



CITY OF SAN DIMAS

Meeting Agenda

COUNCIL – STAFF RETREAT SESSION AGENDA
Monday October 11, 2010 5:00 PM - 9:00 PM
SHERIFF'S DEPARTMENT COMMUNITY ROOM

Introduce new Sheriff's Department Personnel associated with the Community Action Team

1. Business – council direction:

- a. Memorial project. Receive update from the HEROES organization regarding the project and a possible course of action to complete the project in phases – establishing milestones, conditions, and financial check points on how the project could proceed.
- b. Farmers Market – receive report regarding recent meetings with Albertson's and provide direction regarding preferred location(s) for the farmers market in 2011.
- c. Report on recent discussions with youth baseball and Little League and San Dimas High School regarding year round baseball and other requests such as lights at Marchant Park, hard cover dugouts, and refurbished bull pens.
- d. Grayoaks sign at the entrance to Terrebonne Avenue – receive report regarding a renovation plan – if favorable; consider the appropriation of funds within the 2010-11 fiscal year budget cycle.
- e. Green Building Code – explanation of the new provisions, note the mandatory and voluntary measures, explain cost issues and considerations and the adoption and implementation of the code provisions. Discussion of other issues such as the Fire Marshall requiring residential sprinklers.
- f. Grove Station – course of action regarding the 4 homes owned by the Redevelopment Agency – decision to rent or sell the units. Also, verbal report regarding preliminary development concepts or possibilities for the balance of the Grove Station property.
- g. Project to widen First Street – concrete, asphalt pavement, sidewalk and miscellaneous landscape improvements as part of the city hall project to increase parking and needed renovation work.
- h. Opportunity to discuss concerns regarding the city's sign provisions.
- i. Report on the preliminary audit of the 2009-10 year-end city finances and budget.
- j. Requests for expenditures outside the budget process:
 - Direction regarding additional holiday decorations for the 2010 season.

- Proposal from Bonita corridor businesses for stringing lights between the street lights.
 - Proposal from Bonita corridor businesses for lights outlining their building facades.
 - Holiday lights on the Walker House
 - Discussion regarding City accepting landscape maintenance of Caltrans freeway ramps.
- k. Cell facilities in public parks. Confirm direction to staff regarding requests to utilize parks and public land for communication facilities.
- l. Update on the San Dimas Station retail center – STG
- m. Long Range Planning Projects Update – review of what is ready for consideration, schedule for the rest of the projects.
- 2. Oral Communications** – Members of the audience. Anyone wishing to address the City Council on an item not on the agenda. No action or discussion shall be undertaken on any item not appearing on the posted agenda. Speakers may be subject to a time limit as may be determined by the chair.
- 3. Adjournment** – next meeting of the City Council October 12, 2010 at 7:00 pm Multi Purpose Room Senior Center.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of October 11, 2010

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: Memorial project. Receive an update from the HEROES organization and consider a possible course of action to complete the project in phases.

SUMMARY

November 2009, the city council confirmed a wiliness to have a Veterans Memorial on the landscaped area of the Park n Ride lot on San Dimas Avenue, just south of the RR tracks. The HEROES organization proposed a timeline of 18 months to explore the feasibility of the project. The HEROES organization desires to provide an update on their project and to review with the city council a willingness to consider building the project in stand alone phases. In other words, a phase would not start until adequate funds for that phase are available, the construction plans are fully approved, contractors and volunteers have met the minimum construction requirements, and that the phase would be functional and attractive even if no other further phase of the project was completed.

The decision point for this item is for the city council to confirm whether or not they are willing to have the project proceed with stand alone phasing. If the council is favorable to the request to phase the project, provide any specific direction on that topic and instruct staff to work out the details with the HEROES organization.

RECOMMENDATION

1. Receive a brief staff report. Invite representatives of the HEROES organization to provide an update on their project and an explanation of their proposal for the possibility of completing the project in stand alone phases.
2. Ask questions as desired; provide direction regarding the proposal to complete the project in phases.

SAN DIMAS VETERANS MEMORIAL

PROPOSED PHASING PLAN

San Dimas Community Foundation is proposing to develop the San Dimas HEROES Veterans Memorial in three separate construction phases with each phase intended to survive as a completed project.

The first phase shall provide the primary message and recognition, public art, and access to the memorial. The second phase will extend the message and recognition, provide additional public art and include public seating. The third phase will provide secondary access and landscape architecture.

It is also being proposed that the project phases may be merged or modified in any order as long as each constructed phase provides for a "complete" project. San Dimas Community Foundation shall work with the Planning Department staff for approval of each phase.

The project phases are proposed to include the following:

PHASE I – Memorial Wall

Phase I shall include complete underground utility provisions for all project phases; grading, paving and landscape improvements for memorial pad and primary pedestrian pathways from San Dimas Avenue; center memorial wall with emblems, signage and engravings; 7 flag poles, and; lighting for Memorial wall and flag poles.

PHASE II – Remembrance Fountain

Phase II shall include two additional memorial walls with engravings; fountain water feature with lighting, and; public seat benches

PHASE III – Pergolas

Phase III shall include two pergola structures at the San Dimas Avenue corners; secondary pedestrian pathways and landscape improvements, and; additional lighting



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of October 11, 2010

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Farmer's Market

Summary

Staff has met with Albertson's Market representatives and Advocates for Healthy Living regarding the 2010 Farmer's Market and have a proposal for the 2011 event.

BACKGROUND

Advocates for Healthy Living, led by Maurice Cuellar, have operated the San Dimas Farmer's Market for the past four summers, 2007 - 2010, on Bonita Avenue from Walnut Avenue to Iglesia Street from 5:00-9:00 p.m. The program has included: certified agricultural producers; prepared food producers; commercial food vendors; arts and crafts vendors; nonprofit organizations; health and beauty vendors; youth oriented vendors; performing artists; and sponsor booths. The event has been successful each year.

At the conclusion of the first market in 2007, an event evaluation meeting was conducted in an effort to facilitate discussion and acquire information regarding the success and impacts of the event. Attendees included eight members of the public, six City staff members, and the complete City Council. Discussion topics included: location; traffic control and street closure; vendors; cleanup and street condition; accessibility; security; permits and regulatory agencies; and electrical. While some members of the business community expressed an adverse impact from the event, there was no request for change. It was suggested that the business and traffic disruption could be avoided by moving to a parking lot location, but no specific location was suggested. It was concluded that the event would continue on Bonita Avenue, but an alternate location may be considered at a future date.

Each year since, Mr. Cuellar has presented a request to conduct a Farmer's Market and has received City approval for its operation. At the conclusion of each market season, staff has met with Mr. Cuellar to evaluate that season. Each subsequent season has then reflected the adjustments as recommended from the previous market season.

This summer, June 2010, staff received a verbal concern from Mike Wheeler, Albertson's Manager, about the weekly closure of Bonita Avenue and the adverse affects on his store. He requested that consideration be given to allow the east driveway access to Albertson's to remain open. Staff informed Mr. Wheeler that his concern would be documented and considered at the conclusion of the season, as the Temporary Use Permit had been issued through September. Mr. Cuellar also spoke with Mr. Wheeler and offered to provide ways to work with the store to maximize their exposure and to minimize their impacts, but no agreement was reached.

Subsequently, the City Attorney received a letter in July from Albertson's lead counsel which formally stated their concern for the street closure and the impacts created on the store. City Attorney Brown responded that staff, with Mr. Cuellar, would explore ways to address the concerns, as well consider alternative sites for future seasons.

On September 17, 2010 staff and Mr. Cuellar facilitated a meeting with Mr. Wheeler and Mr. Russ Pond, Albertson's Regional Manager, in an effort to discuss their concerns. As a result of that meeting, staff informed the Albertson's representatives and Mr. Cuellar that alternative locations would be explored in consideration of their concerns.

Staff has met with Mr. Cuellar and has discussed a variety of locations for consideration, and together have come to the conclusion that First Street, Iglesia Street, Civic Center Park, and the east side of the Civic Center parking lot, would accommodate the Farmer's Market.

Mr. Cuellar would like to conduct a 2011 Farmer's Market, and is requesting the closure of First Street at Iglesia Street to the east end of First Street. He would also like consideration for the use of the east side (City Hall side) of the Civic Center parking lot and/or Iglesia Street from First Street north to the alley at mid-block between First and Second Streets, as well as the southerly portion of Civic Center Park. An actual site plan has not been fully developed and will require further planning. The need for use of Iglesia Street will be determined with a measured layout plan.

Mr. Cuellar would like to continue to operate the Farmer's Market event on Wednesday evenings from 5:00-9:00 p.m. for the months of April through September. He has requested the street closure and parking lot access to begin at 3:00 p.m. each Wednesday, which is one hour earlier than the Bonita Avenue closure. Earlier access is requested to accommodate the set up of vendors that will not be able to keep their vehicles adjacent to their booth due to the narrower street width.

Mr. Cuellar is aware that the Music in the Park and Movies in the Park programs will run concurrent to the Farmer's Market for the months of June through August, and that he will not facilitate any entertainment during the weeks of those programs.

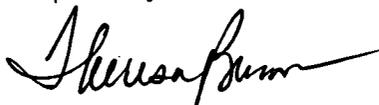
All other conditions required for operation of the Farmer's Market event will remain standard. City staff will work with Mr. Cuellar for the use of City operated electricity and restrooms. Because the Civic Center parking lot, and potentially First Street, will be newly completed, staff would like to add a condition requiring Advocates for Healthy Living to provide additional street cleaning.

RECOMMENDATION

Staff recommends that City Council provide direction regarding the Advocates for Healthy Living proposed operation of a 2011 Farmer's Market on First Street, east from Iglesia Street; use of the Civic Center parking lot and park; and use of Iglesia Street north from First Street to the alley.

Should the City Council favor this proposal, staff will return to City Council with complete event details for the 2011 Farmer's Market prior to the issuance of the event permit to Advocates for Healthy Living.

Respectfully submitted,



Theresa Bruns
Director of Parks and Recreation



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of October 11, 2010

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation *TB*

Subject: Requests for Residents for Youth Baseball and San Dimas Little League Baseball

Summary

Report on recent discussions with residents requesting use of fields for year round baseball, and San Dimas Little League requests for field improvements.

RESIDENT REQUEST FOR USE OF FIELDS FOR YEAR ROUND BASEBALL

BACKGROUND

City Council is aware that a request for year round use of a lighted regulation baseball field was recently made to staff. Staff met with residents Rob Hanes and Drew Williams to hear their request, and to explain the current use of San Dimas sports fields.

The City currently provides three baseball fields at city parks (Marchant and Pioneer) available on a year round basis, and three baseball fields at the SportsPlex available on a seasonal basis. The fields at Marchant and Pioneer Parks are limited to play by youth ages 12 and under based upon field configurations for base, pitching and fence distances. The fields at the SportsPlex are limited to seasonal use based on soccer field overlays and the scheduling of high school sports.

As the Council is aware, the SportsPlex was developed as a joint project with the City of San Dimas and the Bonita Unified School District. The City funded the project with the agreement that the facility would be available for community use, with the Parks and Recreation Department responsible for the coordination of maintenance and the scheduling of use. A SportsPlex Use and Maintenance Agreement was created and remains in effect through 2012. At design and construction, the facility included three lighted softball fields, two baseball fields, one with lights, and two lit soccer field overlays through the outfield of both baseball fields and one softball field (south east field). Over time, as community use and high school demand shifted, the third softball field (south east field) was converted to a baseball field with a grass infield and pitching mound. This field was scheduled for San Dimas/La Verne Pony Colt Baseball and San Dimas High School. Upon dissolution of the Pony Colt program, the field was then made available for use by San Dimas Little League for their junior division. Base length and pitching mound modifications were completed at that time to accommodate the Little League dimensions, but the field still included a soccer field overlay.

Currently, and historically, baseball use is scheduled on this field during the traditional baseball season of February through July. Soccer goals are then put in place in August and remain in place through January. Soccer use is not permitted during baseball season, and baseball use is not permitted during soccer season as baseball fences and soccer goals are installed for each season.

This is the baseball field that Mr. Hanes and Mr. Williams have requested to use for their competitive travel baseball club, as currently there is no other baseball field located in San Dimas with the appropriate field dimensions to meet their needs.

ANALYSIS

As a result of their request, staff facilitated a meeting with the San Dimas High School administrative staff to verify school use of fields, and to consider use alternatives in an effort to accommodate the request of Mr. Hanes and Mr. Williams. Two meetings were held with multiple high school staff included.

After much discussion and consideration of all possible alternatives, it has been determined that there is no opportunity for the scheduling of year round baseball at this time. There is a possibility that at the conclusion of the high school girl's soccer season in December, the varsity baseball field may be available on a limited basis. This determination is based on the current use schedule and in consideration of upcoming school site modifications and improvement projects.

The Bonita Unified School District is currently scheduling a series of construction projects which include: expansion of the gymnasium; expansion of the stadium facility with installation of an artificial turf field; expansion of the media center parking lot; and the construction of a Performing Arts Center. The gymnasium and stadium projects will definitely impact the SportsPlex and create greater demand for field space. City staff, school staff and District staff will continue to work together on the scheduling and coordination of field use throughout the project timelines. There may be an opportunity for year round baseball use in the future, as use and scheduling of the SportsPlex is evaluated through the improvement projects.

Mr. Hanes has been informed of the outcome of the meetings conducted with San Dimas High School staff.

SAN DIMAS LITTLE LEAGUE REQUESTS

In addition to his request for year round use of a regulation baseball field, Mr. Hanes also expressed concern for the needs of San Dimas Little League. Tim Roe, current Little League President was invited to the meeting held with Mr. Hanes and Mr. Williams, but was unable to attend.

While staff meets at least once annually with each youth organization president prior to their season opening to coordinate scheduling and field permits, as well as a semi-annual meetings with the Youth Sports Committee comprised of the youth league presidents, a meeting was facilitated with Mr. Roe, as follow up to Mr. Hanes concerns.

Staff asked Mr. Roe to clarify whether year round baseball is a direction that San Dimas Little League is pursuing, and to provide information regarding the needs of the league. Mr. Roe confirmed that Little League is not planning to provide a year round baseball program at this time. As for needs of the organization, Mr. Roe expressed the following requests for the Marchant Park facility:

1. Dugouts
 - a. Expansion by moving the front fence 2' forward toward the field
 - b. Hard covers
2. Bullpen Renovation
 - a. Remove all turf
 - b. Rebuild pitching mounds
3. Field Lights to allow flexibility for scheduling evening practices.

4. Physical Office Space for the maintenance and storage of league records. Mr. Roe suggested the addition of a second story over the snack bar, or modification of the batting cage building as possible ways to fulfill this need.

For the SportsPlex facility, Little League has requested a larger storage container than the one that they currently utilize located adjacent to the south east field. City and school staff addressed this request in March, 2009 and authorized the league to place a larger shed at the current location with the installation of a concrete pad, but the project was never undertaken by Little League. The San Dimas High School gymnasium expansion project will require the relocation or removal of several storage containers that are currently located adjacent to the gym. School staff and City staff will review this process and keep Little League informed of any opportunity for use of an existing larger container.

The last and most extensive item that Mr. Roe discussed was the desire for one comprehensive facility. Currently the league utilizes Marchant Park (2 fields), Ekstand School (3 fields), Pioneer Park (1 field) and the SportsPlex (1 field).

Mr. Roe also inquired about the role of youth organizations when requests for capital improvement projects are made. Staff response is that many projects have been accomplished as jointly supported improvements with the league and the City sharing costs and/or in kind services. Typically the City has performed all regular and routine maintenance while extraordinary or special request projects have been completed by the youth organization, or as a joint project.

The regular course of request for an improvement project comes from the requesting organization to the Parks and Recreation Department staff. Depending upon the magnitude of the request: staff may complete the project; staff may work with the league to accomplish the project; staff may present the request to the Parks and Recreation Commission; or staff may present the project to the City Council.

Staff conducts several meetings each year with the youth organizations in order to facilitate cooperative working relationships. An individual meeting is held each year with each league President prior to the opening of their season. Attendance at the Youth Sports Committee meetings, conducted by staff at least semi-annually, is encouraged so as to facilitate communication, cooperation, and coordination among the organizations. Staff works closely with all youth organizations to provide safe and well maintained facilities, and to meet the needs of the community.

As an Additional method of outreach, staff has invited the youth league Presidents to attend the January 18, 2011 meeting of the Parks and Recreation Commission in an effort to connect the youth organizations to the Commission. The organizations will be asked to introduce their programs to the Commission and to report on the status of their leagues and their facility needs. It is anticipated that this will assist in the creation of a project priority list to be considered with the annual budget process and serve as an aid in long range park planning.

Staff regularly presents input from the youth organizations, including a request for field lights at Marchant Park, to the City Council during the annual budget discussions when the priority of projects to be funded is determined for each fiscal year.

RECOMMENDATION

Provide direction to staff regarding City support of and the handling of capital improvement requests as received from San Dimas youth organizations.



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the City Council Retreat of October 11, 2010

From: Krishna Patel, Director of Public Works *KP*

Subject: **Consideration to Fund \$25,000 for the Terrebonne Avenue Gray Oaks Sign and Archway Repairs as Part of Next Year's Fiscal Budget**

BACKGROUND

Council previously directed Staff to apprise them of the findings from the peer review which was made by Scott Fazekas & Associates Inc. (SFA). SFA is a consultant who provides structural plan review services to the City's Building Division and Public Works Staff retained them to provide services from a review perspective to:

1. Assess the condition of the sign structure.
2. Review the gray oaks rehabilitation report prepared by DJP Engineering Inc., the structural and civil engineering company, who provided their initial findings based on visual evidence and experience, absent of any available structural calculations or plan of the existing archway.
3. Analyze whether DJP's report adequately addressed concerns and/or if SFA had any other concerns not addressed by DJP.

In short, SFA concluded that DJP's report accurately assessed the condition of the structure and presented a realistic option. It also their opinion that due to several unknown redesign and repair would involve as much work as described in the report and likely substantially more.

Based on the findings of both DJP and SFA, Staff had recommended the removal of the sign and its associated support and structure from the public right-of-way.

While the merits of SFA and DJP were thoroughly discussed and analyzed in terms of liability, costs and alternative repairs to preserve the sign, in response to the neighborhood preservation effort, Council recognized the sign has become part of the "neighborhood character" and that the arch seems to have become an emblem of identity for this particular portion of community in San Dimas. It was the consensus of the Council to direct Staff to retain an engineer to develop plans for repair of the sign and preserve as much of the original signage with minimal changes.

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DISCUSSION

In following Council's direction, Staff requests DJP to prepare a conceptual engineering plan (70% complete) that preserves the integrity and historical character of the sign along with it being safe.

The conceptual design proposed by DJP calls for the following:

- 1) Removal of the existing 2"x4" junior "I" beam and having it straightened in the shop.
- 2) Reinforcement of the existing garlands with stainless steel bolts, sleeves and rubber washers.
- 3) Repairs and straighten all lettering and garlands as necessary.
- 4) In order to preserve the integrity of the sign, the key element of the design is the method of reconnecting the existing beam/column - a connection that will reduce all of the previous stress and strain the existing connection underwent.

In addition, in preparation for this meeting, on September 30, Staff emailed Mr. Williams, the leader of the "Serve the Arch Committee" making him aware of the upcoming meeting, Staff's recommendations and asking him to contact all the residents who attended the April 19th meeting, since there were a number of residents who attended and/or spoke, but did not sign in so that we could follow-up with them.

The cost to repair the arch and attempt to preserve its original character is \$32,000. American Golf, the recipient/assignee of the sign agreement/condition, has agreed to honor the original agreement signed in 1965 and pay \$7,000 toward the cost of any demolition.

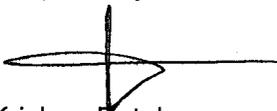
Staff recommends that Council consider funding the balance of \$25,000 for the repair of the sign as described as part of the next fiscal year's (2011-2012) budget cycle, along with other City projects since American Golf will contribute \$7,000.

RECOMMENDATION

Staff recommends that Council consider approving the following:

- 1) Reviewing the proposed conceptual engineering plan for the sign repair
- 2) Funding \$25,000 for the repairs of the sign as part of next year's fiscal budget cycle

Respectfully submitted,



Krishna Patel
Director of Public Works

kp/gdh/10-10-09



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of October 11, 2010

FROM: Staff

SUBJECT: Green Building Code provisions

SUMMARY

The purpose of the agenda item is to receive a presentation on the new Code and to provide an opportunity for discussion and questions.

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Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of October 11, 2010

FROM: Dan Coleman, Director of Development Services

SUBJECT: 2010 CALGREEN BUILDING CODE AND 2010 CALIFORNIA
RESIDENTIAL CODE

SUMMARY

A presentation of the new 2010 California Green Building Standards Code ("CALGREEN") and 2010 California Residential Code.

Staff will prepare ordinances adopting the new codes with amendments, and related amendments to the Zoning Code, for adoption at a future meeting.

CALGREEN - California has approved the most stringent, environmentally-friendly building code in the United States that will apply to new commercial buildings, hospitals, schools, shopping malls and homes. Green Building Standards Code (CALGREEN) requiring all new buildings in the state to be more energy efficient and environmentally responsible. Taking effect on January 1, 2011, these comprehensive regulations will achieve major reductions in greenhouse gas emissions, energy consumption and water use to create a greener California. The California Air Resources Board estimates that the mandatory provisions will reduce greenhouse gas emissions (CO₂ equivalent) by 3 million metric tons equivalent in 2020. There are several provisions in CALGREEN that will require amending our Zoning Code for consistency (see attached analysis).

RESIDENTIAL CODE -

Reprints, amends, and supplements the 2009 International Residential Code (IRC 2009) and is effective January 1, 2011. This is a fully integrated code based on the Building Provisions of the *2009 International Residential Code® (Chapters 2-10)*. California amendments provide consistency with model code format, state and federal laws and regulations, and unique California conditions with regard to the construction of one- and two- family dwellings and townhouses. This code *does not* include Energy, Mechanical, Plumbing or Electrical standards, which are found in other parts of Title 24.

Attachments: Exhibit A – Potential Zoning Code Amendments

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EXHIBIT A

**POTENTIAL MUNICIPAL CODE TEXT AMENDMENTS
BASED UPON 2010 CALGREEN BUILDING CODE (EFFECTIVE 1-1-2011)**

The following list assumes City adopts entire CALGreen Building Code; therefore, does not include all mandatory measures to be included in Title 15 of San Dimas Municipal Code. The purpose of this list is to highlight potential amendments to other Titles of San Dimas Municipal Code, such as Zoning Code.

CALGREEN CODE MANDATORY MEASURES	EXISTING MUNICIPAL CODE
Residential	
<p>4.408.1 Construction waste reduction of at least 50%. Recycle and/or salvage for reuse a minimum of 50% of the non-hazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 	<p>None</p>
<p>4.408.2 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, a construction waste management plan shall be submitted for approval to the enforcing agency that:</p> <ol style="list-style-type: none"> 1. Identifies the materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specifies if materials will be sorted on-site or mixed for transportation to a diversion facility. 3. Identifies the diversion facility where the material collected will be taken. 4. Identifies construction methods employed to reduce the amount of 	<p>None</p>

waste generated. 5. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not by both.	
4.408.2.1 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.	None
4.408.2.2 Isolated jobsites. The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries if the diversion facility.	None
Non-Residential	
5.102 Definitions. Low-emitting and fuel-efficient vehicles. Eligible vehicles are limited to the following: 1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT PZEV), or CNG fueled (Original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, sections 1961 and 1962. 2. High efficiency vehicles, regulated by US EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.	None
5.102 Definitions. Tenant-occupants. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors. 5.106.4 Bicycle parking and changing rooms. Comply with Sections 5.106.4.1 and 5.106.4.2; or meet local ordinance or the University of California Policy on Sustainable Practices, whichever is stricter. 5.106.4.1 Short-term bicycle parking. If the project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks	18.156.060 Bicycle and motorcycle parking spaces required. A. Bicycle Parking. 1. Bicycle racks or other secure bicycle parking shall be provided in nonresidential projects based on the following standards: a. A minimum for four spaces for all non-residential projects from twenty-five thousand square feet in floor area up to fifty thousand square feet of floor area, then one additional space for each additional fifty thousand square feet of floor area.

within 100 feet of the visitors' entrance, readily visible to passers-by, for 5% of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.

5.106.4.2 Long-term bicycle parking. For buildings with over 10 tenant-occupants, provide secure bicycle parking for 5% of motorized vehicle parking capacity, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and may include:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; and
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 Designated parking. Provide designated parking for any combination of low-emitting, fuel-efficient, and carport/vanpool vehicles as follows:

Table 5.106.5.2 [BSC]

Total Number of Parking Spaces	Number of Required Spaces
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 and over	At least 3% of total

b. A bicycle parking facility may be an approved bicycle rack where a user can secure both wheels and the frame of the bicycle or may be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. Specific facilities and location (e.g., provision of racks, lockers or locked room) shall be to the satisfaction of the director of community development.

18.156.090 Transportation Demand management standards.

2. Number of Car Pool/Van Pool Spaces Required.

Total Square Footage of Nonresidential Development	Number of Car Pool Spaces, Van Pool Spaces or Combination Required
50,000 - 99,999	1
100,000 +	2

3. Standards for Car Pool/Van Pool Spaces for Nonresidential Developments Fifty Thousand Square Feet and Greater.

a. Not less than ten percent of employee parking, as defined in Section 18.156.030 (F), shall be located as close as is practical to the employee entrances, and shall be reserved for use by potential car pool/van pool vehicles, without displacing handicapped

	and customer parking needs. These spaces shall be signed or striped as car pool/van pool spaces as demand warrants, but in no case shall fewer spaces be signed or striped than required in subsection (A)(2) of this section. A statement that preferential car pool/van pool spaces for employees are available and a description of the method for obtaining such spaces shall be included on the required transportation information board.
5.106.5.2.1 Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: "CLEAN AIR VEHICLE"	18.156.080.D. General parking design requirements. 7. Car Pool and Van Pool Space Designation. Car pool and van pool spaces shall be designated as such, so that the designation is clearly visible. Space designation shall be either painted on the pavement or on a sign.
5.408.1 Construction waste diversion. Establish a construction waste management plan for the diverted materials, or meet local construction and demolition waste management ordinance, whichever is more stringent.	None
5.408.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan for approval by the enforcement agency that: 1. Identifies the materials to be diverted from disposal by efficient usage, recycling, reuse on the project, or salvage for future use or sale. 2. Determines if materials will be sorted on-site or mixed. 3. Identifies diversion facilities where material collected will be taken. 4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not by both.	None
5.408.2.1 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 5.408.2 items 1 thru 4. The waste management plan shall be updated a necessary and shall be accessible during construction for examination by the enforcing agency. Exception: Jobsites in areas where there is no mixed construction and	None

demolition debris (C&D) processor or recycling facilities within a reasonable haul distance shall meet the requirements as follows: 1. The enforcement agency having jurisdiction shall at its discretion, enforce the waste management plan and make exceptions as deemed necessary.	
5.408.2.2 Isolated jobsites. The enforcing agency may make exceptions to the requirements of this section when jobsites are located in areas beyond the haul boundaries of the diversion facility.	None
5.408.3 Construction waste reduction of at least 50%. Recycle and/or salvage for reuse a minimum of 50% of the non-hazardous construction and demolition debris, or meet a local construction and demolition waste management ordinance, whichever is more stringent. Calculate the amount of materials diverted by weight or volume, but not by both. Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.	None
5.408.4 Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.	None
5.410.1 Recycling by occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage, and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics and metals.	None
5.410.1.1 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the Public Resources Code. Chapter 18 is known as the California Solid waste Reuse and Recycling Access Act of 1991 (Act).	None



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of October 11, 2010

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: Grove Station – course of action regarding the 4 homes owned by the Redevelopment Agency – decision to rent or sell the units. Also verbal report regarding preliminary development concepts or possibilities for the balance of the Grove Station property.

SUMMARY

The Agency purchased homes that are part of the Grove Station project are nearing completion. They will soon be ready for sale or rent. The attached memo from Agency Attorney provides background for the decision before you if the Agency decides to sell the homes in accordance with moderate income housing requirements.

The original intent of the Agency's participation in the project was to provide for owner occupied affordable housing. The housing market has declined since the Agency's original decision and financial commitment. The contribution ends up averaging \$397,750 per unit – as noted in the attached staff report, a moderate income maximum price for the average home would be \$263,400 – therefore the Agency subsidy necessary to sell them at moderate income levels is estimated to be \$134,350 each - \$537,400 total.

The Agency has already contributed \$1,591,000 toward the project to acquire the homes – if the homes are sold to moderate income residents, we would be receiving \$1,053,600 from the sales. The \$1,053,600 would be available to allocate to another affordable housing project.

The alternative to selling the homes is to rent them at affordable income levels. We could do this while we wait for income levels to increase and then sell the homes at a higher amount. However, staff is recommending that we proceed with the sale of the homes to maintain the benefit of owner occupied residents overall at the Grove Station project, and to not have the challenge of being in the landlord-rental business for the homes.

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RECOMMENDATION

1. Receive a brief staff report. Ask questions as desired.
2. Instruct staff to proceed to sell the Agency's 4 homes to moderate income households.
3. Also, staff desires to provide a verbal update regarding some preliminary development concepts or possibilities for the balance of the Grove Station project.

Attachment: Memo from the Agency Attorney

**McKenna Long
& Aldridge**
Attorneys at Law

300 South Grand Avenue • 14th Floor • Los Angeles, CA
90071
Tel: 213.688.1000 • Fax: 213.243.6330
www.mckennalong.com

MEMORANDUM

To: Honorable Mayor and Members of the City Council
From: J. Kenneth Brown
CC: Blaine Michaelis
Larry Stevens
Diane Kasuyama
Date: October 5, 2010
Re: Grove Station - Agency Owned Units

The Agency, utilizing housing set aside funds, paid for four condominium units in the Grove Station Sub Phase I Development. These are:

ADDRESS	TYPE OF UNIT	SQUARE FOOTAGE	AGENCY PRICE
234	2 bedroom & den	1541	\$413,000
264	2 bedroom & den	1515	\$350,000
334	2 bedroom & den	1524	\$412,000
354	2 bedroom & den	1517	\$416,000

The total amount paid by the Agency is \$1,591,000. This averages \$397,750 for each of the four units.

Kathe Head, the housing consultant who has been working with the Agency, prepared the attached analysis of the amount that a moderate income household could pay for one of these units. As shown in Attachment A, the affordable housing price for two-bedroom units, after a home buyer down payment of 10%, would be \$263,400.

This amount is arrived at using the calculation methodology imposed by California Redevelopment Law. This calculation identifies the maximum amount of money a household can spend on housing related expenses. These include the ongoing expenses of maintenance and insurance, utilities and property taxes. In this case, the supportable mortgage at a 5% interest rate is \$1,273 per month.

If each of these units are sold to moderate income households at a price of \$263,400 per unit, the difference between that amount and the average price that the Agency is paying for each of these units is \$134,350. This would be the amount of the Agency subsidy. Attached to this subsidy is the requirement that the unit would be income restricted for 45 years. By way of comparison, the Agency contribution to the San Dimas Canyon proposed apartment development with a 15% allocation for persons of low and very low income, equates to \$111,833 per unit. If 20% of those units are allocated to persons of low and very low income the subsidy is \$113,562 per unit.

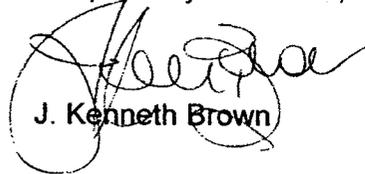
The staff believes that encouraging for sale units to moderate income households, as was originally intended, is the plan that we would recommend be pursued. If the City Council concurs in this, Diane Kasuyama will work with the Receiver's selling broker to qualify potential purchasers. When the project was first proposed and the idea of moderate income for sale units was discussed there were a number of persons who expressed interest. Mrs. Kasuyama will contact those persons to see if they have a present interest in the project.

Mr. Stevens met with one or more persons who have expressed interest in developing the balance of the property. They have indicated their intention to proceed

with a development of for sale units rather than a combination of for sale and apartments. Those discussions are rather preliminary.

We will be available to discuss this matter at the October 11, 2010 retreat.

Respectfully submitted,



J. Kenneth Brown

APPENDIX A - TABLE 1

AFFORDABLE HOUSING PRICE: (MODERATE INCOME) ¹
IRREVOCABLE 45-YEAR COVENANTS
2010 INCOME STANDARDS DISTRIBUTED BY HUD AND HCD
SAN DIMAS GROVE STATION
SAN DIMAS, CALIFORNIA

	Two-bedroom
I. Supportable Mortgage Calculation	
Household Income @ 110% Median	\$62,370
Income Allotted to Housing @ 35% of Income	\$21,830
Ongoing Expenses	
Maintenance & Insurance	2,100
Utilities	1,560
Property Taxes @ 1.1% of Affordable Price	2,897
Total Expenses	\$6,557
Income Available for Mortgage	\$15,272
II. Affordable Housing Price	
Supportable Mtg @ 5.00% Interest	\$237,100
Home Buyer Down Payment @ 10.0% of Aff Price	26,300
Affordable Housing Price	\$263,400

¹ Based on the income standards imposed by California Health and Safety Code Section 50093, and the affordability standards imposed by California Health and Safety Code Section 50052.5.



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the City Council Retreat of October 11, 2010

From: Krishna Patel, Director of Public Works *MP*

Subject: **Widening the North Side of First Street to Increase Parking Needs for Civic Center Facilities – Curb, Gutters, Asphalt Pavement, Sidewalk and Miscellaneous Landscape Rehabilitation Improvements**

BACKGROUND

The expansion and remodeling of City Hall facilities created a loss of eight parking spaces that were in the west City Hall addition. This loss together with new square footage may create a severe parking shortage for users of and visitors to City Hall, Community Building, Senior Center plus City employees. To compensate for this loss and provide parking, the project architect/engineer team designed a plan to re-stripe First Street south of Civic Center Park. The plan was to convert parallel parking (20 spaces) to perpendicular parking (29 spaces). This design created a net gain of seven parking spaces. Council may recall that this was a part of the City Hall improvement which was the first item constructed back in March 2010. Upon completion or striping, it was discovered that parking (back-up space was less than 24 feet) and existing curbs were too high (9-10 inches) instead of the standard 6 or 8 inches. These constraints and difficulties generated complaints in particular from our Senior Community.

At the April 19th City Council Study Session, Staff presented a series of alternatives with costs that provided a safer parking lot that met City standards in lieu of the costly (estimated \$154,000) five or so spaces gained when converting/evaluating existing parallel parking spaces (potential of 18) in front of the City Hall on Bonita Avenue to angle parking. The ultimate plan proposed at the meeting in Staff's opinion was to do the right thing and that was to:

- Widen the north side of First Street by approximately two feet to provide a 26-foot wide drive aisle that was in compliance with code.
- New curb height would be 6 inches, thereby making it easier for seniors to step up or on the curb.
- Remove existing raised, uplifted and/or buckled concrete sidewalk and replace with decomposed granite (DG).
- New wheelchair ramps and ADA pathway to meet standards.

The City Council further discussed that in lieu of DG, consider filling in with grass and consider a continuous concrete walkway path on the north side of the street. It was the consensus of the City Council to reconvert First Street to parallel parking and prepare a cogent plan that meets all standards. In addition, at the time Council members were reluctant to spend funds early for parking until work for City Hall was almost completed. Thereby giving us a clearer understanding of where the City Hall project stood financially in order to make a better informed decision.

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DISCUSSION

In respecting Council's earlier decision to reconvert First Street to parallel parking while the City Hall project continues to be on track and under budget with no large expensive surprises and any additional costs due to changes or revisions are being funded out of the project contingency funds, then Staff believes that it is a good time for us to revisit and implement plans for perpendicular parking as originally proposed by project Architect/Engineer team, especially since parking issues would become very prevalent when the City Hall, Plaza and Community Center improvements are completed. This time around instead of simple striping as initially proposed and due to earlier issues of drive aisle width, curb heights, etc., Staff proposes a long-term permanent improvement plan that would enhance the appearance of First Street. The proposal will be like the previous proposal and will include the attached detailed scope of work (Attachment A).

The estimated cost to complete all of these improvements is \$161,000. Staff recommends that Council consider appropriating necessary funds to complete all of the above described improvements from the Infrastructure Fund to proceed with the engineering design and construction prior to opening of the City Hall facilities and not tie this work with the City Hall contractor's work schedule.

The completion of these improvements as described would also benefit and facilitate the Farmer's Market and any other city events held on First Street. If the Council determines that the proposed improvements are not appropriate at this time, then to minimize City liability Staff requests Council to at least consider appropriating \$40,000 for the removal and replacement with DG the broken sidewalk panels in the vicinity of the trees, relocate the irrigation valves and sprinkler lines and construct the new 6-foot wide concrete sidewalk.

RECOMMENDATION

Staff requests Council approval and appropriation from the infrastructure funds for the following work:

1. First Street parking and pavement rehabilitation as mentioned and appropriation of \$161,000
- OR**
2. Appropriation of \$40,000 for removal and replacement of sidewalk as described.

Respectfully submitted,



Krishna Patel
Director of Public Works

kp/gdh/10-10-07

Attachment A

ATTACHMENT A

SCOPE OF WORK FOR FIRST STREET IMPROVEMENTS

1. Widening the north side of First Street by two feet to provide a minimum 26-foot wide drive aisle.
2. Widening by two feet would require trimming of the invasive existing tree roots.
3. New 6-inch curb and gutter would be reinforced to mitigate and minimize potential damage in the future of the invasive tree roots.
4. Addition of new landscaped concrete bow-outs that would have prominent trees and shrub landscaping.
5. Remove uplifted sidewalk panels (approx. 13'x15") in the vicinity of 13 existing trees; only in-fill with DG.
6. Keep the remaining existing full concrete panel to provide connectivity between First Street and park users where we have existing benches and street lights.
7. Construct new 6-foot wide meandering or straight concrete sidewalk with new wheelchair ramps. A new walkway would be the foundation of a future walkway system around the perimeter of Civic Center Park.
8. New 6-foot wide sidewalk requires the relocation of existing valves, sprinkler heads, relocation of sprinkler lines and minor grading of some grass.
9. Remove approximately 5,000 square feet of 6 to 8-inch thick broken concrete/brick ribbon on the street and replace with new asphalt pavement.
10. Provide two underground sleeve/crossings for temporary and future upgrade of existing street as well as the ability to run temporary power.
11. Remove and replace the existing slotted cross gutter at First and Iglesia.
12. Reconstruct the existing catch basin north of the new raised crosswalk.
13. Rehabilitate the existing pavement to enhance the street entrance to the City Hall and Community Center.
14. Construct a raised, decorative crosswalk between the Library parking lot and First Street to slow traffic at the bend.
15. Striping of new perpendicular stalls, red curbs and signage along the south side of First Street.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of October 11, 2010

FROM: Larry Stevens, Assistant City Manager for Community
Development

SUBJECT: Signs

SUMMARY

Staff is aware that some concerns have been expressed that the existing Sign Code may be too restrictive regarding certain types of signs. these concerns seem more general at this time. Staff desires to understand the types of signs that are the source of concern and if there is a consensus to consider possible changes. Staff will prepare a summary of existing regulations for permanent and temporary signs for the Retreat to facilitate the discussion. Focus will be on commercial/retail signs.

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Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Council Staff Retreat on October 11, 2010

FROM: Blaine Michaelis, City Manager *BM*

INITIATED BY: Ken Duran, Assistant City Manager

SUBJECT: FY 2009 -10 Year End Financial Report

REPORT ON 2009 – 10 FISCAL YEAR END

The City's auditors are finalizing the year end audit for FY 09 -10. Though the final audit report is not yet available we have been told that there are no significant findings. Overall General Fund revenues were \$19,266,594 compared to the budgeted amount of \$19,750,880. Even with the reduction in revenue overall General Fund expenditures were \$18,584,092 compared to the budgeted amount of \$19,639,266. Since actual expenditures were below actual revenue there was a year end surplus in the amount of \$682,502. This amount is added to the existing reserve which created an ending fund balance of \$12,505,892, which is after the transfer of the \$5.5 million into the City Hall renovation fund. The ending fund balance of \$12.5 million represents the City's general fund cash reserves. The City's total general fund reserve including cash and debt owed to the City from loans is \$29.4 million

Revenue Detail

The following is a comparison of significant revenue sources from FY 09 – 10 budget to actual. As an additional comparison we show the adopted budget for FY 10 -11 for each of those categories.

REVENUE SOURCE	FY 09 – 10 BUDGET	FY 09 – 10 ACTUAL	FY 10 – 11 BUDGET
Property Tax	\$2,336,300	\$2,231,405	\$2,252,000
Sales Tax	\$6,510,730	\$5,833,525	\$5,696,200
Franchise Tax	\$1,979,500	\$1,969,420	\$1,965,465
Transient Occupancy Tax	\$690,000	\$649,359	\$670,000
Building Permits	\$172,400	\$522,919	\$302,221
Interest Earnings	\$500,000	\$157,382	\$134,600
Vehicle License Fees	\$3,000,000	\$3,050,115	\$3,045,000
Business License	\$394,835	\$369,565	\$394,000

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Expenditure Detail

In September 2009 the City Council agreed to defer some General Fund expenditures. Staff worked diligently to try and control all other General Fund expenses. The following is a list of significant individual or categories of expenditure deviations from FY 09 – 10 budget to actual.

EXPENSE/CATEGORY	BUDGET	ACTUAL	NOTES
Admin. Services	\$916,826	\$886,488	
Legal Services	\$200,000	\$286,227	
City Prosecutor	\$41,200	\$68,434	
General Services	\$3,819,234	\$3,920,408	
Sheriff's Contract	\$5,646,880	\$5,374,500	Reduction in Liability Trust Fund, 1 motor deputy off injured several months
Emergency Services Coordinator	\$20,000	\$0	Deferred hiring until FY 10-11
General Plan Update	\$250,000	\$0	
Planning Manager	\$94,037	\$0	Kept position vacant
Public Works	\$684,959	\$656,851	
Street Maintenance	\$763,879	\$665,174	Saving on professional services and NPDES expenses
Vehicle Maintenance	\$313,293	\$268,579	Savings on fuel and parts
Traffic Control	\$291,559	\$243,375	
Facilities	\$605,500	\$546,678	Two employee vacancies part of the year & less p/t maintenance at City Hall
Civic Center	\$218,700	\$167,091	Savings on Civic Center maintenance due to renovation
Senior Center	\$83,200	\$74,883	
Recreation	\$1,102,679	\$1,045,804	
Swim & Racquet Club	\$442,865	\$402,370	



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of October 11, 2010

FROM: Blaine Michaelis, City Manager *jm*

SUBJECT: Requests for expenditures outside the budget process

SUMMARY

Some issues and matters have arisen over the past several weeks that may require the expenditure of funds. We have gathered them up with some recommendations and thoughts for your consideration and direction.

DOWNTOWN HOLIDAY DECORATIONS

It has come to the attention of staff that there may be Council interest in the purchase of additional downtown holiday decorations. Staff would like to clarify that the 2010-11 budget does not include an appropriation for the purchase of additional street decorations as the 50th Anniversary banners are scheduled to remain in place through the end of the year.

The 21 street decorations that were purchased last year will be hung on the available pole locations on Bonita Avenue from Cataract Avenue to Walnut Avenue. These locations are the ones that have been utilized throughout the year for display of the American flag on holidays.

Staff will review with Council the purchase of additional decorations with the 2011-12 budget process.

LIGHT STRINGS BETWEEN STREETLIGHTS DOWNTOWN FOR THE HOLIDAYS:

The Bonita Corridor Committee has prepared a proposal expressing interest in stringing holiday lights between the street lights in the Downtown. Staff has been reviewing technical aspects (i.e. power availability, attachment methods, structural integrity of street lights) of the proposal to determine if it is feasible. Preliminary indications are that there is adequate power available but that the street light poles would require modification to facilitate attachment and that the

cabling would overstress the poles. Staff feels it would be appropriate at this time to determine what interest, if any, the City Council has regarding these types of lights before attempting to resolve the unresolved technical issues.

BUILDING OUTLINE LIGHTS IN THE DOWNTOWN:

The Bonita Corridor Committee has prepared a proposal expressing interest in outlining the tops of buildings in the Downtown with lights. Before spending Staff time evaluating pertinent technical issues Staff would like to determine what interest, if any, the City Council has in this concept. Among the potential concerns are:

- No identified power supply exists so a new source would need to be developed.
- Uncertainty about participation/authorization by all owners and/or businesses. All improvements would be on private property.
- Appropriateness from an aesthetic perspective.
- Continuing maintenance responsibilities.
- Other issues

WALKER HOUSE HOLIDAY DECORATIONS

This year the Walker House will be outlined in holiday lights on the first story roof line as well as the upper story. Last year, when staff presented the plan for the installation of holiday lights on the Walker House, it was discussed by City Council and decided that the lights would be specific to holiday decoration and not remain in place for year round use. Saffron has requested that the lights remain on the house after the holidays so that they may utilize them year round. Staff has explained the lights were approved for holiday decoration only, and because of the historic significance and preservation of the house the lights were not deemed appropriate for year round use. Any change to what staff has represented to Saffron regarding the no leaving lights up year round policy?

CITY ACCEPTING LANDSCAPE MAINTENANCE OF CALTRANS FREEWAY RAMPS

Comments have come forward regarding the lack of maintenance (overgrown vegetation and weeds, trash, roadside debris, etc.) at the freeway ramps. Staff has also noticed the lack of maintenance and we have made contact with our peers at Caltrans to encourage regular maintenance. We will continue to monitor their maintenance activity – our assumption is that state budget issues are playing a part in the maintenance frequency – 3 furlough days per month, and the shifting of transportation dollars away from maintenance.

Our suggestion is to resist the temptation to take over Caltrans' job to maintain the ramps. If the city voluntarily steps forward we will not only have the expense of doing someone else's job, we will have a difficult time ever pulling away from our generosity. In the past, when it has been difficult to get a local Caltrans response we have sent a Mayoral letter to our State Legislators – we will do so. Our recommendation is to keep the pressure on Caltrans to meet their responsibilities.



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of October 11, 2010

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation *TB*

Subject: Cell Facilities in Public Facilities

Summary

Confirm direction to staff regarding requests to utilize parks and public property for communication facilities.

BACKGROUND

In February and June of 2009 staff requested direction regarding wireless communication facilities in public parks. Each of those requests addressed proposals from specific wireless carriers with interest in specific parks.

The February proposal presented the interest of Verizon Wireless in Via Verde Park, and T-Mobile interest in Marchant Park. Consensus of the City Council at that time was not to consider commercial structures at either park.

The June proposal included a new proposal from Verizon Wireless for Via Verde Park. City Council decision was to oppose the project.

ANALYSIS

While the previously presented proposals were not considered, discussion at each of those meetings included recognition of the economic benefit, the potential for improvement to public facilities, as well as a potential for community benefit through agreements with cell carriers.

Currently there are two carriers that have expressed interest in partnering with the City through the development of a cell tower on City property, but no specific proposals are before the Council at this time. Staff has chosen not to engage in discussions with these carriers until further direction is provided from the City Council.

At this time staff is requesting general direction from City Council as to whether to accept proposals for cell facilities on park sites or public property for review on a case by case basis, or to decline all proposals for cell facilities on any park. If proposals are accepted at all, under what circumstances should they be considered? The City Council may choose to direct staff to develop guidelines or criteria to be met before a proposal may be considered.

RECOMMENDATION

Pleasure of the Council.

IK

Community Development Department

Project Update ~ OCTOBER 2010

COLOR CODE: Red – Items identified for discussion at Retreat
 Purple – Completed projects

First Priority Projects & Tasks

Project Title & Description	Staff Assigned	Current Status	Next Steps
Downtown Specific Plan – review and existing zoning and development standards for town Core commercial and adjacent areas	Larry & Kevin	Consultant preparing Final Draft for concluding workshop.	Consultant to complete Draft by end of year; Workshop and Public hearings early 2011.
Walnut Creek Preserve – develop master plan for future use	Ann	Monitoring property maintenance. RKA completed utility analysis with RMC grant funds.	Meeting with WCA/RMC (lead agency) and County and Tzu Chi to start Master Plan on Oct 7. Consultant selected by January 2011. City has applied for Prop 84 grant to assist.
Wagon Renovation @ Arrow Hwy & Bonita Ave – develop alternatives to redesign entryway	Ann	Consultant prepared four concepts based on input at Nov 10 study session.	Finalizing preferred approaches and preparing cost estimates.
General Plan Update – comprehensive review & update of 1992 General Plan	Ann & others TBD	On hold due to budget	Applied for grant from Strategic Growth Council to assist in costs.
Walker House Sign – design & install new sign(s) for Walker House	Ann	Both signs COMPLETE (April & September 2009)	NONE
Village Court freeway sign – facilitate removal of nonconforming sign.	Ann	Background information gathered. Reviewing options with City Attorney.	Awaiting direction from City Attorney.
Trails Map – update &	Ann	COMPLETE (March	NONE

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<i>print new equestrian/bicycle trails map</i>		2010)	
<i>Green Lawns & Artificial turf – Review existing standards and regulations</i>	Kevin	COMPLETE (May 2010)	NONE
<i>Wireless Co-location Standards – review existing wireless regulations to verify compliance with SB1627</i>	Kevin	COMPLETE (January 2010)	NONE
<i>Affordable Housing Database – verify compliance with AB987 requiring publicly accessible database</i>	Kevin	COMPLETE (April 2009)	NONE. To be monitored and updated by Housing Division.
<i>Community Event Procedures – review temporary use permit, parade permit and related City regulations for possible revisions.</i>	Kevin	Reviewing options with various Departments based on identified issues and concerns.	Draft concept by end of 2010.
<i>Recreational Vehicle Parking – review of regulations regarding RV and related parking</i>	Dan	COMPLETE (September 2009)	NONE
<i>Code Enforcement Assessment – review of existing procedures and practices.</i>	Dan	COMPLETE	NONE
<i>Membrane Structure Policy – review existing policy for possible changes</i>	Dan	COMPLETE (May 2009)	NONE
<i>Multi-Family Housing Standards – review and modify MF Zone standards per 2008 Housing Element</i>	Michael	Finalizing work program to review standards and identify possible changes.	Prepare Staff Report and set Planning Commission hearing (Spring 2011)
<i>Inclusionary housing – evaluate possible standards within redevelopment areas per 2008 Housing Element</i>	Laura	Proposal/contract with Keysor Marston approved. Preparing report with options.	Draft report expected by end of year

SF-DR Setback Standards – review of setback and related standards for possible revisions	Kristi	Developing report with alternatives to determine if Code Amendment needed	Prepare Staff Report for presentation to City Council (January or February 2011)
Status of M & E building/use – <i>review of prior approvals and existing use to determine alternatives re building/property</i>	Laura	Background investigation completed	Evaluating approach with City Attorney.
Emergency Shelters & Transitional Housing – <i>review needed actions to comply with SB2 and 2008 Housing Element</i>	Marco	COMPLETE (Feb 2010)	NONE
Senior housing Standards – <i>review existing standards per 2008 Housing Element</i>	Kristi	Finalizing work program for Code Amendment	Preparing Staff report for Planning Commission hearing (Spring 2011)
Mixed Use Rezoning – <i>evaluate sites to be rezoned per 2008 Housing Element and determine appropriate standards</i>	Kristi	Partially completed re Grove Station and Bonita Canyon Gateway. Additional sites are Downtown and BUSD offices.	Finalizing Work Program (May or June 2011)
Green Building Program – <i>evaluate options for green building program per 2008 Housing Element</i>	Michael	COMPLETE Brochures, hand-outs and website info developed per direction. (May & June 2010)	NONE
Tree Preservation III – <i>review of 2006 Code amendments to determine if further changes needed.</i>	Marco	COMPLETE Reviewed with Council at April 2010 retreat.	NONE
SFA Rezoning/ Equestrian Standards – <i>revise zoning to conform with interim policy and make other necessary revisions</i>	Laura	Developing work program and gathering info on animal/horsekeeping standards	Schedule hearings Mid 2011
Climate change & SB375 – <i>review possible climate action plan opportunities.</i>	Larry	Monitoring options through SGVCOG.	
Storage Container Policy – <i>review</i>	Laura	Preparing policy per comments in April from	Present policy Jan 2011

<i>existing policy</i>		Council & Planning Commission.	
ARRA Energy grants – <i>developing Strategic energy Conservation Plan</i>	Ann	COMPLETE Final Energy Strategy Approved (April 27)	Monitoring implementation opportunities
SB811 – <i>determining appropriate level of participation in LA County program (energy conservation loans to private property to be paid back through property taxes)</i>	Kevin	Participating in SGVCOG Working Group	County program currently on hold
Facades – <i>review of façade renovation options in block at exchange place & Bonita</i>	Larry & Kevin	Program approved in April & May 2010. \$200,000 budgetted for design.	Meetings being scheduled with priority property owners in Oct 2011
Johnstone Building Seismic evaluation – <i>review seismic characteristics of building to facilitate possible renovation</i>	Larry & Kevin	Seismic testing & evaluation completed (June 2010). Prelim design and cost estimates underway	Design & cost presentation to City Council early 2011

Second Priority Projects & Tasks

<i>Project Title & Description</i>	<i>Staff Assigned</i>	<i>Current Status</i>	<i>Next Steps</i>
Business license Ordinance Update – <i>comprehensive review and update of license and special permit procedures</i>	Kevin	Gathering information and identifying issues and concerns	Develop work program in 2011
Massage technician update – <i>monitor potential changes in State law affecting City regulations</i>	Kevin	COMPLETED (August 2009)	NONE. Monitoring establishment of State review procedures.
East Gladstone Streetscape – <i>review interim policy to determine if any changes required</i>	Laura	COMPLETED (December 2010)	NONE

SP24 on north side of Gladstone – <i>review issues and concerns to determine if changes are necessary</i>	Laura	Identify issues and possible concerns for consideration	Report on issues or alternative (Mid 2011)
Historic Preservation Ordinance – <i>review existing regulations and procedures to determine if changes are needed</i>	Michael	Review existing procedures, Mills act properties, Historic Resources Survey and identify alternative for consideration	Report on issues or alternatives (late 2011)
Mansionization – <i>review existing regulations or procedures to determine if changes are needed</i>	Michael	Developing issues paper including alternatives for further consideration	Report on issues or alternatives (mid 2011)
Zoning Code Update re Procedures – <i>review and update Chapters related to application processing</i>	Kristi	Develop work program defining scope of work needed	Report on Work program (Early 2011)
Review compact parking regulations – <i>to consider elimination of compact parking</i>	Marco	Identify issues and alternatives	Report to City council for direction (Early 2011)
Illegal signs in public right of way – <i>review need to address costs of removal</i>	Marco	Identify issues and alternatives	Report to City council for direction (Early 2010)
“For Lease” sign regulations – <i>review existing regulations to determine if changes are necessary</i>	Marco	Identify issues and alternatives	Report to City council for direction (Early 2010)
Underground Utility standards – <i>review existing standards for possible changes</i>	Not assigned		Assign in 2011
Review of street construction standards re DPRB approvals – <i>review and revise existing standards to ensure adequate nexus</i>	Not assigned		Assign in 2011
Bonita/Cataract – <i>review appropriate development</i>	Larry	ENA with ice skating proponent who is seeking financing	Awaiting an update.

<i>opportunity for City property</i>			
<i>Bonita/Eucla – review appropriate development opportunity for City property</i>	Larry	Prior RFP not successful	On Hold
<i>Water efficient Landscape Ordinance – review and revise existing regulations per state 2010 Model Ordinance</i>	Kevin & Laura	City Council continued hearing to April 23.	Awaiting direction from April 23 hearing
<i>Penalties for removal of Historic structure – determine what if any penalties might be appropriate</i>	Not assigned		
<i>Update of Subdivision Ordinance – review and revise existing regulations including Quimby fees</i>	Not assigned		
<i>Update of standards re Nonconforming Uses – review and revise existing regulations</i>	Not assigned		

Other Major Projects & Tasks(Current Planning)

<i>Project Title & Description</i>	<i>Staff Assigned</i>	<i>Current Status</i>
Bonita Canyon Gateway	Dan	Fresh & Easy under construction. Shop buildings foundation only permit pending completion of several items. Housing assistance agreement at 15% being prepared. Residential portion still seeking financing and may be sold to another developer.
Grove Station	Larry	Monitoring existing construction to ensure completion of 14 units. Responding to inquiries regarding remainder of property. Receiver appointed March 2010. Preliminary meeting with developer selected for remainder of property with revised plan almost certain.
Costco pad development	Larry	Awaiting further submittals. Recent contact with Costco concerning a Costco car wash on the

		property. Recent contact with Panda Express (may need MCTA).
DeFalco MCTA/GPA/ application	Dan	Application nearly complete. Met with applicant late September 2010
NJD Tentative tract/ GPA/ SPA	Larry	Draft EIR in public comment period. PC hearing on DEIR October 20. PC hearings on GPA, SPA & Tract in Nov.
Tract at terminus of Valley Center	Marco	Property acquired by Tzu Chi. Monitoring compliance with erosion control plans.
San Dimas Station Shopping Center renovation	Larry	Meeting with property owner/consultants regarding possible renovations. Verbal update at October 2010 retreat.
Acquisition of Chevron Station adjacent to Walker house	Larry	On hold due to State take of RDA funds