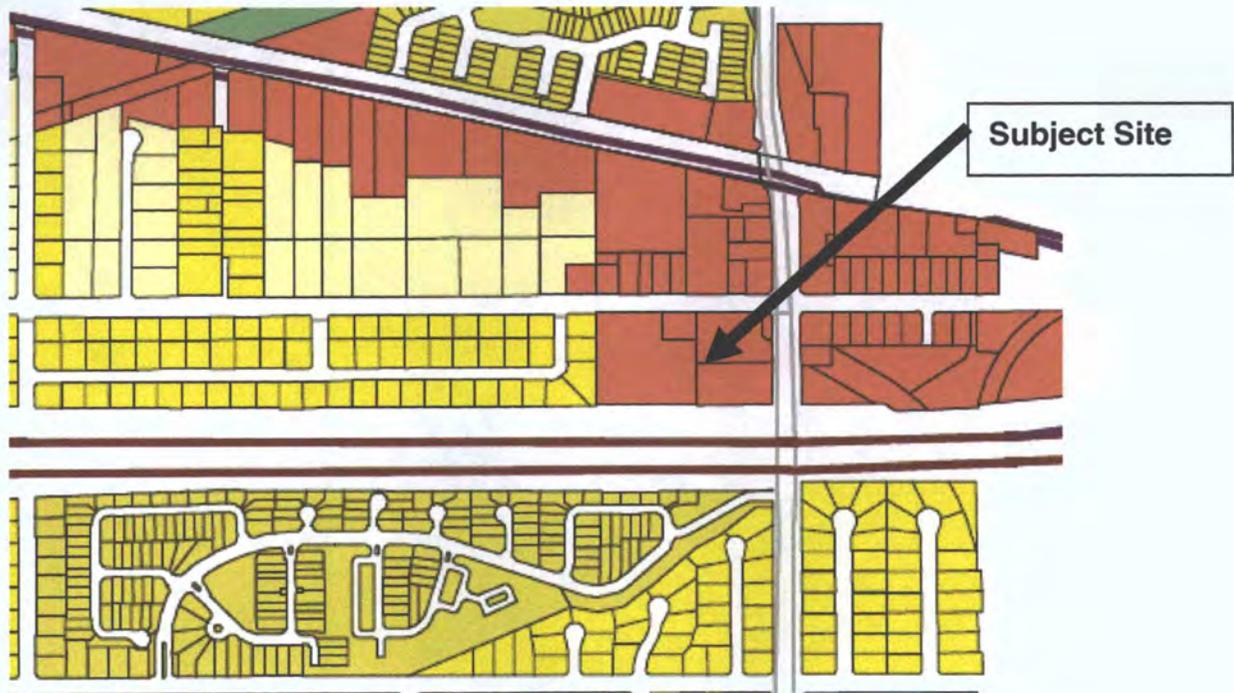


August 4, 2010



# 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 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. 1083 § 5, 1997; Ord. 911 § 6 (B), 1990; Ord. 785 § 4 (part), 1983; Ord. 260 § 2 (part), 1969; Ord. 37 § 246.3 (part), 1961)

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



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



SOUTH WEST CORNER OF BASELINE RD. & SAN DIMAS CYN RD.

EXHIBIT G



WEST PROPERTY LINE OF SUBJECT SITE - ABUTTING 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,

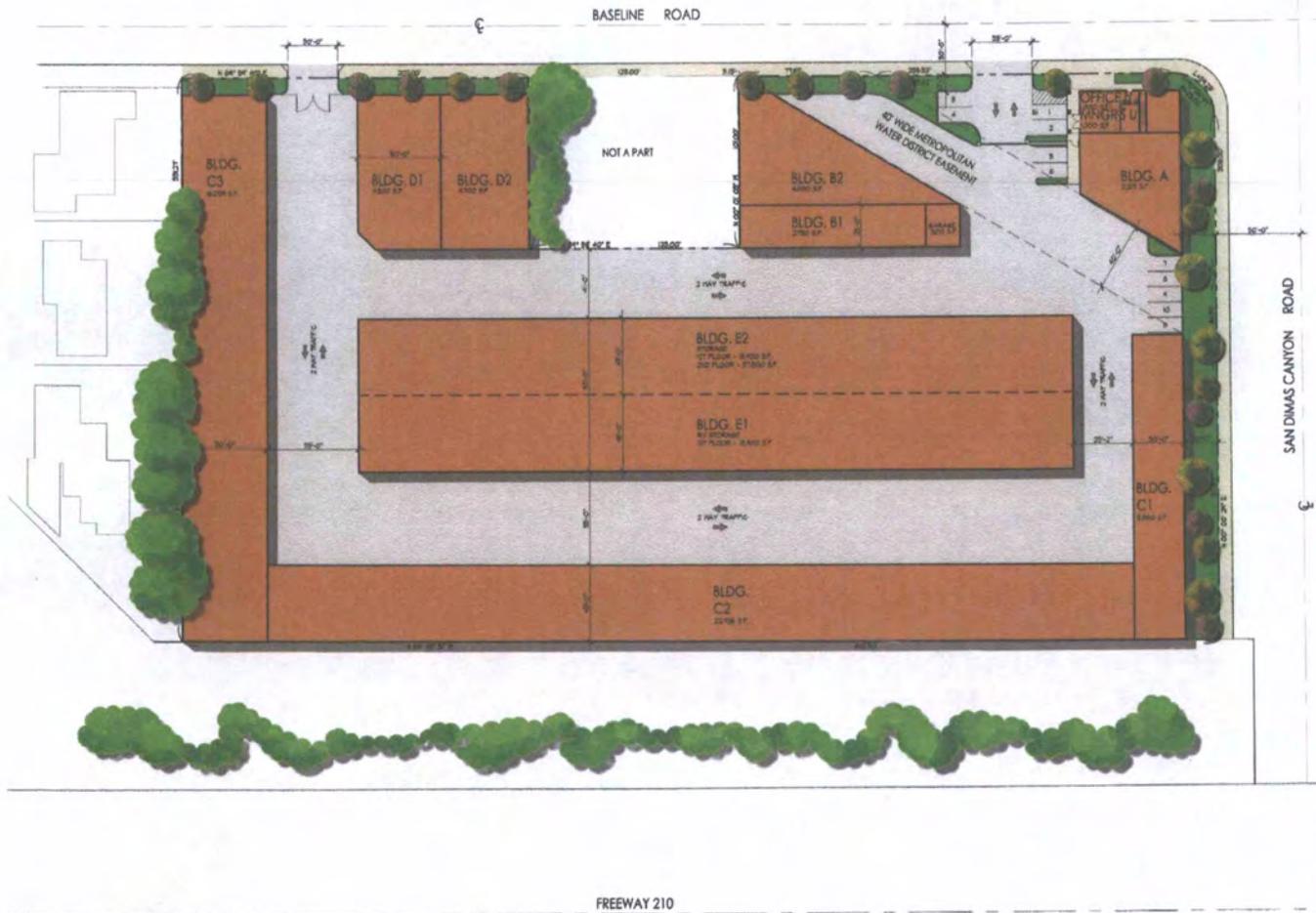
XL Storage Rancho Inc. is proposing to develop a recreational vehicle and self storage facility in San Dimas at the SW corner of San Dimas Canyon Rd. and Baseline Rd. We feel this proposal is accordance with current surrounding land uses and is inline with the General Plan. This proposal for zone change 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



**PROJECT DATA**

SITE AREA	192,243 SQ. FT. (4.36) AC.
<b>RV STORAGE</b>	
BUILDING B1	2,700 SQ. FT.
BUILDING C1	5,380 SQ. FT.
BUILDING C2	22,700 SQ. FT.
BUILDING D1	15,000 SQ. FT.
BUILDING E1	4,300 SQ. FT.
<b>TOTAL RV STORAGE</b>	<b>70,540 SQ. FT.</b>
<b>SELF STORAGE</b>	
BUILDING A	3,213 SQ. FT.
BUILDING E2	4,886 SQ. FT.
BUILDING E2 (2 STORY)	4,700 SQ. FT.
<b>TOTAL SELF STORAGE</b>	<b>12,879 SQ. FT.</b>
<b>TOTAL RV + SELF STORAGE</b>	<b>143,098 SQ. FT.</b>
OFFICE	1,000 SQ. FT.
MANAGERS UNIT	1,000 SQ. FT.
GARAGE	300 SQ. FT.
<b>TOTAL PROJECT</b>	<b>145,308 SQ. FT.</b>

**SITE PLAN - OPTION C**

09-210-11-23-09  
SCALE: 1" = 30'-0"





CITY OF SAN DIMAS  
MINUTES  
SAN DIMAS REDEVELOPMENT AGENCY MEETING  
TUESDAY, SEPTEMBER 14, 2010  
SENIOR CITIZEN/COMMUNITY CENTER  
MULTIPURPOSE ROOM, 201 E. BONITA AVENUE

**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  
Assistant City Manager Ken Duran  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns

**CALL TO ORDER**

Chairman Morris called the meeting to order at 8:06 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.*)

In response to Mr. Maksoudian, Mayor Morris replied that members of the City Council serve on the Redevelopment Agency Board to make decisions on financing development within the redevelopment areas. He said the Walker House falls into that category.

1) Sid Maksoudian said Saffron Restaurant's rent is set at 2% of the annual gross earnings for a \$1 million kitchen.

**APPROVAL OF MINUTES**

It was moved by Mr. Bertone, seconded by Mr. Ebner, to approve the minutes of the August 24, 2010 meeting. The motion carried unanimously.

**EXECUTIVE DIRECTOR**

1) Status on current projects.

a) Executive Director Michaelis reported that the residential portion of the Grove Station on San Dimas Avenue is nearing completion and will be brought before the Board in the near future to release the Agency's four affordable units. He said not only the Agency's units, but the other homes will be on the market for sale.

b) Executive Director Michaelis said the Fresh 'n Easy project at the corner of San Dimas Canyon Road and Bonita Avenue is making good progress and completion is contingent upon construction details. He said there are approximately 15 square feet of retail to be built within the project that still needs to go through approval issues with the City and is still mired with financial difficulties.

78

**MEMBERS OF THE AGENCY**

There were no comments.

**ADJOURNMENT**

Chairman Morris adjourned the meeting at 8:14 p.m.

Respectfully submitted,

---

Ina Rios, Secretary