AGENDA

SPECIAL MEETING OF
SAN DIMAS CITY COUNCIL
TUESDAY, OCTOBER 26, 2010, 6:00 P. M.
SENIOR CITIZEN/COMMUNITY CENTER
201 E. BONITA AVE.

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

1. **CALL TO ORDER**

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

   a. Members of the Audience

3. **STUDY SESSION PLANNING MATTERS**

   a. Opportunity to discuss concerns regarding the city's sign provisions.

   b. Long Range Planning Projects Update – review of what is ready for consideration, schedule for the rest of the projects.

4. **ADJOURNMENT**

   The next City Council meeting is Tuesday, October 26, 2010, 7:00 p.m.

AGENDA STAFF REPORTS: COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: http://www.cityofsandimas.com/minutes.cfm.

POSTING STATEMENT: ON OCTOBER 22, 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); 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE); VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT www.cityofsandimas.com/minutes.cfm.

SUMMARY OF COMMERCIAL SIGN REGULATIONS

SIGN TYPE	CITY-WIDE STANDARDS	FRONTIER VILLAGE STANDARDS	COMMENTS
Permanent Window Signs	5% of the total window area but no greater than 45 square feet	Same	
Temporary Window Signs	Two permits per year not to exceed 30 days total	Same	TUP required. No specified size criteria but is reviewed for "appropriateness" as part of TUP.
Canopy Signs	Maximum of 16" by 36" (4 square feet) with minimum clearance of 7 feet	Maximum of 12" by 36" (3 square feet) with minimum clearance of 7 feet. Must be sandblasted wood.	Must be under canopy and perpendicular to street
Icon/Projecting Sign	9 square feet	Same but may not be internally illuminated.	In lieu of a permitted wall sign
Primary Wall Sign	Maximum 150 square feet based on 1 square foot for each lineal foot of building frontage	Maximum 30 square feet based on .75 square foot for each lineal foot of building frontage. May not be internally illuminated. Must be wood or similar.	18" maximum letter height if within 50 feet of public street
		Tenants > 15,000 square feet maximum size increased to 75 square feet. May be internally illuminated on a case by case basis.	

Secondary Wall Signs	Up to two signs with a maximum of 100 square feet each based on .75 of the size of the primary wall sign	Up to two signs with a maximum of 20 square feet each based on .75 of the size of the primary wall sign. May not be internally illuminated. Must be wood or similar.	18" maximum letter height if within 50 feet of public street. Must face public right of way or parking area.
		Tenants > 15,000 square feet maximum size increased to 50 square feet. May be internally illuminated on a case by case basis.	
Monument Signs	Maximum of 40 square feet not exceeding 5 feet in height. One per street frontage.	Permitted within public right-of-way for buildings with renovated facades and zero setbacks.	Must be two or more tenants but if a single tenant shall be in lieu of one or more permitted wall signs. Limited to identifying center by name (not individual tenants).
Multiple Tenant Signs	For centers < 40,000 square feet, one multi-tenant sign not more than 4 feet in height and 6 feet in length		Allowed where wall signs are obscured. Additional architectural criteria specified.
	For centers > 40,000 square feet, multi-tenant signs (one per street frontage) not more than 6 feet in height and 15 feet in length with a maximum of 10 tenants on any single sign		Same as above plus: landscape maintenance agreement may be required for parking lot landscaping.
Directional Signs	Maximum size of 4 square feet		
Directory Signs	Maximum of 25 square feet with a		Additional architectural criteria

	height not to exceed 5 feet. One allowed for centers < 75,000 square feet and Two > 75,000 square feet		specified.
Display Cases	Subject to approval.		
Freeway Oriented Signs	< 100,000 square feet. – Not allowed. 100,000-210,000 square feet - 75 foot height and 850 square feet maximums apply. >210,000 – 100 foot height and 950 square feet maximums apply.	n/a	Allowed for multi-tenant centers within 1000 feet of a freeway.
Temporary Signs & Banners	6 banner permits per calendar year totaling no more than 60 days with no single banner more than 30 days. Additional time for "coming soon" and special event signs.	Same	TUP required. No specified size criteria but is reviewed for "appropriateness" as part of TUP.
For Lease or sale signs	One sign for each 350 lineal feet of frontage not greater than 32 square feet. Minimum setback of 8 feet from right-of-way.	Same	Must be removed upon sale or lease completion. No permit required.

1. Some commercial specific plans may have additional sign standards (i.e. Target – SP 20; Ralph's – SP 18; Costco – SP 24).
2. Many multiple tenant centers have Master Sign Programs which may be more restrictive than the Sign Code or at least add architectural or similar criteria.
3. Signs not specified as permitted (i.e. sandwich boards, etc.) are prohibited.
4. Most signs require an approval even if a building permit is not required.

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

3b

print new equestrian/bicycle trails map		2010)	
Green Lawns & Artificial turf – *Review existing standards and regulations*	Kevin	COMPLETE (May 2010)	NONE
Wireless Co-location Standards – *review existing wireless regulations to verify compliance with SB1627*	Kevin	COMPLETE (January 2010)	NONE
Affordable Housing Database – *verify compliance with AB987 requiring publicly accessible database*	Kevin	COMPLETE (April 2009)	NONE. To be monitored and updated by Housing Division.
Community Event Procedures – *review temporary use permit, parade permit and related City regulations for possible revisions.*	**Kevin**	**Reviewing options with various Departments based on identified issues and concerns.**	**Draft concept by end of 2010.**
Recreational Vehicle Parking – *review of regulations regarding RV and related parking*	Dan	COMPLETE (September 2009)	NONE
Code Enforcement Assessment – *review of existing procedures and practices.*	Dan	COMPLETE	NONE
Membrane Structure Policy – *review existing policy for possible changes*	Dan	COMPLETE (May 2009)	NONE
Multi-Family Housing Standards – *review and modify MF Zone standards per 2008 Housing Element*	**Michael**	**Finalizing work program to review standards and identify possible changes.**	**Prepare Staff Report and set Planning Commission hearing (Spring 2011)**
Inclusionary housing – *evaluate possible standards within redevelopment areas per 2008 Housing Element*	**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 – *review of prior approvals and existing use to determine alternatives re building/property*	Laura	Background investigation completed	Evaluating approach with City Attorney.
Emergency Shelters & Transitional Housing – *review needed actions to comply with SB2 and 2008 Housing Element*	Marco	COMPLETE (Feb 2010)	NONE
Senior housing Standards – *review existing standards per 2008 Housing Element*	Kristi	Finalizing work program for Code Amendment	Preparing Staff report for Planning Commission hearing (Spring 2011)
Mixed Use Rezoning – *evaluate sites to be rezoned per 2008 Housing Element and determine appropriate standards*	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 – *evaluate options for green building program per 2008 Housing Element*	Michael	COMPLETE Brochures, hand-outs and website info developed per direction. (May & June 2010)	NONE
Tree Preservation III – *review of 2006 Code amendments to determine if further changes needed.*	Marco	COMPLETE Reviewed with Council at April 2010 retreat.	NONE
SFA Rezoning/ Equestrian Standards – *revise zoning to conform with interim policy and make other necessary revisions*	Laura	Developing work program and gathering info on animal/horsekeeping standards	Schedule hearings Mid 2011
Climate change & SB375 – *review possible climate action plan opportunities.*	Larry	Monitoring options through SGVCOG.	
Storage Container Policy – *review*	Laura	Preparing policy per comments in April from	Present policy Jan 2011

existing policy		Council & Planning Commission.	
ARRA Energy grants – *developing Strategic energy Conservation Plan*	Ann	COMPLETE Final Energy Strategy Approved (April 27)	Monitoring implementation opportunities
SB811 – *determining appropriate level of participation in LA County program (energy conservation loans to private property to be paid back through property taxes)*	Kevin	Participating in SGVCOG Working Group	County program currently on hold
Facades – *review of façade renovation options in block at exchange place & Bonita*	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 – *review seismic characteristics of building to facilitate possible renovation*	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

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

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

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

Other Major Projects & Tasks(Current Planning)

Project Title & Description	***Staff Assigned***	***Current Status***
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