



AGENDA
REGULAR CITY COUNCIL AND
REDEVELOPMENT AGENCY MEETING
TUESDAY, MAY 10, 2011, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

2. RECOGNITIONS/PRESENTATIONS

- Recognize San Dimas High School Athletes who represented the school in CIF Championship competition.

3. ANNOUNCEMENTS

- a. Pui-Ching Ho, Librarian, San Dimas Library
- b. Margaret Felberg, Chairperson, American Cancer Society Relay for Life
- c. Festival of Arts presentation to Teen Action Committee

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. 2011-20**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF APRIL AND MAY, 2011.

- b. Approval of minutes for regular meeting of February 22, 2011 and March 1, 2011.

- c. Approval of City's Statement of Investment Policy: This investment statement outlines the policies for maximizing the efficiency of the City's cash management system.
- d. Adopt proclamation pledging to promote a cleaner, safer, and healthier environment for San Dimas residents.

END OF CONSENT CALENDAR

6. PUBLIC HEARINGS

- a. 2011-12 Annual City Budget
 - 1) Presentation of preliminary budget highlights.
 - 2) Question and Answer Period/General Discussion.
 - 3) Other Items of Community Interest.
 - 4) Public Discussion.

7. PLANNING/DEVELOPMENT SERVICES

- a. Consideration of request to initiate Municipal Code Text Amendment (MCTA 10-06). A request to modify portions of Code Section 18.140.090(C)(4)(a)(iv) within the Creative Growth Zone to allow for a street facing gas station design and not the City's reverse/turn around design required by Code.
- b. Consideration of Planning Commission recommendation to initiate a Municipal Code Text Amendment relating to the Sign Code.

8. OTHER MATTERS

- a. Consideration of request from Metro Gold Line Extension Construction Authority relative to station site identified for environmental study and related matters.
- b. H.E.R.O.E.S. – request for extension of fundraiser sign to remain at Bonita Avenue/Arrow Highway through November 2011 and extension of use of site for entire project.
- c. Update on concessionaire agreement between the Walker House Master Tenant LLC and Marsteller Investments.
- d. Request from San Dimas Sheriff's Booster Club for expansion of street closures for the Annual Car Show.

9. SAN DIMAS REDEVELOPMENT AGENCY

- a. Oral Communication (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 April 26, 2011 meeting.
- c. Executive Director
- d. Members of the Agency

10. 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) Reappointments to Senior Citizen Commission.
 - 2) Councilmembers' report on meetings attended at the expense of the local agency.
 - 3) Individual Members' comments and updates.

11. CLOSED SESSION

Recess to a closed session pursuant to Government Code Section 54957.6:

- a. **CONFERENCE WITH LABOR NEGOTIATOR (Pursuant to G.C. Section 54957.6)**
City Representative: Blaine Michaelis
Employee Group: City of San Dimas Employees
- b. **Report on closed session items**

12. ADJOURNMENT

The next meeting is Tuesday, May 24, 2011, 7:00 p.m.

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

<http://cityofsandimas.com/minutes.cfm>

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

POSTING STATEMENT: ON MAY 6, 2011, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS 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 COURTESY, AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM/MINUTES.CFM.

RESOLUTION NO. 2011-20

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTHS OF
APRIL AND MAY 2011

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 Prepaid Warrant Register: 04/30/2011; 21953 through 22026; in the amount
of \$1,883,251.82; Warrant Register: 05/16/2011; 135831 through 135961; in the amount of
\$366,806.18.

PASSED, APPROVED AND ADOPTED THIS 10th DAY OF MAY 2011.

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 May 10, 2011, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ina Rios, CMC, City Clerk

5.0.1



***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.



MINUTES
REGULAR CITY COUNCIL
TUESDAY, FEBRUARY 22, 2011, 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 Development Services Dan Coleman
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Senior Engineer Shari Garwick
Superintendent of Building and Safety Eric Beilstein
Recreation Services Manager Leon Raya

STUDENT CITY COUNCIL

Corbin Chu
Miranda Galvez
Joshua Acosta-Duque
Luisa Schneider
Michelle Nguyen
Katelyn Helmuth

Aleena Avalos

Monica Mikhail

Ana Elizondo
Stefan Munoz

Nicole Thurman

1. CALL TO ORDER

Student Mayor Chu called the meeting to order at 7:00 p.m. and led the flag salute. He asked students to introduce themselves.

2. RECOGNITIONS

- Proclaim March 9, 2011 Arbor Day to support efforts to protect our trees and woodlands.

Mayor Morris and Student Mayor Corbin Chu presented to Ana Elizondo, student Parks and Recreation Director, a proclamation declaring March 9, 2011 as Arbor Day, urging all citizens to support efforts to protect our trees and woodlands, plant trees, and promote the well-being for future generations.

3. ANNOUNCEMENTS

- a. Pui-Ching Ho, Librarian, San Dimas Library

Pui-Ching Ho, Library Manager, San Dimas Library, introduced her Student Counterpart Samantha Delgadillo and they highlighted the Library's activities and events for February and March, 2011. For detailed information, contact the Library at 909/599-6738.

- b. Presentation from Golden State Water Company regarding water rates and the Weymouth Plant shut down

Ben Lewis, Manager, Golden State Water Company, advised that in 2008, a rate increase was filed as part of the Public Utilities Commission process, which resulted in a 20% rate increase that became effective as of December 2010.

5.6

Mr. Lewis also wanted to make everyone aware that between March 18-28, the Weymouth Water Treatment Plant will be taken offline in an effort to conserve water usage. He asked everyone to conserve and refrain from outside water usage during that time period.

c. Update on the H.E.R.O.E.S. program, including the Veteran's Memorial

Stan Wisniewski Sr. said their major fundraising begins in March and they want the entire community's support. He said posters and flyers will be distributed to businesses to raise awareness of their fundraising programs. He said brick pavers are available for sale which can be engraved and installed with the Veteran's Monument. Order forms can be found on their website at sandimasheroes.org. He said they will be making their final presentation in May to the Development Plan Review Board for the Memorial Construction design. He highlighted other fundraising events to be held at the Farmer's Market, San Dimas High School, Applebees, Family Fun Festival booth, and encouraged the community to show their support for the troops.

Gary Enderle asked if at a future meeting the City Council would consider authorizing the placement of a Thermometer at the intersection of Bonita Avenue/Arrow Highway to measure their fundraising efforts.

Councilmember Badar requested this item be placed on an agenda for discussion.

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 and ask 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) Lynn Greenwade, Emmanuel Missionary Baptist Church, said their church is under new leadership under the direction of Pastor Gwen Martin. Ms. Greenwade offered information on The Bridge Community Outreach Ministry that provides support to individuals and families in social needs, education, arts and community awareness.

2) Margie Green, Chamber of Commerce Chairman of the Board, invited the community to a ribbon cutting at Montana's on March 21st and the Chamber networking breakfast on March 3rd, at San Dimas Canyon Clubhouse.

3) Ted Powl, Chamber of Commerce Volunteer, encouraged members of the community to participate in the Civic Academy for only \$98 for a seven-week program. Interested parties can contact the Chamber office at 909.592.3818.

4) Cyndy Williams said she sympathizes with the Farmer's Market having to move, however, she requested that it not be moved back to the Downtown, where it caused problems for the merchants.

5) David Harbin member of Citizens Protect San Dimas community invited voters to visit their website protectsandimas.com before casting their vote in the City's General Municipal Election.

6) Sid Maksoudian said that an investigation was launched by Sheriff Lee Baca's office and the truth will be told.

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.)

Assistant City Manager Duran reported that the Governor declared a state of emergency for several winter storms that caused heavy damage. The declaration now allows the State Office of Emergency Management to provide funds and reimburse the City for storm related expenditures. He said the deadline is February 24 to submit an application to receive funds. He said this opportunity came up after the agenda was posted and he requested the City Council to take action to place the item on the agenda, and approve the Resolution which authorizes the City Manager, Assistant City Manager and Director of Public Works to execute the documents on behalf of the City of San Dimas.

It was moved by Councilmember Bertone, seconded by Councilmember Templeman, to add Resolution No. 2011-09 to the agenda consent calendar. The motion carried unanimously.

It was moved by Councilmember Bertone, seconded by Councilmember Badar, 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. 2011-06**, A Resolution of the City Council of the City of San Dimas approving certain demands for the month of February, 2011.
 - (2) **RESOLUTION NO. 2011-07**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Boulevard Open Space Maintenance District (TR 32818).
 - (3) **RESOLUTION NO. 2011-08**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Northwoods Open Space Maintenance District (TR 32841).
 - (4) **RESOLUTION NO. 2011-09**, A Resolution of the City Council of the City of San Dimas designation of applicant's Agent Resolution for non-state agencies.
- b. Award of contract to Precision Relocation for relocation services for moving from Temporary City Hall to City Hall.

END OF CONSENT CALENDAR

6. OTHER MATTERS

- a. Update on the Farmers Market, with review of additional information since the last council meeting, and considerations for general discussion based upon a revised proposal as submitted by Advocates for Healthy Living.

Director of Parks and Recreation Bruns provided an update on the Farmers Market proposal and reviewed additional information received since the January 25, 2011 City Council meeting. She said residents of the Civic Center Park neighborhood were invited to attend a community input meeting on February 9, 2011. Ten residents representing six addresses attended and expressed concerns regarding the proposed Farmer's Market including traffic; noise level; limited parking for residents; 9:00 p.m. is too late; Wednesday is not preferred; restrooms; lack of policing; and trash left behind. A petition signed by 13 residents representing 11 addresses was received opposing the event.

Ms. Bruns reported that subsequently, a petition was submitted reflecting 29 residents representing 19 addresses expressing their support of the event. She noted that six individuals signed both petitions in favor of and in opposition to the event.

Ms. Bruns presented a revised event proposal and site plan from Advocates for Healthy Living and said the applicant committed to post signage regarding parking, patrol the areas for trash pick up, and work with city staff in ongoing adjustments to the event. Advocates for Healthy Living requested consideration to exempt overnight parking enforcement during the event season and adjust street sweeping service for the area.

Staff recommended that City Council consider the revised proposal for the 2011 Farmer's Market as submitted by Advocates for Healthy Living as an opportunity to facilitate discussion and provide further direction.

Mayor Morris stated that petitions in support and opposition are included in the packet and those petitioners in attendance will be given the opportunity to address the City Council. However, the City Council will not be voting on this item until staff has had a chance to compile the data and submit a proposal for Council consideration.

Councilmember Bertone stated he is in favor of having a Farmer's Market in the Civic Center, but does not support having amplified music.

In response to Council, Director Bruns said Advocates for Healthy Living pays a business license fee to operate the event based on an average number of vendors.

Mayor Morris invited comments from students and members of the audience.

In response to Student Mayor Pro Tem Miranda Galvez, Director Bruns stated that Albertson's had expressed concern that the Farmer's Market affected not only sales on Wednesdays, but also exposure, parking conflicts, and use of restrooms. She said other business shopping centers were also impacted by street closures and blocked driveways.

In response to Student Mayor Corbin Cho, Councilmember Badar said moving the Farmer's Market to a residential area has sparked the same concerns from residents, and it is the City Council's responsibility to weigh all concerns and come to an acceptable compromise.

Mayor Morris invited members of the public to express their position.

1) Bill Tilbury said after he solicited input from residents, he discovered that a large number of people are in favor of having a Farmer's Market. He stated that he worked with Director Bruns and Mr. Cuellar to put together the proposed site plan which he believes is an acceptable compromise. He encouraged support of the growers and small businesses that benefit the community.

Councilmember Bertone stated that it is better for the Council to consider both positive and negative issues.

2) Chris Rush, 626 Smead Way, said that even residents who oppose having the Farmer's Market on a week night would still like to have a Farmer's Market. He suggested conducting the event on a Saturday afternoon, when parking and music are not much of an issue.

3) Deedee Reidy, 126 E. 2nd Street, responded that the farmers who work the San Dimas event also work at surrounding cities on scheduled days of the week including weekends. She encouraged supporting the local farmers.

4) Loren Martin, 135 E. 2nd Street, said he signed two separate petitions, one opposed to the original plan, and the other in support of an alternate proposal. He supports the alternate proposal.

Mayor Morris pointed out that the Farmers Market vendors are not paying income taxes or sales tax in San Dimas and this event has had an impact on the Albertson's for many years. He said the proposal is being considered to operate the Farmer's Market on First Street, in the City Hall parking lot, and the Civic Center Park. He said closure of Iglesia between First and Second Streets is no longer being considered.

Director Bruns added that only child rides are being proposed for the Park and music is being proposed on the Plaza.

In response to Councilmember Badar, Maurice Cuellar replied that the shorter the period for the event, the less chance that the farmers would participate. He said the event is scheduled between April through September and the Wednesday night market is meant to be a destination for a family night out.

In response to Council, Mr. Cuellar replied that he is an unpaid volunteer and even donates salad bars to schools; he is open to having acoustical music.

Councilmembers Badar and Templeman wanted assurance that Farmers Market music did not conflict with Music in the Park and were adamant that food vendors be kept off the new Plaza.

In response to Mayor Pro Tem Ebiner, Mr. Cuellar said he would not be able to explore other event locations and schedule farmers this year, but he is open to other sites for the event.

5) Bill Tilbury said farmers need a commitment and a place to operate. He said although there are some people who do not want the event in their neighborhoods, this is a community event and the City Council needs to make a decision on the proposed plan.

Councilmember Badar said he is in favor of having a Farmer's Market but would like to reach a suitable compromise.

6) In response to Jennifer Eicher, Mayor Morris replied that having the Farmer's Market on Bonita Avenue is not the proposal being considered and the City Council has not yet made a decision. He said there is a cost to blocking Bonita Avenue that include traffic impacts, re-routing busses, impacts to downtown merchants, and policing issues.

In response to Student Mayor Cho, Mayor Morris stated that there is a lot of opposition to having a Farmer's Market in a shopping center and in order to attract the farmers, the event organizes other activities.

7) Ryan Kenner, 225 No. Iglesia, said he moved his family to San Dimas in 2007 specifically for the Farmer's Market. He is pleased with the compromises and hopes the City Council votes in favor of the new proposal.

8) In response to Student Councilmember Schneider, Director Bruns explained that to have a certified Farmer's Market in California, the organization has to be nonprofit or a municipal organization. She further explained the process of operating the event including the cost of a business license fee and rental fee to participate in the market, of which a percentage is paid to the organization. She said no sales tax is paid to the City, however, vendor participants are responsible for having a resale license and are accountable to the Franchise Tax Board.

9) Mike Clifford expressed concern for children playing and excessive traffic going through the neighborhood if Bonita Avenue is blocked. He said conducting the event on First Street does not affect traffic flow on Bonita Avenue.

10) Sid Maksoudian read a letter from Joseph Evanilla addressed to the city hall regarding this matter, and said the Farmer's Market belongs to the masses not the few.

Mayor Pro Tem Ebner and Councilmember Badar stated they both responded to Mr. and Mrs. Evanilla's letter and clarified the entire matter.

11) In response to Debra Black, Gretchen Sterling, Farmer's Market Manager, explained that the idea of moving the Farmer's Market off Bonita Avenue into a residential area makes residents unhappy, and outside agencies do not appreciate re-routing bus schedules if the market is held on a major street. She said that operating a Farmer's Market on Saturday is not a good option because families have weekend plans, and once school starts, evening markets are difficult. Ms. Sterling said ideally, markets open for Easter when fruit and produce are in season and farmers are willing to commit if they are able to finish off their crops throughout the season. She hopes the City Council considers keeping the Farmer's Market in the proposed location, which is accessible to everyone, does not divert traffic, and is less of an impact.

12) Loren Martin, Second Street does not see issues with the proposed move and feels it is a good compromise.

Mayor Morris replied that some residents signed a petition opposing the move to the proposed location. He invited members of the audience to express their concerns with the relocation of the Farmer's Market to First Street.

1) Jill Gibbs, 227 E. Second Street, said the relocation in conjunction with traffic congestion and noise from other events is excessive and would like the City Council to consider not having it there next year.

There being no one else wishing to speak, Mayor Morris deferred discussion to the Student Council who expressed their opinions that the community wants the Farmer's Market; shortening the time frame would discourage farmers from participating; and the Farmer's Market could be utilized to stimulate surrounding businesses.

Councilmember Bertone said he prefers the Farmer's Market on Bonita Avenue, but is willing to support the proposal, with the exclusion of acoustical and/or amplified music. He suggested that the parties involved commence brainstorming with staff on an ideal site for next year.

Mayor Morris noted that Mr. Cuellar indicated that youth groups perform and need recorded music in some form.

Mayor Pro Tem Ebner said people live in the downtown area to attend community events such as Music in the Park and the Farmer's Market which provides opportunities for nonprofit groups to get exposure, fundraise, and awareness. He is willing to support the proposal this year with non-amplified music and moving the event to another location next year.

Student City Clerk Avalos said she loves the Farmer's Market which provides an opportunity for her family to bond. She said this is a big issue for those residents and she praised the people who took time out of their busy schedule to attend the meeting to find a solution.

Councilmember Badar said he could support the use of a radio or stereo system and he likes the time frame of closing at 8:00 p.m. He will wait until the final proposal to make a final decision.

In response to Council, Director Bruns stated that as a good faith effort to residents, she would like Advocates for Health Living to post each week designated resident areas and non-vendor parking. It is her plan to bring back on March 1, 2011 the current proposal which lists the event closing at 8:30 p.m. on non-school days and 8:00 p.m. during the school year and to include non-amplified music.

RECESS

Mayor Morris recessed at 9:20 p.m. The meeting resumed at 9:30 p.m.

7. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 9:30 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 9:32 p.m..

8. ORAL COMMUNICATIONS (Speakers are limited to five (5) minutes or as may be determined by the Chair.)

a. Members of the Audience

1) Sid Maksoudian stated that the website protectsandimas.com has introduced him to the public, and property owners and citizens have given him permission to put up banners. Mr. Maksoudian mentioned that a civil court found in favor of Sergeant Flannigan at the time when Councilmember Templeman was a Deputy Chief at Alhambra Police Department.

2) Chris S. Grant, 1784 Avenida Entrada, said he is a candidate for City Council and he thanked the Chamber of Commerce for hosting the Candidates Forum last Tuesday. He also reminded viewers to see the broadcast and make an educated decision on March 8, 2011.

b. City Manager

- 1) Select a date for the Spring City Council - Staff Retreat - possible dates: Wednesday, April 13, Thursday, April 14 or May.

City Manager Michaelis will come up with a schedule of additional dates.

2) City Manager Michaelis informed the City Council that the March 9, 2011 meeting with Supervisor Antonovich was cancelled.

3) City Manager Michaelis invited the public to attend the Planning Commission forum to discuss issues regarding sign codes. The event will be held at the Sheriff's Station Community Meeting Room at 6:00 p.m. on March 16th. He said additional data is listed on the city's website at www.cityofsandimas.com and subsequent meetings will be held.

c. City Attorney

There were no comments.

d. Members of the City Council

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

No one attended meetings at the expense of the City.

- 2) Individual Members' comments and updates.

a) Councilmember Templeman said Mr. Maksoudian brought up an event when Mr. Templeman was working for Alhambra Police Department. Mr. Templeman explained that he selected the best person for the post of Detective which was sought by the Union President, who was later hired as a detective.

b) Mayor Pro Tem Ebner stated he is not making a comment on the website, just praising Mr. Harbin's service to the community.

c) Councilmember Badar reiterated that a special City Council meeting will be held on March 1, 2011 due to the election being conducted on March 8, 2011.

d) Councilmember Bertone announced that the City's General Municipal Election will be conducted on March 8, 2011. He praised the students' active participation in the meeting and Mayor Morris for bringing them out.

e) Assistant City Manager Stevens remarked that staff contacted the Chamber to include a flyer in their mailer publicizing the Planning Commission Forum which will also be advertised in the Community News and the City's website. He said as many resources as possible would be used to let people know about the Forum.

f) Mayor Morris thought the students got very involved in discussions. He added that if a poll were taken, more people would think David Harbin is a contributing member of this community.

9. CLOSED SESSION – This item was deferred until March 1, 2011.

Recess to a City Council closed session pursuant to Government Code Section 54956.9(c):

- a. Pursuant to the provisions of Government Code section 54956.9 (c) a closed session will be held with the city attorney to discuss potential litigation involving a dispute with the contractor arising out of the reconstruction/paving of Foothill Blvd.
- b. Report on closed session items.

10. ADJOURNMENT

Mayor Morris adjourned the meeting at 9:47 p.m. The next City Council special meeting will be held on Tuesday, March 1, 2011, 7:00 p.m.

The March 8, 2011 regular City Council meeting will be cancelled to conduct the City of San Dimas General Municipal Election. Instead, on March 1, 2011, at 7:00 p.m. a special meeting of the City Council will be held. The agenda for that meeting will include those items that would otherwise be considered at the March 8, 2011 meeting.

Respectfully submitted,

Ina Rios, CMC
City Clerk



MINUTES
REGULAR CITY COUNCIL
TUESDAY, MARCH 1, 2011, 7:00 P. M.
SENIOR CITIZEN/COMMUNITY CENTER
MULTI-PURPOSE ROOM, 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 Development Services Dan Coleman
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Associate Planner Kristi Grabow
Associate Planner Marco Espinoza

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. RECOGNITIONS

- San Dimas Community Volunteers, Athletes for Autism Group

Manny Zapata explained the purpose of the Youth Sports League is to provide sports activities and socialization environments for children with autism spectrum disorder. The League utilizes San Dimas High School volunteers who coach the kids in various activities. He said although the teenagers are required to complete ten hours of community service, these teenagers far exceeded that quota and recognition is well deserved.

Mayor Morris presented certificates of recognition from the City of San Dimas and from Assemblyman Curt Hagman to San Dimas Community Volunteers Natalie Holland, Brianna Norrie, Jennifer Hamson, Kayla Norrie and Michael Zapata for their outstanding service to the Autism Youth Sports League.

3. ANNOUNCEMENTS

- a. Pui-Ching Ho, Librarian, San Dimas Library

Pui-Ching Ho, Library Manager, announced activities for the month of February 2011. For detailed information, contact the Library at 909/599-6738.

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

1) Maurice Cuellar, 909 Calle Serra, founder of Advocates for Healthy Living, thought the proposal to commence the Farmer's Market the first week in April is appropriate. He said the Plaza can be roped off until the grand opening and adjustments can be made as needed regarding music and location.

2) Yvonne Picconi, representing the San Dimas Equestrian Commission, invited the community to join them for their annual trail cleanup event at Horse Thief Canyon Park, on Saturday morning April 9th, to remove debris and rocks off the trail. They are looking for volunteers or anyone who needs to complete community service hours. Lunch will be provided. Interested parties can call 909/394-6284.

3) Sid Maksoudian, 1156 Camino del Sur, said his campaign sign was removed from the Union 76 Gas Station because he opposed the approval of a beer and wine license at that location, which is in close proximity to the freeway. He said it is the Sheriff's Department policy to deny such a license to vendors so close to any freeway.

4) Alline Kranzer shared a National Publication article about San Dimas with photographs of the Walker House and said San Dimas gains fame throughout the country with the Festival of Arts National Art and Exhibition, which is being held on April 30 – May 1, 2011.

5) Alline Kranzer said San Dimas is a city of volunteers who have the choice of getting involved in a number of worthwhile activities with the La Verne-San Dimas Soroptimist Club; the Historical Society, Festival of Arts; Chamber of Commerce; or San Dimas Rodeo.

6) Dr. Marvin Ersher, 1312 Paseo Alamos, would like to address items 6.a and 6.b when the items are heard. He said edification would be helpful to citizens to know what zones cell towers are allowed in. He asked if there were technology available for a unified system of transmission so as not to have towers for every vendor and if the towers emitted radioactive or toxic discharge.

Mayor Morris stated that item 6.b will be referred back to the Development Plan Review Board.

7) Margie Green, Chair, Chamber of Commerce, announced the Bonita Corridor meeting; the monthly Chamber breakfast; ribbon cutting ceremonies at San Dimas Pet Groomers and Twisted Sage; Saint Patrick's after hours mixer; and the Marketing Expo. For detailed information contact the Chamber of Commerce at sandimaschamberofcommerce.com.

8) Ted Powl, Chamber volunteer, said the Civic Academy will be starting on March 26th for seven weeks, featuring presentations from various organizations. The cost is only \$98 and includes meals, a commemorative shirt, a tour of the city, and a barbecue at graduation.

9) Chris S. Grant, 1784 Avenida Entrada, clarified that he made the choice to not include a Candidate Statement in the Voter Guide so that his campaign would not incur debt during his campaign for his bid for the City Council. He invited voters to log onto his website grant4progress2011vpweb.com.

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.)

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

- a. Approval of minutes for regular meeting of January 11, 2011.
- b. Award of contract to MGO Certified Public Accountants for a Transit Occupancy Tax audit of Hotels in San Dimas

END OF CONSENT CALENDAR

6. DEVELOPMENT SERVICES/PLANNING

- a. DPRB 10-33: A request to construct two 25-foot monocypress wireless communication facilities located at 1087 Via Verde (APN: 8395-025-024).
 - 1) **RESOLUTION NO. 2011-10, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 10-33, A REQUEST TO CONSTRUCT TWO 25-FOOT MONOCYPRESS WIRELESS COMMUNICATION FACILITIES LOCATED AT 1057-1087 VIA VERDE (APN: 8395-025-024)**

Associate Planner Grabow summarized a request to construct two 25-foot monocypress wireless communication facilities located at 1057-1087 Via Verde and Puente Street within the Administration Professional (A-P) Zone. At their January 13, 2011 meeting, the Development Plan Review Board reviewed the proposal and voted to recommend the project to the City Council with conditions. Staff recommends approval of Resolution No. 2011-10 for DPRB Case No. 10-33.

Planner Grabow responded to Dr. Ersher's previous comments that a majority of zones within city boundaries allow wireless facilities in residential areas through a conditional use permit process. She said staff prefers to see collocations with multiple companies on one site, however, at this site, because staff wanted to keep visibility down, the monocypresses are going to be 25-feet in height. She added that studies conducted regarding emissions concluded that emissions generated by these sites are acceptable to humans. She said there is a negative declaration that was reviewed in the early 2000's that covers all wireless facilities in the city.

Assistant City Manager Stevens added that there is limitation in state law with our ability to evaluate electromagnetic effects of various types of facilities, and as long as they meet the development standards, a current California Environmental Quality Act (CEQA) review is not necessary.

Councilmember Bertone requested that staff review and bring back to the City Council for discussion on whether or not these towers would be permitted in residential areas.

Assistant City Manager Stevens said staff will prepare an update showing the restrictions in a residential zone and discuss at the City Council-Staff Retreat.

Ryan Young, Delta Groups Engineering, Consultant of Verizon Wireless, 2362 McCaw Avenue, Irvine, CA 92614, provided a Powerpoint presentation of the communication facilities and said Verizon has worked closely with the City since 2009 to provide a much needed cellsite to improve the quality of the

wireless communications service to this particular area of San Dimas. He highlighted coverage objectives of the recommended site at the intersection of Via Verde and Puente Street and proposed the monocypress, a design staff could support. He said the staff report was reviewed and they are in agreement with the conditions of approval.

Mayor Morris invited members of the audience to express their views.

1) In response to Susan Crawford and Dr. Marvin Ersher, Planner Grabow pointed out the location of the proposed site of the two monocypress facilities and said surrounding neighbors were notified for the meetings of the Development Plan Review Board and City Council.

2) Dr. Ersher suggested looking at a planning process to limit the number of towers permitted in an area of the city.

3) In response to Susan Crawford, Planner Grabow replied that because this proposal is utilizing the existing landscape on private property and does not include any tree removal, the City Arborist does not get involved.

4) In response to Chris Grant, Mr. Young said small antennas must connect to an existing network and the Via Verde area lacks wireless service coverage.

5) In response to Sid Maksoudian, Assistant City Manager Stevens replied that the overall height for the two monocypresses is approximately 40-feet. He said staff reviewed this proposal extensively to ensure it was aesthetically appropriate for the area and properly integrated into the existing landscaping component. He added that it was decided to use the cypress because it obscures most, if not the majority, of the antenna facility.

After the title was read, it was moved by Councilmember Badar, seconded by Councilmember Templeman, to waive further reading and adopt **RESOLUTION NO. 2011-10, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 10-33, A REQUEST TO CONSTRUCT TWO 25-FOOT MONOCYPRESS WIRELESS COMMUNICATION FACILITIES LOCATED AT 1057-1087 VIA VERDE (APN: 8395-025-024).** The motion carried unanimously.

- b. Consider Appeal of DPRB Case No. 10-07, a request to grade the rear portion of a single-family residence into terraces, approximately 190 feet long by 90 feet wide, for the purpose of planting fruit trees located at 523 Puddingstone Drive.

Mayor Morris reported that the applicant created terraces for the growing of fruit trees and other vegetation, and information requested by the Development Plan Review Board for deliberation was not delivered to them, therefore, the Board denied the project. He noted that the City Attorney advised that this item be referred back to the Development Plan Review Board for consideration based on the fact that the DPRB did not have the opportunity to review the necessary soils and geological report submitted by the applicant.

It was moved by Councilmember Bertone, seconded by Mayor Pro Tem Ebiner, to refer this item to the Development Plan Review Board for further consideration. The motion carried unanimously.

In response to Council, the applicant replied that because some neighbors had expressed concern with the stability of the land, he hired a geologist and submitted the necessary documents. He is ready to proceed with his plan once the project is approved.

7. OTHER MATTERS

- a. Consider for Approval the Farmers Market's revised proposal as submitted by Advocates for Healthy Living.

Director of Parks and Recreation Bruns provided background on the revised proposal from Advocates for Healthy Living for a 2011 Farmer's Market and noted that additional petitions in favor of the farmer's market were received. Pursuant to the City Council's request, Director Bruns submitted final event guidelines and conditions of approval to include all components of the revised proposal with the exception of Condition No. 20 – that the applicant be allowed to provide non-amplified live entertainment only during the weeks of the event when the Music in the Park and Movies in the Park are not operating; and permit pre-recorded music at low volume. She added that the conditions also do not include dedicated, reserved use of the City Hall Plaza for any specified purpose for the event. Ms. Bruns stated that Advocates for Healthy Living proposed a start date of April 6, however, out of consideration for the public grand opening of the new city hall facility, staff is proposing that the Farmer's Market commence on April 13 through September 28, 2011. Director Bruns reviewed the conditions of approval and highlighted conditions specific to the new location and new proposal.

Staff suggested that any non-amplified or pre-recorded music be incorporated into the site plan for First Street and City Hall parking lot area authorized for use by the Farmer's Market, and for the Plaza to remain open for walk-thru, or as a congregate area with no designated specified use. Staff recommends that the City Council authorize staff to renew the temporary use permit for Advocates for Healthy Living to operate a 2011 Farmers Market in the public right-of-way, subject to standards and conditions of approval as outlined, with consideration whether or not to adjust the start date.

Councilmember Templeman felt the City's grand opening is an important event and supported a start date of April 13 which he believed would not cause problems for the farmers.

Councilmember Bertone agreed with the start date of April 13, 2011. He requested that staff work with the Festival of Arts that will be erecting a tent in the Plaza for their annual Exhibition and Sale on April 29-May 1.

Mayor Morris invited the audience to comment. No one came forward.

Mayor Pro Tem Ebner said there is no need for three different closing times and suggested the condition be changed to reflect 9:00 p.m.

In response to Mayor Pro Tem Ebner, Director Bruns replied that vendors are encouraged to park at the municipal parking lots on First Street or Bonita Avenue. She said that during Music in the Park, space would be reserved for the Music in the Park program.

Mayor Pro Tem Ebner said Music in the Park should be open and vendors should be required to park further offsite. He said he is in favor of the market and supports a mid-season review.

Director Bruns said staff will continually monitor and evaluate the event, and with the use of a vendor placard encourage them to park further away. She added that if resident parking is not being used, parking restrictions can be adjusted and opened to visitors of the Market.

It was moved by Councilmember Templeman, seconded by Councilmember Bertone, to authorize staff to renew the temporary use permit for Advocates for Healthy Living to operate a 2011 Farmers Market in the public right-of-way, subject to standards and conditions of approval as outlined, with a start date of April 13, 2011. The motion carried unanimously.

8. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular meeting at 8:41 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular meeting reconvened at 8:42 p.m..

9. 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 said he does not mind groups showing their opposition to candidates, however, he has a problem when their website links to the City of San Dimas, Festival of Arts, and Historical Society. He stated that anyone running for office should be appreciated by all members of society.

- b. City Manager

- 1) Select a date for the Spring City Council- Staff Retreat

It was the consensus of the City Council to conduct the City Council/Staff Spring Retreat on

- Monday, April 18, 2011, 5:00-9:00 P.M.

- c. City Attorney

There were no comments.

- d. Members of the City Council

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

There were no comments.

- 2) Individual Members' comments and updates.

a) Mayor Pro Tem Ebner encouraged voters to go to the polls at the City's General Municipal election on March 8, 2011.

b) Councilmember Bertone said citizens have an opportunity to make a statement and urged them to vote on March 8, 2011.

- 3) Request from the H.E.R.O.E.S. organization to place an off-site fund raising sign at Bonita and Arrow for the month of March 2011.

City Manager Michaelis stated this request was brought up at the February 22nd meeting and approval requires City Council consensus.

Councilmember Templeman stated he had no objections to the request as long as the donation gauge is well maintained and is removed at the end of the time frame.

Mayor Morris expressed concern that if one organization is permitted, others will have to be allowed as well.

In response to Councilmember Bertone, City Manager Michaelis replied that the proposal is only for the month of March, 2011.

It was moved by Councilmember Templeman, seconded by Councilmember Badar, to approve the donation gauge to be positioned at Bonita Avenue/Arrow Highway for the month of March 2011. The motion carried 4.1; Mayor Morris opposed.

4) City Manager Michaelis stated that Captain Hartshorne takes on his new assignment starting Sunday, April 6, and Don Slawson, new San Dimas Sheriff's Captain, will report to duty on that date. Mr. Michaelis suggested combining the ceremony to swear in new Council on March 22 with a farewell to Captain Hartshorne and welcome to Captain Slawson.

5) Assistant City Manager Stevens invited any comments on sign regulations to be discussed at the Community Sign Forum to be held on March 16, 2011, from 6:00 p.m. – 7:00 p.m., at the San Dimas Sheriff's Station Community Room.

10. CLOSED SESSION – This item was cancelled.

Recess to a City Council closed session pursuant to Government Code Section 54956.9(c):

- a. Pursuant to the provisions of Government Code section 54956.9 (c) a closed session will be held with the city attorney to discuss potential litigation involving a dispute with the contractor arising out of the reconstruction/paving of Foothill Blvd.
- b. Report on closed session items.

11. ADJOURNMENT

Mayor Morris adjourned the meeting at 8:55 p.m. The General Municipal Election will be conducted on Tuesday, March 8, 2011. The next regular City Council meeting is Tuesday, March 22, 2011, 6:00 p.m. for Ceremony to Swear In New Council. The regular meeting commences at 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk



Agenda Item Staff Report

TO: Honorable Mayor and Council Members
for the meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager

INITIATED BY: Barbara Bishop, Finance/IS Manager

SUBJECT: Statement of Investment Policy

SUMMARY

Annual approval of Statement of Investment Policy

BACKGROUND

The City is required each year to have our Statement of Investment Policy approved by City Council. Attached is a copy of the policy (no change from previous year) that needs to be added to the May 10, 2011 Consent Calendar for approval by the City Council.

RECOMMENDATION

It is therefore recommended that the City Council receive, approve and file the attached Statement of Investment Policy.

5.C



CITY OF SAN DIMAS

STATEMENT OF INVESTMENT POLICY

PURPOSE – OBJECTIVE

This Annual Statement of Investment Policy is submitted pursuant to City practices and along the guidelines developed by the California Municipal Treasurers Association, the California County Treasurers Association, and the California Society of Municipal Finance Officers to be presented to the Chief Executive Officer and to the Legislative Body. This investment statement outlines the policies for maximizing the efficiency of the City's cash management system.

Procedures have been established to facilitate the monitoring and forecasting of revenues and expenditures, thus enabling the investment of funds to the fullest possible extent.

POLICY

The City of San Dimas operates its temporary pooled idle cash investments under prudent person rule (Civil Code Sect. 2261, et seq.)* This affords the City a broad spectrum of investment opportunities provided the investment is deemed prudent and is allowable under current legislation of the State of California (Government Code Section 53600 et seq.). Investment transactions are the responsibility of the City Treasurer. Investments may be made in the following media:

- ◆ Securities of the U.S. Government, or its agencies
- ◆ Certificates of Deposit (or Time Deposits) placed with commercial banks and/or savings and loan companies
- ◆ Negotiable Certificates of Deposit
- ◆ Local Agency Investment Fund (State Pool) Demand Deposits
- ◆ Repurchase Agreements (Repos)
- ◆ Passbook Savings Account Demand Deposits

Criteria for selecting investments and the order of priority are:

1. Safety
2. Liquidity (No Security shall be purchased for a term longer than can be reasonably held and which would subject the City to market risk on an investment)
3. Yield

* The prudent person rules states, in essence, that "in investing...property for the benefit of another, a trustee shall exercise the judgment and care, under the circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs..."

Safekeeping. Securities purchased from brokers/dealers shall be held in third party safekeeping by the trust department of the local agency's bank or other designated third party trust, in the local agency's name and control, whenever possible.

4/27/2011

Statement of Investment Policy (Continued)

Investment Limitations. Security purchases and holdings shall be maintained within statutory limits imposed by the California Government Code. Current limits are: Banker's Acceptances – 40%, Section 53601(f); Commercial Paper – 30%, Section 53601 (g), and Negotiable Certificates of Deposit 30%, Section 53601(h).

The basic premise underlying the City's investment philosophy is, and will continue to be, to insure that money is always safe and available when needed.

WHEREAS, City of San Dimas recognizes the importance of protecting and conserving natural resources and strives to improve the quality of life in our communities by promoting conscientious living habits that will bring about a cleaner, safer, and healthier environment; and

WHEREAS, City of San Dimas has developed many positive and successful waste reduction programs and will continue to implement more programs that will further reduce waste and encourage citizens to recycle even more such as composting, reusing products and materials, and purchasing recycled products and packaging; and

WHEREAS, by encouraging businesses, nonprofit organizations, schools, and individuals to take the pledge to clean and sustain our communities, we can further promote an environmentally sound and wholesome way of life; and

WHEREAS, community leaders can help “close the recycling loop” by informing residents about the importance of buying recycled products; they can also aid in this effort by promoting the benefits of recycling investments for businesses; and

WHEREAS, it is important for all City of San Dimas residents to actively participate in resource conservation and environmental protection efforts.

NOW THEREFORE, BE IT RESOLVED, I Mayor Curtis W. Morris, Mayor Pro Tem Jeff Templeman, Councilmembers Emmett Badar, Denis Bertone, and John Ebiner, do hereby take the pledge to clean our communities by:

- Thinking about how we impact the environment at home, school, work, and in our community and looking for creative ways to lessen these impacts;
- Working with others in our community and surrounding areas to make our City and County leaders in environmental stewardship;
- Leading by example in our communities;
- Encouraging residents to continue to reduce, reuse, and recycle, and rethink at home and at work;
- Providing residents to find out about all the materials they can recycle in their communities;
- Encouraging residents to contact elected officials in support of community and regional recycling efforts; and
- Encouraging City residents to visit the CleanLA.com website, take the Pledge to Clean LA, and learn more about what they can do for the environment and our communities.

IN WITNESS THEREOF, I have hereunto set my hand and caused the Seal of the City of San Dimas to be affixed this 10th day of May, 2011.

5. d



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager

INITIATED BY: Ken Duran, Assistant City Manger

SUBJECT: Public Hearing FY 2011-12

SUMMARY

Staff will provide an oral summary of the proposed budget for the benefit of the public. We will explain Schedule A for the public's benefit as well.

We will then take time to provide additional information and answer questions as desired. The other purpose is to receive public comments, suggestions or reports regarding the proposed budget.

RECOMMENDATION

1. Oral Presentation of the 2011-12 budget highlights from the City Manager.
2. Respond to questions and provide additional information as desired
3. Receive public comments and reports
4. Direct staff to incorporate any desired budget adjustments into the recommended budget to be considered for adoption at the June 7th Council meeting.

6.A.1-4

CITY OF SAN DIMAS
SCHEDULE 1: SUMMARY OF ESTIMATED ENDING BALANCES
AND TRANSACTIONS FOR FISCAL YEAR 2011-12

| FUNDS | ESTIMATED BEGINNING 7/1/2011 | ESTIMATED REVENUES 2011-12 | TRANSFER IN 2011-12 | TRANSFER OUT 2011-12 | ESTIMATED EXPENDITURES 2011-12 | ESTIMATED ENDING BAL 6/30/2012 |
|-------------------|---|---|------------------------------------|-------------------------------------|---|---|
| 01 General | 12,907,236 | 18,434,405 | 973,253 | 742,920 | 17,708,434 | 13,863,540 |
| 02 Gas Tax | 531,086 | 990,815 | 0 | 225,000 | 697,000 | 599,901 |
| 03 Walker House | 355,148 | 156,370 | 0 | 5,000 | 111,709 | 394,809 |
| 04 City Hall/CB | 0 | 0 | 742,920 | 0 | 742,920 | 0 |
| 06 Sewer | 683,428 | 83,829 | 0 | 0 | 56,000 | 711,257 |
| 07 Lighting | 1,179,057 | 939,357 | 0 | 95,000 | 868,507 | 1,154,907 |
| 08 L/S Parcel Tax | 83,822 | 793,300 | 0 | 0 | 841,300 | 35,822 |
| 12 Infrastructure | 584,129 | 998,904 | 0 | 0 | 1,549,263 | 33,770 |
| 20 Comm Park/Fac | 140,362 | 163,000 | 0 | 0 | 203,200 | 100,162 |
| 21 Open Sp #1 | 210,510 | 0 | 0 | 0 | 0 | 210,510 |
| 22 Open Sp #2 | 91,406 | 0 | 0 | 0 | 0 | 91,406 |
| 23 Open Sp #3 | 0 | 0 | 0 | 0 | 0 | 0 |
| 27 CC Pkg Dist | 0 | 14,650 | 6,500 | 0 | 21,150 | 0 |
| 28 CC Redemption | 0 | 10,969 | 0 | 0 | 10,969 | 0 |
| 29 CC Reserve | 4,916 | 0 | 0 | 827 | 0 | 4,089 |
| 30 CRA | 102,461 | 564 | 2,648,276 | 136,375 | 1,814,637 | 800,289 |
| 31 Tax Increment | 0 | 7,260,717 | 0 | 4,100,419 | 3,160,298 | 0 |
| 34 Housing | 7,847,507 | 537,808 | 1,452,143 | 414,497 | 318,751 | 9,104,210 |
| 35 Rancho SD | (225,312) | 0 | 71,300 | 31,578 | 64,015 | (249,605) |
| 36 Tax Increment | 0 | 212,000 | 0 | 113,700 | 98,300 | 0 |
| 37 Set Aside | 133,147 | 0 | 42,400 | 0 | 175,547 | 0 |
| 40 CDBG | 0 | 202,669 | 0 | 69,246 | 133,423 | 0 |
| 41 COPS | 0 | 0 | 0 | 0 | 0 | 0 |
| 42 DOJ Law Enf | 1,667 | 23,659 | 0 | 0 | 23,659 | 1,667 |
| 53 Golf Course | 79,000 | 650,000 | 0 | 0 | 650,000 | 79,000 |
| 70 Equip Repl | 392,106 | 4,000 | 0 | 0 | 149,562 | 246,544 |
| 71 AQMD | 95,423 | 44,900 | 0 | 2,230 | 15,788 | 122,305 |
| 72 Prop A | 541,746 | 512,026 | 0 | 0 | 638,121 | 415,651 |
| 73 Prop C | 395,180 | 423,809 | 0 | 0 | 640,000 | 178,989 |
| 74 Measure R | 115,673 | 316,859 | 0 | 0 | 234,000 | 198,532 |
| 75 Open Space Mnt | 3,543 | 44,129 | 0 | 0 | 42,075 | 5,597 |
| TOTALS | 26,253,241 | 32,818,739 | 5,936,792 | 5,936,792 | 30,968,628 | 28,103,352 |



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Associate Planner

SUBJECT: Consideration of request to initiate Municipal Code Text Amendment (MCTA 10-06). A request to modify portions of Code Section 18.140.090(C)(4)(a)(iv) within the Creative Growth Zone to allow for a street facing gas station design and not the reverse/turn around design required by Code.

SUMMARY

The applicant submitted preliminary plans for a major remodel of the service station at 105 E. Arrow Highway. Staff notified the applicant that the proposed layout of the buildings did not meet the reverse/turn around service station design required by the Municipal Code (Section 18.140.090(C)(4)(a)(iv)).

The applicant mentioned that they did not propose a reverse/turn around station design because of a 20' wide storm drain easement that runs through a portion of the property that would impede the required design.

Subsequently, the applicant has submitted a proposal to amend Code Section 18.140.090(C)(4)(a)(iv) to allow an exception to the reverse/turn around station design when a drain facility and/or easements interfere with the siting of the proposed building.

The subject site is adjacent to the Grove Station and across the street to the east of the vacant property at Commercial and San Dimas Avenue, which are all within the Creative Growth, Area 3 zone. Currently, Staff is working with developers of the Grove Station and at the vacant lot. Their proposed developments would require additional code text amendments to the CG-3 zone. Consideration should be given to processing all the code text amendments for this zone, at one time.

7.2

BACKGROUND

The applicant is proposing to completely remodel the existing gas station and associated convenience store but keep the existing pump stations and underground tanks in the same location; the existing site is in need of repairs and updating. The existing gas station was conditionally permitted in 1981, under Conditional Use Permit 81-06. The gas station also has an alcohol license that allows the off-site sale of beer and wine.

After reviewing the applicant's preliminary site plan submittal for a complete remodel of the site, they were informed that the Code required a reverse/turn around service station design. The applicant informed Staff that they were aware of the Code requirement but felt that they could not develop the site to meet their needs due to the existing 20-foot wide storm drain easement that runs through the property.

Staff has requested the applicant comply with the Code requirements but the applicant has stated that they cannot design site in a way that meets his client's desire. The applicant did submit a preliminary site plan showing a reverse/turn around service station but it is deficient on the parking design requirement (see Exhibit D).

ANALYSIS

Within the Creative Growth, Area 3 – Mixed Use, Sub-Area “A” – Mixed Use/Commercial Office Zone there are only two gasoline service stations. The two stations are at the intersection of San Dimas Avenue and Arrow Highway. One is on the southeast corner and the other, which is the applicant's site, is on the northeast corner (see Exhibit E).

In 2005, when the Grove Station project was being processed, several code text amendments were made to the Creative Growth Zone to allow for aesthetic improvements to the area. The City saw this as an opportunity to look at some of the surrounding properties near the Grove Station. The City felt that the two service stations were potential sites that would benefit from aesthetic improvements. In order to encourage improving substandard sites, the City incorporated the possibility to conditionally allow for a convenience store and/or a restaurant if a major improvement was proposed to the sites. As part of the code text amendment the City included that the sites would also need to be redesigned as a reverse/turn around station, improving the aesthetics of the sites. The code amendment was seen as a method of addressing community design interests that would encourage reconstruction of the sites without restricting the ability for the existing use(s) to continue.

The City has used the reverse/turn around service station design on other projects in the City and it has become the preferred design concept for such uses. The design is favored because it allows the attendant building to screen the unsightly pump islands and decreases the amount of ingress and egress approaches to the site, thus reducing traffic safety issues (see Exhibit F).

Even though there are two service stations within this sub-area, the applicant's code text amendment request would only affect the applicant's site, the station that is on the northeast corner of San Dimas Avenue and Arrow Highway at 105 E. Arrow Highway.

The subject site has a 20-foot wide storm drain easement that goes through a portion of the property. The storm drain enters the property along the north property line approximately 60 feet from the northwest corner and travels down the property in a boomerang shape. The storm drain exists the property on the west property line approximately 40 feet from the southwest corner of the property (see Exhibits D & G). Even with the restrictions of the easement, Staff feels that the site is adequate in size to construct a reverse/turnaround service station with accessory use(s).

Staff is not in favor of the proposed code text amendment which the applicant is proposing as follows (proposed text is in **Bold**)(see Exhibit A):

Code Section 18.140.090(C)(4)(a)(iv)

iv. Gasoline Service Stations. Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction and revised siting of the existing facilities. Reconstructed gasoline stations shall utilize a reverse or turn around station design, in an effort to create an architectural statement at the Arrow Highway and San Dimas Avenue intersection. ***Should any storm drain facilities and/or easements interfere with this siting the applicant shall provide documents with findings. At such time the Staff will review documents to provide the applicant with a decision. If the documents show the reverse siting of the new structure is not possible, the site will incorporate site designs to reflect the architectural statement for the Arrow Highway and San Dimas Avenue intersection.*** If an existing gasoline service station is reconstructed to the above standard, the use may expand and include, convenience store and restaurant use with a new or revised conditional use permit and subject to the provisions of Chapter 18.12 of this title;

As part of the applicant's submittal, he has provided a proposed site layout and an alternative layout with a reverse/turn around design. The applicant feels that the alternative site layout does not meet the needs of his client (see Exhibit D).

The applicant's proposal for the subject site would be to construct a 2,925 sq. ft. convenience store with the continued off-site sale of beer and wine and an 825 sq. ft. restaurant. The building would be in the northeast corner of the site. The gas pumps would be in the same location as they are now. The trash enclosure would be at the southwest corner of the property. Parking would be provided throughout the site (see Exhibit D). This proposal has site design concerns and does not meet parking development standards, among other issues.

The alternative layout does not use the full potential of the site; for example, the drive aisles are 45 feet wide. There is potential for the drive aisles to be reduced to 26 feet. The gas pumps may be better sited parallel to the north property line rather than at an angle. In addition, Staff feels that the applicant is overbuilding for the small site. There are two other gas stations in the City that have a building pad that is about the same size as the proposed one but the major difference is the size of those lots; they are double the size of the applicant's lot of 22,350 sq. ft.

As mentioned, the applicant did submit an alternative site layout that would allow for a 2,475 sq. ft. building pad without a restaurant use that appears to meet the intent of the reverse/turn around station design, but feels it does not work for him. In addition, Staff has laid out a similar design that can potentially work, meeting the intent of the Code (see Exhibit G). Both proposed layouts would increase the building pad by approximately 900 to 1,200 sq. ft. The existing building pad is 1,568 sq. ft. which is not used effectively for display of merchandise at this time.

Additional Code Text Amendments

The subject site is within the Creative Growth, Area 3 Zone as well as the Grove Station that is to the north and the vacant lot to the west across the street. Staff is currently working with other developers on potential developments for these sites. The developers' proposals would also require some modifications to the Creative Growth Zone Chapter. The Grove Station may be modifying the tandem parking requirement while the vacant lot may be requesting an additional single-family lot facing South Shirimar Avenue. Instead of submitting the different code text amendments three separate times, Staff recommends to do one comprehensive code text amendment.

Conclusion

The code text amendments made in 2005 were intended to improve the aesthetic appearance of the substandard sites. The reverse/turn around design for service stations is preferred because it allows for the main building to shield the gas pump islands and reduce the amount of entrance and exit approaches to the site. These factors were taken into consideration when approving the code text amendment to the Creative Zone in 2005. Staff feels that even with the storm drain easement the site can be properly designed to meet the reverse/turn

around design that is required and meet most of the applicant's client's desires without over building the site which, will limit development possibilities.

RECOMMENDATION

Staff recommends the City Council deny the applicant's request for a municipal code text amendment request to modify Code Section 18.140.090(C)(4)(a)(iv) to allow an exception to the reverse/turn around station design for gasoline service stations when a drain facility and/or easements interfere with the siting of the proposed building.

Staff also recommends the Council direct Staff to bring back the two other code text amendments at the same time when the applicants are ready to proceed, instead of separately.

Respectfully Submitted,

Marco A. Espinoza
Associate Planner

Attachments:

- Exhibit A – Applicant's request letter
- Exhibit B – Chapter 18.140 C-G Creative Growth Zone
- Exhibit C – Photos of subject site
- Exhibit D – Proposed and Alternative Site Layout
- Exhibit E – Aerial of both gas stations within CG-3
- Exhibit F – Example of reverse/turn around service station
- Exhibit G – Potential Development Layout – Staff

Aerial of Subject Site





Jerry Ronnebeck, Engineering

163-A West Bonita Avenue, San Dimas, CA 91773

909-599-3253 ♦ 909-599-2572 fax

Website: Ronnebeck.com

December 8, 2010

City of San Dimas
Planning Department
245 East Bonita Avenue
San Dimas, CA 91773

Re: Code Amendment Request

This request is being submitted by Hari Alipuria, the owner of the gas station at 105 East Arrow Highway located at the northeast corner of San Dimas Avenue and Arrow Highway. The request is to revise the existing code language as shown on the attached page.

The reason for this change in code for this particular property is due to the subsurface storm drain facilities crossing the property. The existing location of the storm drain makes the existing code requirement of placing a new building at the corner impossible to implement. The attached diagram shows the location of the existing easement on the northeast corner for your review.

The code was written to affect the northeast corner and the southwest corner of San Dimas Avenue and Arrow Highway of the Creative Growth Area equally, as shown on the attached map. Due to the existence and location of the storm drain facilities and the storm drain easement located on the northeast property, each property should be reviewed separately. This is the intent on the code revision as noted on the following page.

I will be representing Hari Alipuria in the city processing of the Code Amendment. Should you have any questions or comments please contact me.

Sincerely,



Jerry Ronnebeck

EXHIBIT A

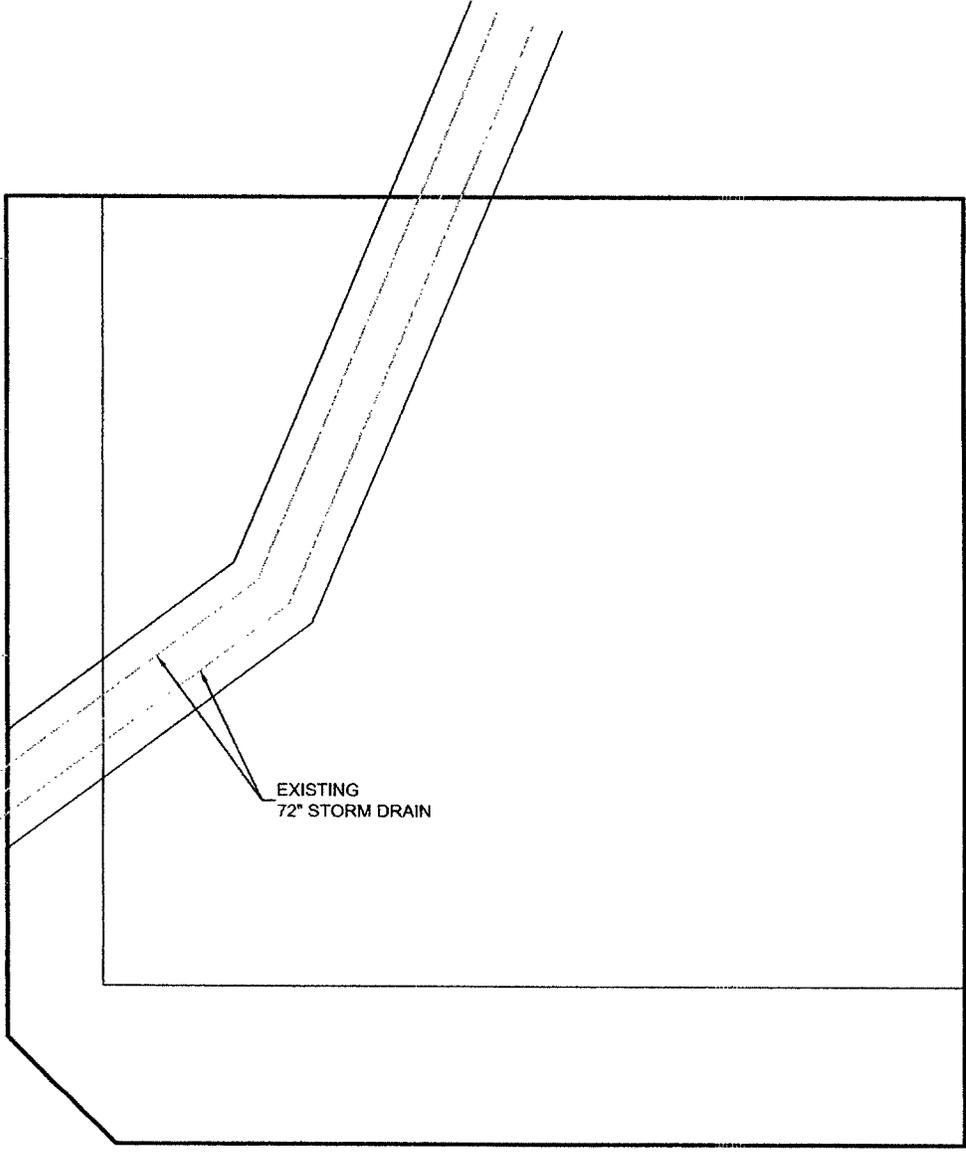
Existing Code Language for 18.140.090.C.4.a.iv

Gasoline Service Stations. Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction and revised siting of the existing facilities. Reconstructed gasoline stations shall utilize a reverse or turn around station design, in an effort to create an architectural statement at the Arrow Highway and San Dimas Avenue intersection. If an existing gasoline service station is reconstructed to the above standard, the use may expand and include, convenience store and restaurant use with a new or revised conditional use permit and subject to the provisions of Chapter 18.12 of this title;

Revised Code Language for 18.140.090.C.4.a.iv

Gasoline Service Stations. Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction and revised siting of the existing facilities. Reconstructed gasoline stations shall utilize a reverse or turn around station design, in an effort to create an architectural statement at the Arrow Highway and San Dimas Avenue intersection. ***Should any storm drain facilities and/or easements interfere with this siting the applicant shall provide documents with findings. At such time the staff will review documents to provide the applicant with a decision. If the documents show the reverse siting of the new structure is not possible the site will incorporate site designs to reflect the architectural statement for the Arrow Highway and San Dimas Avenue intersection.*** If an existing gasoline service station is reconstructed to the above standard, the use may expand and include, convenience store and restaurant use with a new or revised conditional use permit and subject to the provisions of Chapter 18.12 of this title;

SAN DIMAS AVENUE



ARROW HIGHWAY

EXHIBIT A

Chapter 18.140**C-G CREATIVE-GROWTH ZONE*****Sections:**

- 18.140.010 Purpose.**
- 18.140.020 Specific plan.**
- 18.140.040 Plan review.**
- 18.140.060 Additional findings.**
- 18.140.090 Uses in specific plan areas.**
- 18.140.100 Property development standards.**

* Prior Ordinance History: Ords. 316 and 361.

18.140.010 Purpose.

The purpose of the creative growth area plan is to promote amenities beyond those expected under conventional planning and development, represented by a commitment to a special architectural theme. This theme was expressed by the city council on August 24, 1970, as "early California village," which represents architectural styles circa 1890's. Developers are required to adopt this theme, in an architecturally creative approach to developing the most marketable and compatible uses possible in this central business district. To implement this plan, specific areas are further defined to integrate compatible uses while maintaining flexibility in commercial investment decisions. (Ord. 785 § 1 (part), 1983; Ord. 37 § 280.00, 1961)

18.140.020 Specific plan.

The creative growth area plan (hereinafter referred to in this chapter as the "plan") is an instrument for guiding, coordinating and regulating the development of property within the area designated on the area map (hereinafter referred to in this chapter as the "area map"), a copy of which map is on file in the office of the city clerk. The plan replaces the usual zoning regulations. It is a "specific plan" as authorized in Article 8 of Chapter 3 of the state Planning and Zoning Law. The plan is consistent with and carries out the projections of the general

plan of the city. (Ord. 673 § 1 (part), 1979; Ord. 37 § 280.01, 1961)

18.140.040 Plan review.

A. No person shall construct any building or structure or enlarge or modify any existing building or structure, make any exterior alterations, or use any property in the creative growth area until approval has been obtained pursuant to Chapter 18.12. (Ord. 1005 § 1 (Exh. A, § 9), 1993; Ord. 673 § 1 (part), 1979; Ord. 37 § 280.03, 1961)

18.140.060 Additional findings.

In reviewing a development plan in the creative growth area, the approving authority shall make the following additional findings:

A. The architectural character is in conformance with the early California village theme concept with respect to:

1. Size;
2. Color;
3. Materials;
4. Site design and building design.

B. The following elements shall be shown and so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, and that there will be no adverse effect on surrounding property:

1. Buildings, structures and improvements;
2. Vehicular ingress, egress and internal circulation;
3. Setbacks;
4. Height of buildings;
5. Service areas;
6. Walls;
7. Landscaping;
8. Such other elements as are found to be relevant to the fulfillment of the purposes of this zone. (Ord. 1005 § 1 (Exh. A, § 10), 1993; Ord. 673 § 1 (part), 1979; Ord. 37 § 280.05, 1961)

18.140.090 Uses in specific plan areas.

Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the permit-

ted and conditionally permitted uses described in each area, 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. 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. Conditional uses shall be subject to Chapter 18.200 of this title. All uses shall be subject to the property development standards in Section 18.140.100, and shall be located only where designated on the specific plan map, which map is on file in the office of the city clerk. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock or unless permitted as a conditional use in this zone by conditional use permit pursuant to Chapter 18.200. Uses made nonconforming by the adoption of the ordinance codified in this chapter, or any amendment thereto, may be continued in accordance with Section 18.204.170, provided that there shall be no expansion or change of an existing use that is nonconforming to another nonconforming use, and there shall be no expansion, change or alteration of any building or structure that is nonconforming on the subject property.

A. Area 1—Regional Commercial. The purpose of this area is to take full advantage of excellent freeway access and visibility and to encourage the development of major commercial enterprises, as well as those related to the needs of freeway travelers.

1. Permitted Uses.

a. Any retail, other than auto and truck sales, or service business, which is conducted entirely within a totally enclosed building, provided that no business involving the manufacture, fabrication or wholesaling of goods shall be permitted unless it is related, secondary and incidental to another permitted use and receives prior written approval from the director of community development upon finding that it is not more obnoxious or detrimental to the public health, safety and welfare than any other

permitted use. 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.

b. Major home improvement retail businesses which draw customers from a large region, and groups of small home improvement retail businesses where such businesses do not have regional drawing power.

c. Uses which are directly related to the needs of freeway travelers and which are dependent on large traffic volume, including, but not limited to, restaurants, department stores, minor commercial uses related, secondary and incidental to an otherwise permitted use, and similar freeway-oriented uses which may be approved by the director of community development upon finding that they are not more obnoxious or detrimental to the public health, safety and welfare than any other permitted uses. 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.

d. Accessory game arcades 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.

e. 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.

f. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses.

2. Conditional Uses.

a. New automobiles and truck sales and lease and the sale and lease of used automobiles in conjunction with a new auto and truck sales and lease operation only;

b. Gasoline service stations in areas designated on the specific plan area map;

c. Theaters: walk-in, indoor only;

d. Hotel or motel;

e. On-sale or off-sale alcoholic beverages, provided that such use is incidental and ancillary to another permitted use;

f. Fast-food restaurant park, including drive-through service, provided that such fast-food restaurant park includes at least two fast-food restaurants;

g. Regional-scale office uses, such as corporate headquarters, where designated on the specific plan area map;

h. Office uses other than regional-scale office uses, provided that such uses are developed together with a permitted retail use or uses and provided that the total gross floor area devoted to office uses does not exceed fifty percent of the gross floor area of the entire development in which office uses are provided. Required parking spaces shall be calculated by adding the total number of parking spaces required for each type of use on the subject lot or parcel, in accordance with Chapter 18.156;

i. Mass transit facilities, such as bus and train stations;

j. Accessory game arcade consisting of seven or more machines within an indoor recreational facility.

3. Prohibited Uses.

a. Supermarkets;

b. Industrial uses;

c. Gambling facilities;

d. Residential uses;

e. Wholesaling or warehousing operations;

f. Convenience markets;

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

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

i. Other uses determined to be inconsistent with the intent and provisions of this Area 1, 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.

B. Area 2—Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which service the day-to-day-living needs of nearby neighborhoods or a larger section of the city. In addition, it is recognized that certain parcels east of the Puddingstone Shopping Center may be suitable for medium-high density residential development, including apartments, townhouses or condominiums.

1. Permitted Uses.

a. Convenience goods and service businesses, including food markets, pharmacies, liquor stores, barber or beauty shops, cleaners and laundries, small appliance repair businesses and similar uses;

b. Eating places, including take-out service businesses, but not including drive-in or drive-through facilities, provided that eating places shall not be permitted where the number of required parking spaces, pursuant to Ordinance 269, as amended, exceeds thirty-five percent of the number of common parking spaces provided in any shopping center or development in which such eating places are located;

c. Specialty commercial uses, such as antique shops, jewelry stores, music stores, auto and truck parts and supply businesses, and similar uses;

d. Professional, administrative and sales office uses, provided that such uses are not located on the ground floor of any structure unless approved by the development plan review board upon making the findings set forth in Section 18.192.040. The determination of the development plan review board may be appealed to the city council in accordance with Chapter 18.212;

e. Accessory game arcades 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;

f. Wire transmission office;

g. 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;

h. Accessory massage permitted with the following primary businesses: athletic club, salon, barbershop and similar uses.

2. Conditional Uses.

a. On-sale alcoholic beverages, provided that such use is incidental and secondary to another permitted use in this Area 2;

b. Off-sale alcoholic beverages;

c. Gasoline service stations, but only where such use is designated on the specific plan area map;

d. Automobile tire sales and service;

e. Automotive repair;

f. Outdoor sale, storage and display of merchandise and/or provision of services, provided that such uses are in conjunction with and are related to a permitted use within a structure on the same lot or parcel, unless otherwise permitted in accordance with Chapter 18.196, Temporary Uses;

g. Medium-high density residential uses, including apartments, townhouses and condominiums, provided that these are located only in areas so designated on the specific plan area map;

h. Motorcycle sales and services;

i. Athletic clubs and performing arts studios;

j. Mass transit facilities, such as bus and train stations;

k. Senior citizen housing projects, subject to the standards of Chapter 18.151 of this title, as amended, except where a conflict exists, then the most restrictive standard applies;

l. Accessory game arcades consisting of seven or more machines within an indoor recreation facility;

m. Theaters and bowling alleys;

n. Senior citizen housing located on the second and third floors of buildings. Such senior citizen housing projects shall be exempted from city-wide senior citizen housing requirements as set forth in Chapter 18.151;

3. Prohibited Uses. Drive-through style eating places and those uses prohibited in Area 1, other than supermarkets, residential uses and convenience markets.

C. Area 3—Mixed Use. The purpose of this area is to provide an attractively developed entry into the central portion of downtown San Dimas along the San Dimas Avenue corridor and to provide an extension of Frontier Village. Zoning standards for this area are designed to provide the flexibility to allow commercial, office, service and live/work uses as well as residential uses that are designed to blend with the traditional design standards in the area.

To ensure compatibility with the adjacent historic neighborhoods, traditional architectural design is encouraged. Generally, buildings, whether commercial or office, should be designed in a way to accommodate commercial activities, with storefronts encouraged along streets and major driveways. Multifamily residential uses should be designed in a way to blend well with the commercial block architectural styles and should have architectural features that are reminiscent of historical designs. Loft residential buildings should be design to be compatible with traditional architecture, but may have more of an industrial or packing house feel because of higher building heights. Underground congregate parking areas are encouraged.

1. Area 3—Definitions.

a. "Live/work units" mean individual units that are used jointly for residential and business uses. For the purposes of this chapter, the first floor spaces of live/work units shall be reserved for commercial, office and service businesses that are open to the public. Garage and areas above the first floor shall be reserved for residential use.

b. "Loft residential units" mean multi-story residential units with greater than average ceiling heights, where not more than sixty percent of the unit has second floor area and where all parking is located remote from the unit.

2. Area 3—Sub-Areas. The Creative Growth Zone Area 3 is made up of four sub-areas as defined in Exhibit A. The sub-areas are intended to provide a well-organized land use framework to encourage high quality design while allowing a mix of uses within a small planning area.

a. Mixed use/commercial office;

- b. High density residential;
- c. Medium density;
- d. Single family.
- 3. Permitted Uses.
 - a. Sub-Area A-Downtown Mixed Use.
 - i. Retail commercial, office and service businesses;
 - ii. Eating places, including take-out service, but not including drive-through or drive-in facilities;
 - iii. 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 of this title.
 - iv. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses.
 - b. Sub-Area C-Low-Medium Density. Detached condominiums with the total number of units not to exceed forty.
 - c. Sub-Area D-Single Family. Up to four detached single-family residential units:
 - i. The minimum lot size is five thousand square feet;
 - ii. Maximum one story and eighteen feet in height;
 - iii. Maximum lot coverage is forty percent;
 - iv. Maximum house size (not including garage) is two thousand one hundred square feet;
 - v. Front yard setback, as provided in Exhibit B;
 - vi. The minimum side yard setback is five feet on one side and ten feet on the other.
- 4. Conditional Uses.
 - a. Sub-Area A—Mixed Use/Commercial office.
 - i. Condominium, apartment and other similar multifamily projects, located on the second floor and third floor of buildings when commercial/office uses are located on the first floor;
 - ii. Residential projects where fifty percent or more of the units are designed as live/work units;
 - iii. Senior citizen housing located on the second and third floors of buildings. Such senior citizen housing projects shall be exempted from city-wide

senior citizen housing requirements as set forth in Chapter 18.151 of this title;

iv. **Gasoline Service Stations.** Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction and revised siting of the existing facilities. Reconstructed gasoline stations shall utilize a reverse or turn around station design, in an effort to create an architectural statement at the Arrow Highway and San Dimas Avenue intersection. If an existing gasoline service station is reconstructed to the above standard, the use may expand and include, convenience store and restaurant use with a new or revised conditional use permit and subject to the provisions of Chapter 18.12 of this title;

v. On-sale alcoholic beverages, provided that this use is secondary and incidental to another permitted use in this Area 3;

vi. Off-sale alcoholic beverages, provided that this use is secondary and incidental to another permitted use in this Area 3.

b. Sub-Area B—High Density Residential.

i. Condominiums and townhouses;

ii. Loft residential units;

iii. Senior citizen housing located on the second and third floors of buildings. Such senior citizen housing projects shall be exempted from city-wide senior citizen housing requirements as set forth in Chapter 18.151 of this title.

5. Other Uses. Other similar permitted and conditional uses determined by the director of community development to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings as 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 in accordance with Chapter 18.212 of this title.

6. Area 3—Property Development Standards.

a. Building Height. No provisions. Allowable building height shall be determined by the development plan review board.

b. Setbacks. No provisions. All allowable setbacks shall be determined by the development plan review board.

c. Street Standards. The minimum standards for street and right-of-way widths within developments shall be determined for each project by the city council. The intent of this requirement is to work together with setback requirements to encourage a downtown environment with a preference toward the pedestrian rather than automobile.

d. Parking. The following parking requirements and standards are specific to the Creative Growth Zone Area 3.

i. Required Parking.

(A) Single-Family Residential Use. Two garage spaces. A minimum size of twenty feet by twenty feet is required.

(B) Multiple-Family with Garage Space Attached. Two garage spaces. A minimum size of twenty feet by twenty feet is required. Plus one noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units.

(C) Multiple-Family with Congregate Garage Spaces. Two parking spaces with a minimum size of nine and one-half feet wide and eighteen feet deep. Plus one noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units.

(D) Live/Work Units. Two garage spaces. A minimum size of twenty feet by twenty feet is required. Plus one noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units. Plus one space for every two hundred fifty square feet of commercial/office/service space that may be waived, if adequate public parking is provided within five hundred feet of the public access.

(E) Seniors Apartments. For units under eight hundred square feet. One covered or noncovered parking space shall be provided for each 1.25 units, (four spaces for each five units). For units of eight hundred square feet and larger. One covered or noncovered parking space shall be provided for every unit.

ii. Parking Design.

(A) All multiple-family units shall provide for a storage area of not less than two hundred fifty cubic feet within the garage area or other approved location.

(B) Tandem parking spaces may be used for a maximum of twenty percent of all required spaces within a project and shall only be permitted for units with not more than one bedroom and shall be a minimum of ten feet, six inches wide and nineteen feet deep per space.

iii. Other Parking Requirements. Unless listed specifically in this section, parking requirements are as provided for in Chapter 18.156 of this title.

7. Sign Regulations. Subject to the requirements in Section 18.152.150 of this title.

8. Nonconforming Uses. There shall be no extension, expansion or enlargement of an existing nonconforming use, nor shall there be the addition of structures or other facilities in conjunction with such existing use.

D. Area 4—Commercial/Light Industrial. The purpose of this area is to provide for light-industrial and commercial uses.

1. Permitted Uses.

a. All uses permitted in the M-1 zone;

b. Retail and service businesses;

c. Other similar uses determined by the director of community development to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings as set forth in Section 18.192.040. The determination of the director may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212 of this title;

d. 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;

e. 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;

f. Accessory massage permitted with the following primary businesses: athletic club, day spa, beauty salon, barbershop and similar uses.

2. Conditional Uses.

a. All uses listed as conditional uses in the M-1 zone;

b. Theaters provided that they are walk-in, indoor;

c. All uses listed as conditional uses in Area 3;

d. Accessory game arcade consisting of seven or more machines within an indoor recreation facility.

3. Prohibited Uses.

a. Gambling facilities;

b. Residential uses;

c. Convenience markets;

d. Food markets;

e. Office uses which are not incidental to a permitted or conditionally permitted use;

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

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

h. Other uses inconsistent with the intent and provisions of this 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. 1185 §§ 11—15, 2008; Ord. 1170 § 15, 2007; Ord. 1155 §§ 1, 2 (Exh. A) (part), 2005; Ord. 1085 § 12, 1998; Ord. 1083 § 7, 1997; Ord. 1072 § 4, 1997; Ord. 1029 § 1, 1995; Ord. 963 § 4, 1992; Ord. 911 § 9, 1990; Ord. 891 § 2, 1989; Ord. 829 § 1, 1985; Ord. 808 §§ 1, 2, 1984; Ord. 785 § 1 (part), 1983; Ord. 37 § 280.08, 1961)

18.140.100 Property development standards.

The following property development standards shall apply to all land and buildings in the creative growth area, except that any lot held under separate ownership or of record on the effective date of the ordinance codified in this chapter, which is sub-

standard in dimensions may be used subject to all other standards:

A. Lot Area. No provisions.

B. Lot Dimensions. No provisions.

C. Building Height.

1. No building or structure erected in this zone shall exceed two stories in height 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 above the height limits prescribed in this subsection, provided such structures are compatible with the architectural design of the building and the surroundings.

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

D. Yards. Yards shall be measured perpendicular to the property line. When the creative growth overlay zone abuts a residential zone, there shall be a yard of not less than ten feet. Required yards shall be landscaped and maintained; a complete automatic sprinkler system shall be provided. Yards shall be provided as designated in Exhibit B to the ordinance codified in this chapter, a copy of which is on file in the office of the city clerk.

E. Walls. Masonry walls six feet in height shall be erected on the zone boundary line between the creative growth zone and any residential zone.

F. Off-Street Parking. The provisions of Chapter 18.156 shall apply.

G. Utilities. All utilities provided to serve new buildings or to serve existing buildings undergoing alterations requiring change-out of service shall be installed underground.

H. Trash Storage. A city standard plan trash storage area shall be provided in an appropriate location, convenient to users.

- I. Signs.
 - 1. The provisions of Chapter 18.152 shall apply.
 - 2. The approving authority shall find prior to the issuance of an approval of a sign or sign program that the proposed design is in conformance with the Early California village theme and good design principles with respect to:
 - a. Height;
 - b. Location;
 - c. Size;
 - d. Color;
 - e. Materials;
 - f. Lighting;
 - g. Compatibility to structure it is identifying.

- J. Lighting.
 - 1. All exposed lighting fixtures shall be decorative and in keeping with the Early California village theme.
 - 2. Lighting shall be so designed to reflect away from adjoining properties, streets and roads.
- K. Landscaping. The review board may require landscaping in addition to required yards as follows:
 - 1. Buffering adjoining properties;
 - 2. Complementing building designs in and adjoining parking lots. (Ord. 1005 § 1 (Exh. A, § 11), 1993; Ord. 908 § 6, 1989; Ord. 673 § 1 (part), 1979; Ord. 37 § 280.10, 1961)

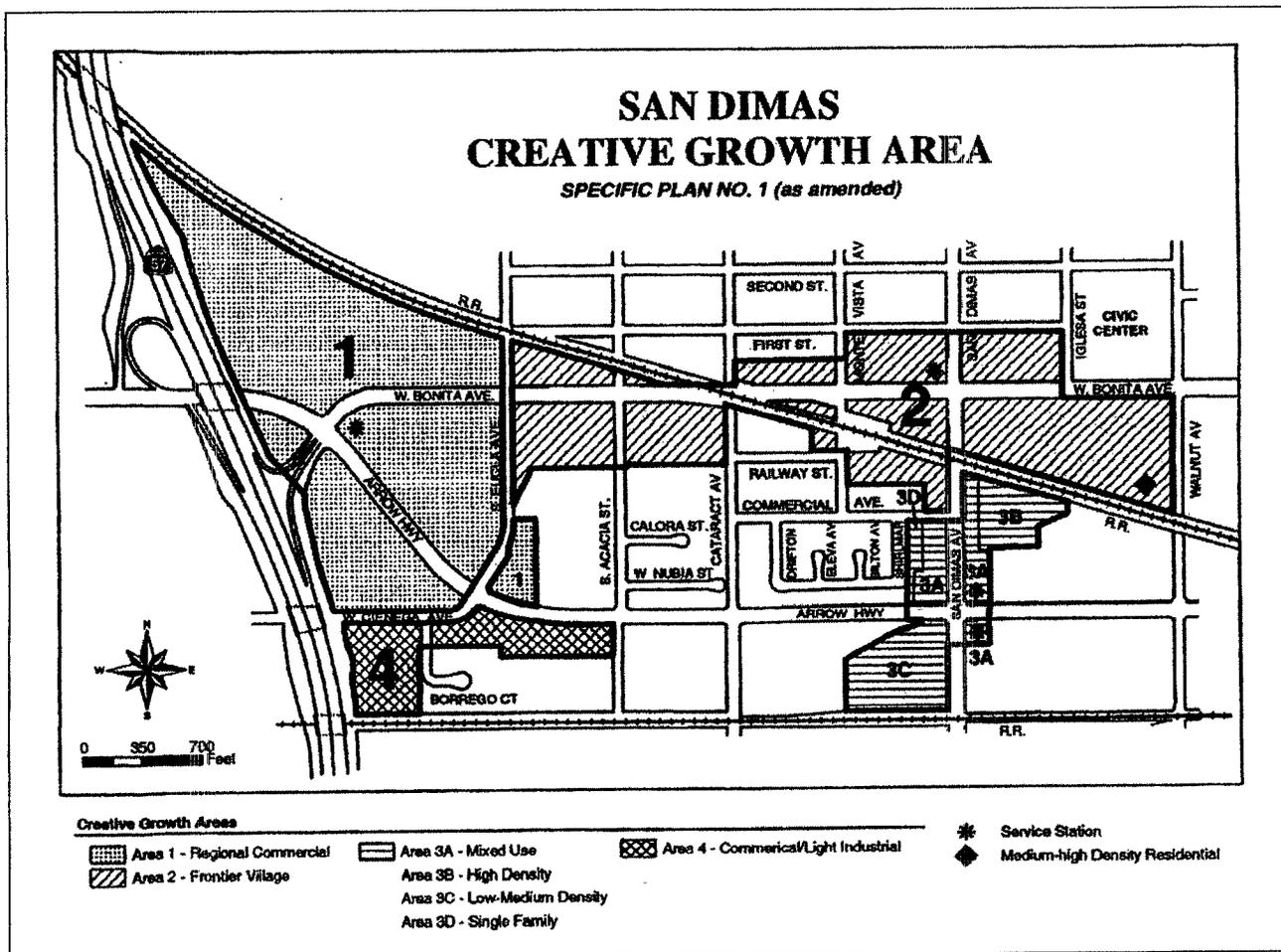
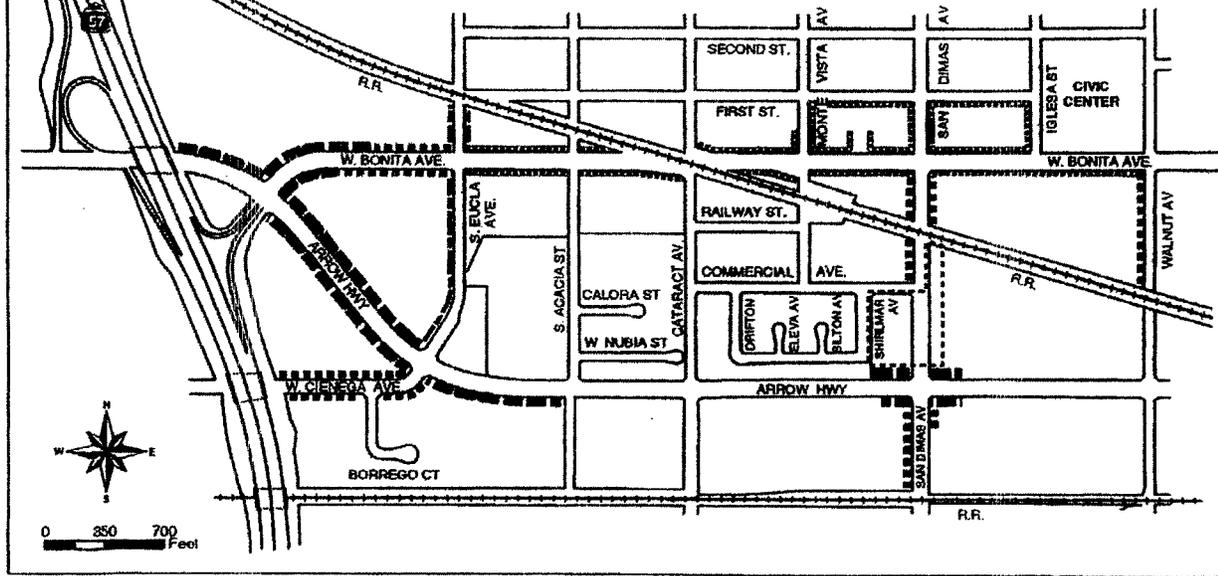


EXHIBIT A – GROWTH AREAS

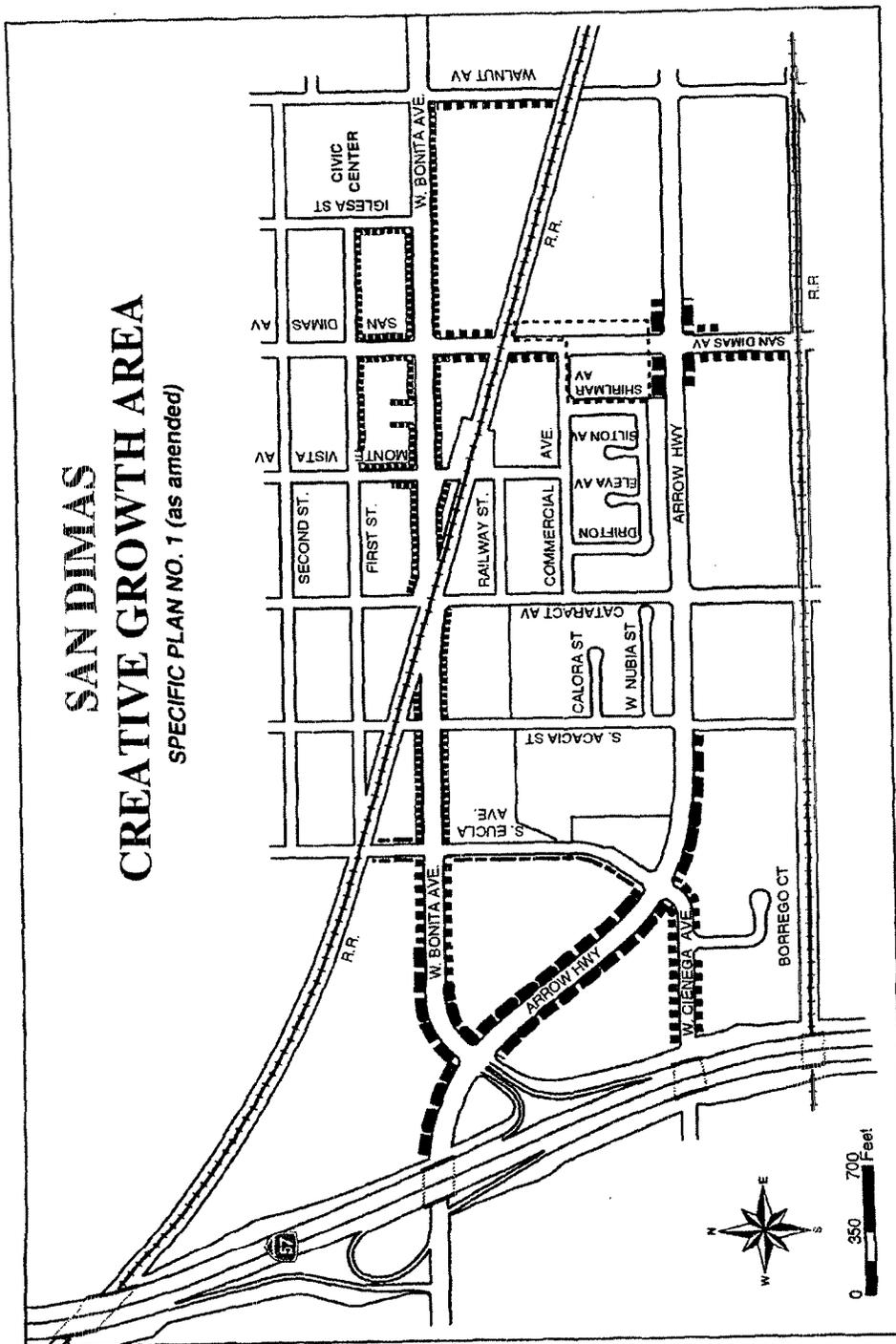
**SAN DIMAS
CREATIVE GROWTH AREA
SPECIFIC PLAN NO. 1 (as amended)**



- Legend**
- ■ ■ ■ 25-foot Setback
 - ● ● ● 15-foot Setback
 - 10-foot Setback
 - Zero Setback
 - To be determined by City Council

EXHIBIT B - SETBACKS

SANDIMAS CREATIVE GROWTH AREA SPECIFIC PLAN NO. 1 (as amended)

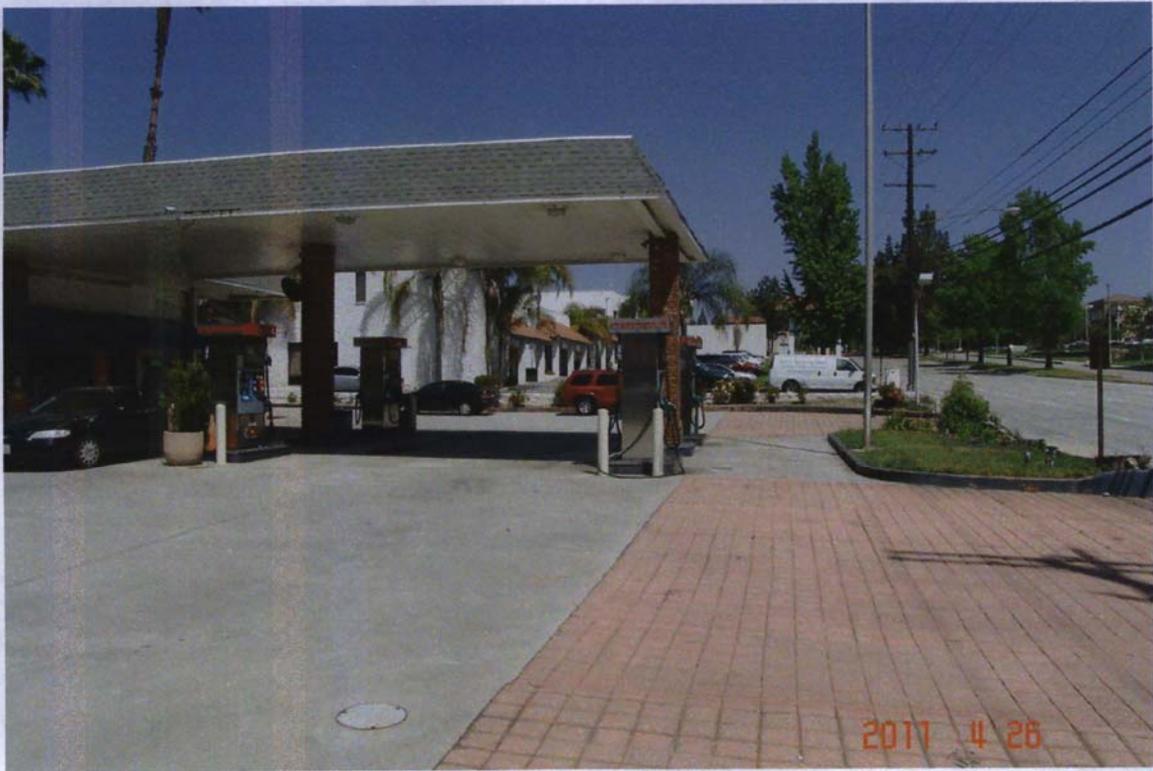


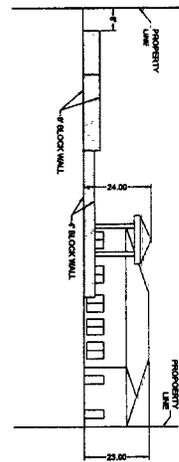
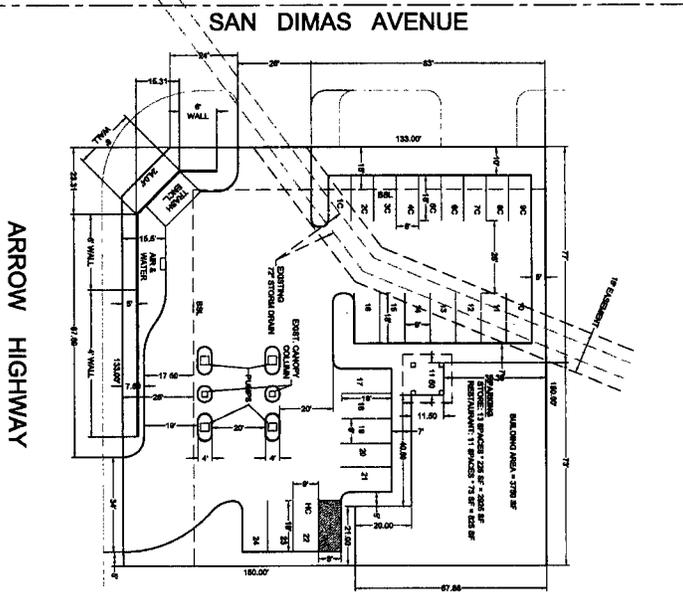
- Legend**
- 25-foot Setback
 - - - 15-foot Setback
 - 10-foot Setback
 - 0-foot Setback
 - To be determined by City Council

EXHIBIT B - SETBACKS

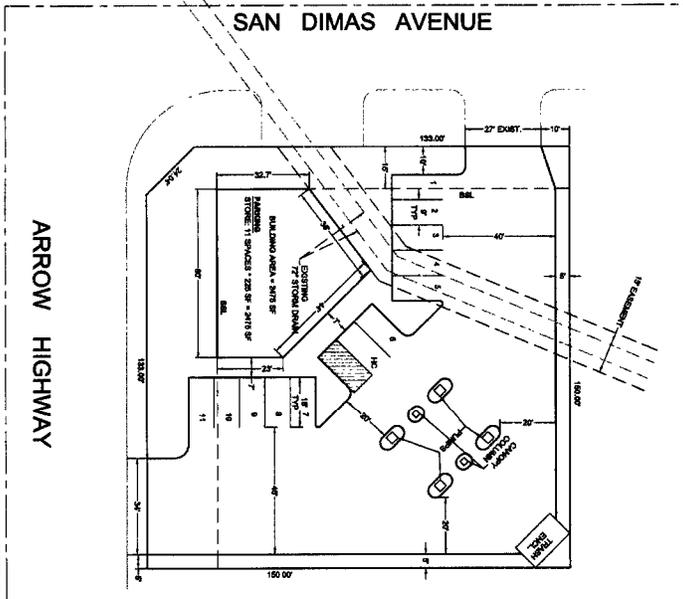
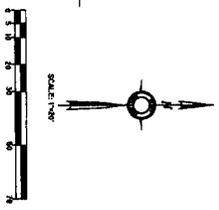








PROPOSED SITE LAYOUT
 BUILDING TO BE IN THE NORTHEAST CORNER, BY USING THIS LOCATION THE EXISTING PUMPS AND FUEL TANKS CAN REMAIN AS IS ON THE SITE. THIS LOCATION WOULD ALSO ACCOMMODATE THE LOCATION OF THE EXISTING STORM DRAIN EASEMENT IN A MORE PRACTICAL MANNER. THIS WAS THE REASON FOR THE CODE AMENDMENT.



ALTERNATE SITE LAYOUT
 BUILDING TO BE IN THE SOUTHWEST CORNER. THIS LOCATION WOULD REQUIRE THE EXISTING PUMPS AND FUEL TANKS TO BE RELOCATED TO ACCOMMODATE THE NEW BUILDING. DUE TO THE LOCATION OF THE STORM DRAIN EASEMENT THE SIZE OF THE BUILDING WOULD BE DECREASED SUBSTANTIALLY. THIS WOULD ELIMINATE THE REQUEST OF USING THE BUILDING FOR A SMALL RESTROOM ALONG WITH THE GAS STATION AND WAREHOUSE.

| | | |
|----------|----|------|
| DATE | BY | CHKD |
| 10/10/11 | JR | PL |

PROJECT
PRELIMINARY SITE PLAN
105 East Arrow Highway
 Hari Alipuria



Jerry Ronnebeck, Engineering
 105 E. West Street, Suite 200, San Diego, CA 92101
 619-441-2222, 619-441-0722 fax
 jerry@jerryronnebeck.com

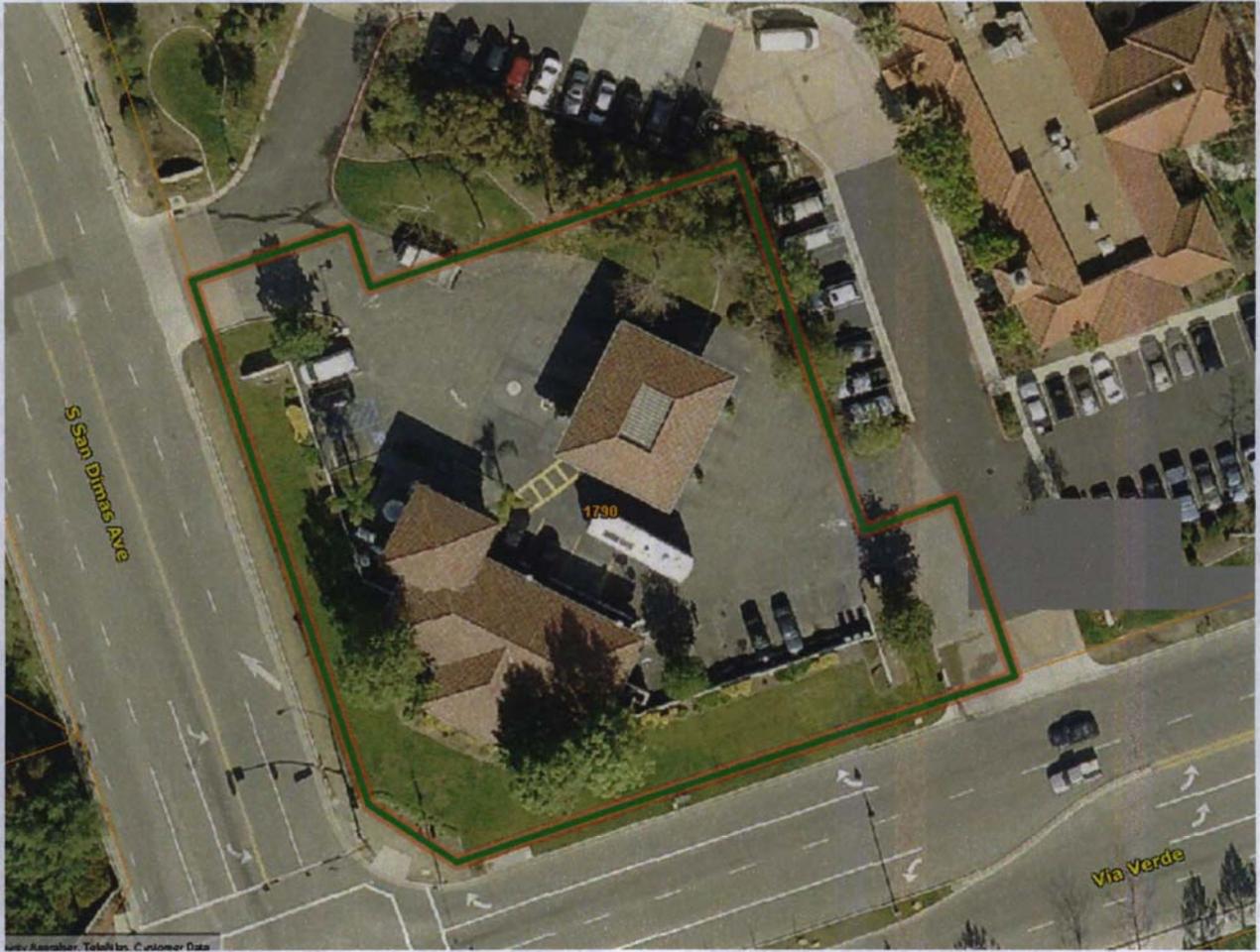


| NO | DATE | REVISIONS |
|----|---------|-------------------------------|
| 1 | 2-10-11 | ADDED ADDL. SITE LAYOUT - CTR |
| | | |
| | | |
| | | |



Subject Site – Affected by the proposed code text amendment.
One of the two gas stations within the Creative Growth, Area 3 zone.

One of the two gas stations within the Creative Growth, Area 3 zone.
Proposed code text amendment does not affect this site.



Example of reverse/turn around service station – 1790 San Dimas Avenue





Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: Consideration of Planning Commission recommendation to initiate a Municipal Code Text Amendment relating to the Sign Code.

SUMMARY

The Planning Commission conducted a Community Sign Forum on March 16, 2011 to consider community input on potential changes to the City Sign Code. On May 4, 2011 the Planning Commission considered a Staff Report summarizing the Sign Forum and recommending a scope of potential changes to the Sign Code.

Staff and Planning Commission agree that some changes to the Sign Code are appropriate for potential revisions but that a comprehensive revision is not required.

BACKGROUND

On March 16, 2011 the Planning Commission conducted a Community Sign Forum to consider public comments on concerns or issues associated with the Sign Code. The minutes of that meeting are attached for your information.

On May 4, 2011 the Planning Commission considered the attached Planning Commission Staff Report identifying and briefly discussing issues arising from the Community Sign Forum.

ANALYSIS

The May 4 Staff Report categorized input on the Sign Code within three Tables including Sign Forum concerns, other concerns and Staff concerns. The Report concludes that a comprehensive revision is not necessary but that some changes should be further evaluated (including surveys from other cities in the area) for potential revisions. The Planning Commission comments resulted in adding and

7.6

or clarifying several of these issue areas. The consensus is summarized as follows:

1. Digital/electronic message boards
2. Downtown monument signs/façade linkage
3. Portable signs
4. Window signs (percentage allowed and standards)
5. "For lease"/"for sale" signs in commercial and industrial areas, both at the street and in windows and Multi-family "for rent" signs
6. Monument signs (size, consistency, visibility, "name of complex" and related limitations)
7. Temporary banner time limits and "design" standards possibly including extra time for new businesses
8. Limitation in Downtown re external illumination
9. How to address "unique" situations
10. Updating various definitions and purpose statements
11. Lighting being used as signs
12. Historic signs
13. Sign review procedures
14. Cost recovery for removing illegal signs in public rights of way
15. Downtown street banners

If the City Council is aware of other sign issues to add to this list, it is appropriate to do so at this time.

Staff intends to conduct surveys and gather other information regarding each issue area and bring that information back to the Planning in a public hearing format to determine what changes would be appropriate.

RECOMMENDATION

The Staff and Planning Commission recommend that the City Council support the recommendation to initiate a Municipal Code Text Amendment generally as outlined in this Memo and the attached Staff Report.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Planning Commission Staff Report dated May 4, 2011
2. Planning Commission Minutes of March 16, 2011 (Community Sign Forum)



Planning Commission Staff Report

DATE: May 4, 2011
TO: Planning Commission
FROM: Community Development Department
SUBJECT: Community Sign Forum

SUMMARY

The Community Sign Forum identified some areas of the Sign Code that may be appropriate to revise. The public comments received appear limited in scope and a comprehensive revision of the Sign Code does not seem warranted.

Staff suggests that the Planning Commission recommend revisions generally limited to the scope identified in the Staff Report.

BACKGROUND

On March 16, 2011 the Planning Commission conducted a Community Sign Forum to hear public comments regarding concerns and/or issues associated with the Sign Code. The Sign Code was last comprehensively updated in 1999. The results of that Forum are incorporated in the Staff Report. In addition, other past concerns raised in recent years have also been identified, as well as some Staff related concerns.

The purpose of the Community Sign Forum was to determine if changes should be considered. This Staff Report briefly evaluates each comment noting how the topic is addressed in the existing Sign Code.

ANALYSIS

The intent of this Staff Report is NOT to determine what, if any, changes to the Sign Code are appropriate; nor to suggest specific revisions thereto. Rather it is

intended to define a general scope for possible changes to facilitate appropriate research on areas of concern.

The following Table summarizes comments made at the Community Sign Forum on March 16, 2011:

| PUBLIC COMMENTS FROM SIGN FORUM | EXISTING CODE | STAFF COMMENT |
|---|---|---|
| 1. Involve Sheriff because window signs and merchandise may block visibility into stores – <i>Don Green, Resident</i> | Permanent window signs are permitted in commercial zones and are limited to 5% of the window area not to exceed 40 SF (18.152.120.B.1). Temporary window signs are permitted for a maximum of 30 days per year with a permit (18.152.160.D). No other standards are specified. There are no specific standards on merchandise blocking windows unless established through design review or CUP. | The Sheriff's Department is not typically consulted on sign requests although their input is considered on certain design review and CUP cases as deemed appropriate. Standards for merchandising locations relative to windows are not appropriate in the Sign Code. |
| 2. Allow digital signs/electronic message boards – <i>John Rossfeld, San Dimas Hospital</i> | Not addressed specifically unless considered a "public service message board" per 18.152.060.D.8.c. | This category of sign needs to be evaluated to permit or prohibit it. There are some national standards available to consider as criteria for digital signs if they are deemed appropriate but these are generally developed for freeways, highways and other higher speed roads. |
| 3. Eliminate requirement to do façade upgrade for monument sign in Downtown – <i>Dave Harbin, Resident</i> | This applies in the CG Zone where buildings have a zero setback (18.152.170.E). | Allowing the sign was considered as an incentive to encourage façade renovations. It is important to be especially careful when allowing any signs in the public right of way. |
| 4. Allow portable signs – <i>Cyndia Williams, Old Town Antique Mall</i> | Portable signs are defined but are not listed as permitted. In a permissive Code they are therefore prohibited. | Allowing portable signs requires careful consideration of appropriate standards re design, size, duration and location if they are to be considered. It is important to be especially |

| | | |
|--|---|---|
| | | careful when allowing any signs in the public right of way. |
| 5. Increase 5% limit on window signs – <i>Sid Maksoudian, Chalet Gourmet & Brad Umansky, Progressive Real Estate Partners</i> | Permanent window signs are permitted in commercial zones and are limited to 5% of the window area not to exceed 40 SF (18.152.120.B.1). Temporary window signs are permitted for a maximum of 30 days per year with a permit (18.152.160.D). No other standards are specified. | There are likely hundreds of violations of this standard. Consideration to increase the percentage may be appropriate. |
| 6. Enforce sign regulations or abolish them – <i>Sid Maksoudian, Chalet Gourmet</i> | Comment noted. | The Sign Code is enforced both proactively and on a complaint basis. Staff prioritizes enforcement. |
| 7. “For Lease” or “For Sale” signs/banners should be allowed in windows in addition to street frontage signs – <i>Brad Umansky, Progressive Real Estate Partners</i> | In nonresidential zones these signs do not require a permit and are limited to one for each 350 lineal feet of frontage and a maximum of 32 SF with a minimum setback of 8 feet (18.152.050.A.2). Such sign may be placed in windows as long as they comply with the window sign limitations. | In many cases these signs are in place 365 days a year. Some are not well maintained. Additional standards including a permit requirement seems appropriate. |
| 8. Monument signs restricting in multi-tenant to center identification is too restrictive - <i>Brad Umansky, Progressive Real Estate Partners</i> | Where more than one tenant exists monument or ground signs are limited to the name of the complex or center in commercial (18.152.120.B.6), office (18.152.130.B.6) and industrial (18.152.140.B.5 & C.5) zones. In commercial zones an exception (18.152.120.B.7) allows multitenant signs where wall signs are not visible or adequate. | This standard is intended to minimize disagreements between tenants where there is a limited amount of monument signage available. This can be particularly important in centers with a higher number of tenants all desiring street frontage signage. These disagreements can lead to requests for additional monument signs than are permitted. |
| 9. Temporary banner time should be increased to 90 days due to bad economy - <i>Brad Umansky, Progressive</i> | Banners are generally limited to six permits per year not exceeding 60 days (18.152.160). | This section was amended in 2008 to increase the number of permits per year from 4 to 6 but retained the 60 day total limit. |

| <i>Real Estate Partners</i> | | |
|--|--|--|
| 10. Any extra signs allowed are good for business – <i>Jennifer Simison, Canyon Trail Plaza</i> | Comment noted. | |
| 11. "For rent" signs for apartments should allow longer display periods – <i>Charlotte, Sunnyside Senior Apts.</i> | In multifamily zones these signs do not require a permit and are limited to one 12 SF with a maximum height of 6 feet (18.152.050.A.1). | This comment was related to a specific enforcement action which involved multiple signs, balloons and other non-permitted materials. It should be noted that the Staff does include photos of illegal signs in some enforcement letters. |
| 12. Allow internally illuminated signs for hotels – <i>Mr. Patel Holiday Inn Express</i> | There is no prohibition on internally illuminated wall signs in the CG-1 zone. | The approved sign permit for this site includes externally illuminated wall signs based upon design criteria negotiated with the developer, but there is not a Code requirement prohibiting internal illumination. |
| 13. Allow monument sign for hotels – <i>Mr. Patel Holiday Inn Express</i> | A monument sign is permitted if it is determined (per 18.152.120.C.5) that the nature of the development precludes effective wall signs. | The approved sign package from the developer did not include a request for a monument sign. |
| 14. Allow freeway oriented pylon signs for smaller centers - <i>Brad Umansky, Progressive Real Estate Partners</i> | Freeway oriented signs are limited to centers greater than 100,000 SF (18.152.120.D). | This standard is intended to avoid visual blight associated with excessive freeway oriented signs. |
| 15. Why is letter spacing important? – <i>Robert, La Verne Graphics business</i> | Comment noted. | In this specific case there was some discussion concerning the details of the sign design. Letter spacing can affect legibility. |

The following Table includes other comments on the Sign Code that the Staff is aware of. Where these comments overlap with the above Table there is simply a reference to that Table.

| COMMENTS RECEIVED OTHER THAN SIGN FORUM | EXISTING CODE | STAFF COMMENTS |
|--|----------------------|-----------------------|
| A. Allow "A-frame" or sandwich board | See # 4 above. | See # 4 above. |

| | | |
|--|--|---|
| signs | | |
| B. Different temporary sign/banner regulations for new businesses | See # 9 above. | |
| C. Real estate/commercial broker signs up continuously – should be limited or “conditioned” | See # 7 above.v | See # 7 above. |
| D. Internally illuminated signs vs. externally illuminated signs – readability, glow, standards? | The Code only requires externally illuminated signs in the Frontier Village in 18.152.150. | This standard is primarily intended to complement historic architectural standards in the Downtown. |
| E. Consider allowing electronic message boards, including digital displays | See # 2 above. | See # 2 above. |
| F. What about “unique” situations (i.e. Starberry Farms – seasonal sales signs)? | Comment noted. | It may be hard to pinpoint unique circumstances in advance. In the subject circumstance there is a desire to have seasonal sales signs which are semi-permanent beyond those allowed for the use and any temporary banners. |
| G. Address signs on buildings – appropriate size and easy to read. | These are addressed in the Building Code. | No comment. |
| H. Balance between visibility and obscurity. | Comment noted. | The Code intends to allow visible signs and not obscure them. |

Additional Staff comments and areas of concern are set forth below:

- a. Updated purpose statement to provide better support for Court decisions related to content neutrality legal issues.
- b. Revise various definitions including graphic to show how to calculate sign area; changeable copy (re digital electronic messaging); Frontier Village boundary consistency; measurement of sign height; various accessory signs (i.e. ATMs, restrooms, entrance, no parking, etc.); window signs; and, vehicle signs.
- c. Review general sign specifications including light bulb strings, exposed tubing and seasonal decorations.
- d. Review consistency of Frontier Village signs with Town Core guidelines.

- e. Consider regulations for "convenience" and other accessory signs.
- f. Allow historic icon signs (i.e. Roady's).
- g. Review certain procedures and design standards.
- h. Charge for costs of removing signs and handbills from public rights of way.
- i. Establish clearer standards for banners and related temporary signs.

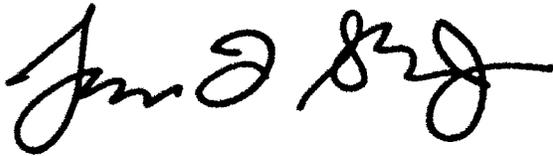
CONCLUSIONS

In considering the above comments, Staff concludes that there are some standards that should be reviewed but that a comprehensive revision to the Sign Code does not seem necessary. Consideration of potential changes should generally include the Tables and text shaded in gray. At this time it is not necessary to delineate specific standards but rather to determine the general scope of possible changes to facilitate appropriate research.

RECOMMENDATION

Staff recommends forward to the City Council a recommendation to initiate a sign code amendment generally as set forth in the above Staff report and conclusions thereto.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens". The signature is stylized and cursive.

Larry Stevens,
Assistant City Manager for Community Development

San Dimas Municipal Code

Up Previous Next Main Collapse Search Print No Frames
Title 18 ZONING

Chapter 18.152 SIGNS**Note**

* Prior ordinance history: Ords. 37, 59, 205, 209, 324, 367, 429, 653, 796, 833, 908, 971 and 1063.

18.152.010 Purpose.

A. Signs have an obvious impact on the character and quality of the city. They attract or repel the viewing public and affect traffic safety. Therefore, the intent of this chapter is to encourage the installation of signs that improve the appearance of buildings and neighborhoods, encourage innovation and enhance the economic effectiveness of any one identification device by preventing needless distraction and clutter from the other signs in the area.

B. The purpose of all permitted permanent signs is to provide identification of buildings, businesses and special locations. Permanent signs are not meant to provide advertisement. Because of this, the sign regulations in this chapter have been designed to encourage and promote building, business and special location identification. (Ord. No. 1103 § 1 (part), 1999)

18.152.020 Definitions.

The following items are defined for this chapter unless the context indicates otherwise:

1. Aggregate Surface Area. The area of the sign facing or surface shall be computed as follows: Where the sign is composed of cut-out elements the aggregate surface shall be computed on the basis of the area of each element; where a sign is composed of script letters or within a panel the aggregate surface shall be computed on the basis of a rectangle equivalent in dimensions to the extreme height and width dimensions of the display.
2. "Approved combustible materials" means wood, or materials not more combustible than wood.
3. "Approved incombustible materials" means any material which will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit during an exposure of five minutes and which will not continue to burn or glow at that temperature.
4. "Approved plastics" means only those plastics which when tested in accordance with the American Society of Testing Materials Standard method for test for flammability of plastics over 0.050 inch in thickness (D 635,44), burn no faster than 2.5 inches per minute, in sheets of 0.060 inch thickness.
5. "Building code" means the city building code, together with amendments thereto.
6. "Building frontage" means the linear length of a building directly facing a public street, alley, parking area or pedestrian walkway that contains a public entrance.
7. "Building official" means the officer or other person charged with the administration and enforcement of the building code.
8. "Canopy" means a structural, ornamental, roof-like appendage, that projects from a building for the purpose of providing an architectural element that shields doors and windows from the elements. A canopy may be freestanding or attached to a building.
9. "Changeable copy" means removable copy or graphics for temporary use where the copy is changed at periodic intervals for the purpose of communicating a message which may be utilized on a freestanding wall,

b L bulletin board or announcement signs.

10. "Facing" or "surface" means the surface of the sign upon, against or through which the message is displayed or illustrated.

b [11. "Frontier Village area," for the purposes of this chapter, means: the area that extends west of Walnut Avenue to Cataract Avenue and south of Fourth Street to the Arrow Highway, omitting properties that have frontage on Arrow Highway.

b [12. "Height" means the vertical distance measured from the base of the sign to the highest point of the sign.
13. "Identification structure" means a structure of any kind or character erected or maintained for identification purposes, and upon which any sign is placed.

14. "Location" means a lot or premises, building, wall or place upon which a sign is erected, constructed or maintained.

15. "Marquee" means a permanent, roofed structure attached to and supported by the building.

16. "Master sign program" means a comprehensive sign design policy and plan for use by multi-use complexes. Such plan would include, but not be limited to, specification of colors, letter style, construction method, approval method, and sign locations.

17. "Multi-tenant centers or complexes" means, for the purpose of this chapter, any nonresidential development project designed to accommodate two or more tenants. Such complex would include a common parking area, similar architectural design and other unifying elements and be designed and constructed as a comprehensive project.

18. "Projection" means the distance by which a sign extends beyond the building or structure.

19. "Sign" means any device for visual communication exposed to public view that contains any announcement, declaration, demonstration, display, illustration, insignia, banner, statuary or pennant used to advertise or promote the interest of any person, business, group or enterprise. The term "sign" does not include the following:

- a. Official notices issued by any court or public body or officer;
- b. Notices posted by any public officer in performance of a public duty or by any person giving legal notice;
- c. Directional, warning or informational structures required by or authorized by law or by federal, state, county or city officials;
- d. A structure erected near a city or county boundary which contains the name of such city or county and the names of, or any other information regarding civic, fraternal or religious organizations located therein.

b [20. Sign, Accessory. "Accessory sign" means any sign which carries only advertisement strictly incidental and subordinate to a lawful use of the premises upon which it is located, including signs indicating the business transacted, service rendered, goods sold or produced on the premises, name of the business, name of the person occupying the premises.

21. Sign, Combination. "Combination sign" means a sign that is a combination of any two or more types of signs.

22. Sign, Directional. "Directional sign" means a sign erected for the purpose of informing the viewer of the approximate route, direction or location of a facility.

23. Sign, Electrical. "Electrical sign" means a sign containing electrical wiring for the purpose of interior lighting or illumination.

24. Sign, Flashing. "Flashing sign" means any sign which is intermittently on and off.

25. Sign, Illuminated. "Illuminated sign" means any sign illuminated by electric lights or luminous tubes as part of the sign proper.

26. Sign, Marquee. "Marquee sign" means a sign attached to a marquee.

27. Sign, Monument. "Monument sign" means any sign standing on the ground that is connected to the ground with a solid base.

28. Sign, Moving. "Moving sign" means a sign designed to attract attention through the movement or semblance of movement of the whole or any part of the sign, including rotation.

29. Signs, Off-Premises. "Off-premises signs" means signs located in areas distant and on a separate parcel of land from the place where the product advertised is located.

30. Signs, On-Premises. "On-premises signs" means signs which advertise any business conducted at the location of the sign or the products manufactured or sold at the place where the sign is located.

31. Sign, Permanent. "Permanent sign" means every sign except temporary signs as defined in this section.

32. Sign, Portable. "Portable sign" means a sign not permanently attached to the ground or any structure.

33. Sign, Poster. "Poster sign" means a sign printed on paper, cardboard or similar material which is generally displayed in windows or attached to trees, poles, buildings or staked in the ground.

34. Sign, Projecting. "Projecting sign" or "icon sign" means a sign suspended from or supported by a building or structure and projecting out therefrom.

35. Sign, Real Estate. "Real estate sign" means a temporary sign indicating that the premises on which the sign is located is for sale, lease or rent.

36. Sign, Roof. "Roof sign" means a sign erected upon or above a roof or parapet of a building. Roof signs are prohibited in the city.

37. Sign, Temporary. "Temporary sign" means any sign, pennant, banner, valance or identification display, with or without frames, intended to be displayed and maintained for a period not exceeding thirty days in any twelve consecutive months.

38. Sign, Wall. "Wall sign" means a sign attached to or erected against the wall of a building or structure, with the exposed face of the sign parallel to the plane of the wall.

b [39. Sign, Window. "Window sign" means a sign which is painted on or affixed to the exterior or interior side of a window.

40. "Structure" means the supports, uprights, bracing, and framework of a sign. The area of such structure shall not be included in computing the aggregate surface of the area of the sign which it supports.

41. "UBC standards" means the most recent edition of the Uniform Building Code Standards, also known as Volume III of the Uniform Building Code. (Ord. No. 1103 § 1 (part), 1999)

18.152.030 Compliance.

No person shall hereafter erect, construct, relocate, alter or maintain any sign which does not comply with the provisions of this chapter, except the following: Signs which were established prior to adoption of the ordinance codified in this chapter may be maintained subject to Section 18.152.080 related to nonconforming signs. (Ord. No. 1103 § 1 (part), 1999)

18.152.040 Permits required.

Except as otherwise provided in this chapter, no sign shall hereafter be erected, constructed, relocated, painted on buildings or structures, altered, a sign program implemented or a sign face changed, until an approval and/or permit for the same has been issued by the appropriate decision making body as stated in Chapter 18.12 of this title and as required by the development plan review board, planning department, and the building official as

required by this chapter.

A. Review Required. No person shall install or construct a sign or implement a sign program until a sign plan or sign program has been reviewed and approved by the development plan review board in accordance with Chapter 18.12 of this title, unless otherwise provided within this chapter.

B. Disposition by Director. The planning director may approve or conditionally approve, upon determining that the sign design, colors and materials are compatible with the structure and/or facility that the sign is proposed to identify, or may disapprove signs pursuant to the following provisions:

1. Signs proposed in accordance with a sign program reviewed and approved by the development plan review board pursuant to Chapter 18.12 of this title;
2. Wall signs which conform to the design guidelines of this chapter, unless otherwise provided;
3. Temporary signs and banners;
4. On-site directional and informational signs as defined by this chapter.

C. Application for Permits. Application for sign approvals shall be made upon forms provided by the planning division. Additional information as required by the planning director shall be provided to show full compliance with this and other regulations of the city.

D. Revocation of Permit.

1. All rights and privileges acquired under the provisions of this chapter, or any amendments thereto, are revocable for cause by the city council or other authorized person or body, and all such permits shall contain notice of such revocability. The building official is authorized and empowered to revoke any permit issued by him upon failure of the holder thereof to comply with any provisions of this chapter.

2. Permits for any sign that has been permitted and that has been visually or structurally altered shall be subject to revocation, at the discretion of the planning director. (Ord. No. 1103 § 1 (part), 1999)

18.152.050 Signs exempt from permit requirements.

The provisions and regulations of this section shall not apply to the following signs, provided such signs shall be subject to all other provisions of this chapter.

A. Real Estate Signs.

1. Single-Family and Multiple Family Residences. Unlighted real estate signs pertaining only to the sale, lease or hire of a particular building, property or premises upon which displayed, which do not exceed six feet in height or twelve square feet of total sign face area,
2. Unlighted real estate signs shall be permitted in all nonresidential zones, not to exceed one such sign per three hundred fifty feet of frontage on a public street. The area of such signs shall be based on a ratio of one square foot per ten lineal feet of lot frontage, and shall not exceed a maximum of thirty-two square feet. Signs shall be set back a minimum of eight feet from the property line and shall be removed immediately upon completion of the sale, letting or hiring, lease or rental of the subject property,
3. Vacant Properties in Single-Family Residential and Multiple Family Residential Zones. For vacant residential and multiple family residential properties over two acres in size, one real estate sign shall be permitted per street frontage. Each sign shall not exceed a maximum of thirty-two square feet. Signs shall be set back a minimum of eight feet from the property line and shall be removed immediately upon completion of the sale, letting or hiring, lease or rental of the subject property;

B. Off-site directional guide signs for public, charitable or religious institutions pursuant to review and approval by the development plan review board as provided by this chapter.

1. When the development plan review board finds that exceptional circumstances exist demonstrating

hardship in terms of geographic location or access routes, directional signs may be permitted. Such signs shall be limited to copy that includes the facility name and minimum information to provide direction. The intent for this type of sign is to provide clear directions to motorist and pedestrians, so the size and location should be similar to traffic signs. In some cases, nonilluminated monument signs may be utilized, provided that the aesthetic impact is determined to be more positive than a standard traffic directional sign. In no case, shall such monument sign exceed four feet in height or twenty square feet. The board shall determine the location and number of signs;

C. Construction Signs. Signs denoting the architect, engineer, contractor or lending institution when placed upon work under construction, which do not exceed six feet in height or thirty-six square feet in area;

D. Occupational Signs. Signs denoting only the name and profession of the occupant of the premises, not to exceed two square feet in size;

E. Memorial Signs. Memorial signs or tablets and names of buildings and date of erection;

F. Municipal Signs. Traffic or other municipal signs, legal notices, railroad crossing signs, danger and such temporary, emergency or other noncommercial signs as may be approved by the city engineer;

G. Temporary Celebratory Banners within Residential Areas. Such banners shall not be displayed longer than fourteen consecutive days in any ninety day period except for recognized national holidays may be displayed more frequently. Banners shall be limited to one per parcel. Banners shall be attached in a secure manner;

H. Historic Resource Sign. Signs and plaques that are erected to note the location of an historic resource that are installed by the city of San Dimas or a historical society recognized by the city of San Dimas. Historic resource signs shall not advertise any products or services and shall not exceed ten square feet without approval from the city of San Dimas;

I. Flags. Flags of the United States, State of California or other government shall be permitted; however, in no case shall more than three such flags be permitted on any one property. Proposals for more than three flags are subject to approval from the planning director;

J. Barber Poles. When associated with a barber shop;

K. Scoreboards. When associated with an athletic field;

L. Nameplates. One nonilluminated nameplate per unit, not exceeding one square foot in area, displaying the following:

1. Name of the premises upon which it is displayed, and/or
2. Name of owner or lessee of the premises, and/or
3. Nature of the home occupation engaged in on the premises. (Ord. No. 1103 § 1 (part), 1999)

18.152.060 General design specifications.

All signs shall be subject to the following design and maintenance specifications:

A. Safety.

1. Signs, as permitted in this chapter, shall in no way endanger the health or safety by causing distraction or impairing visibility to operators of motor vehicles on the streets and highways. Location, lighting and color of signs shall be such as to cause no confusion with public signs or traffic signals.
2. Any sign that contains red, yellow or green lights shall not be located within a distance of one hundred feet from traffic signals. Such signs may cause a potential distraction or hazard to highway users.
3. No exposed light bulb used as a part of sign display shall exceed a rating of eleven watts.
4. No beacons shall be allowed in the city.
5. No sign, including the illumination thereof, shall be animated or so designed or operated as to flash,

scintillate or in any way simulate motion other than: time and temperature signs, barber pole signs and public service message boards.

B. Affixing Signs on Curbs, Streets or Street Signs. No person shall paint, mark, paste, fasten or in any manner affix or cause to be painted, marked, pasted, fastened or in any manner affixed to or on any curb, street, sidewalk, street sign post, or to or on any sign erected for the purpose of directing or warning traffic, or to or on any telephone, telegraph or electric light pole, or to or on any tree or shrub in any park, public street, alley, parkway or sidewalk any sign, poster or advertisement of any kind without first obtaining a written permit from the city council. Nothing in this section shall be so construed as to prohibit the erection and maintenance of official warning or directional signs by any department of the city or to legal notices posted in the places and manner prescribed by law.

C. Sign Maintenance.

1. All signs together with their supports and appurtenances shall be kept in a proper state of preservation. The display surface of all signs shall be kept neatly painted and posted. The planning director or building official may order the removal of any sign that is not maintained in accordance with the provisions of this chapter.

2. All signs and identification structures which are constructed on property lines, or within five feet thereof, shall have a smooth surface. No nails, tacks or wires shall protrude therefrom, except electrical reflectors and devices which may extend over the top and in front of the sign or identification structure.

D. Illumination. The application for a permit for erection of a sign or other identification structure in which electrical wiring and connections are to be used shall be submitted to the building official. The building official shall examine the plans and specifications respecting all wiring and connections to determine if the same comply with the electrical code of the city, and shall approve or disapprove the plans and specifications accordingly.

1. Illuminated signs shall be constructed of approved combustible or incombustible materials.

2. Illuminated signs which do not bear the label of an approved testing laboratory shall be inspected before erection.

3. Electrical equipment used in connection with all signs shall be installed in accordance with local ordinances regulating electrical installations.

4. Gooseneck reflectors shall be permitted on wall signs; provided, however, such reflectors shall be provided with proper glass lenses concentrating the illumination upon the area of the sign so as to prevent glare upon the street or adjacent property.

5. Any sign that contains red, yellow or green lights shall not be located within a distance of one hundred feet from traffic-control signals. Such signs creating a potential distraction or hazard to highway users will not be permitted.

6. No exposed light bulb used as a part of a sign display shall exceed a rating of eleven watts.

7. No beacons shall be allowed in the city.

8. No sign, including the illumination thereof, hereinafter erected or maintained in the city, shall be animated or so designed or operated as to flash, scintillate, or in any way simulate motion other than:

- a. Time and temperature signs;
- b. Barber pole signs;
- c. Public service message boards.

E. Identification. Every sign or other advertising structure hereafter erected shall have an identifying number, name of erector, installation year, and when illuminated, the voltage plainly placed on the exterior surface of the sign body in a location where such information will be readily visible after installation and erection. (Ord. No. 1103 § 1 (part), 1999)

18.152.070 Prohibited locations.

A. No sign or structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of a fire escape, exit or standpipe. No sign shall obstruct any window to such an extent that light or ventilation is reduced to a point below that required by any law or ordinance.

B. No sign or structure shall be erected in such a manner that any portion of its surface or supports shall be within six feet of overhead electric conductors which are energized in excess of seven hundred fifty volts.

C. No sign or other identification structure regulated by this chapter shall be erected at the intersection of any street in such manner as to obstruct free and clear vision of pedestrian and vehicular traffic; or at any location where, by reason of the position, shape or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal or device; or which makes use of the words "STOP," "LOOK," "DANGER" or any other word, phrase, symbol or character in such manner as to interfere with, mislead or confuse traffic.

D. Off-premises human mounted (i.e. "sandwich boards) commercial signs, off-premises hand held commercial signs and off-premises commercial signs mounted to any vehicle or trailer are prohibited. (Ord. No. 1103 § 1 (part), 1999)

18.152.080 Nonconforming signs/ amortization.

A. Removal of Signs. If the planning director finds that any sign or other identification structure regulated in this chapter is unsafe or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this chapter, or should any sign remain for a period of one hundred eighty days after the termination of the business for which it was originally intended, he shall give written notice to the permittee thereof. If the permittee fails to remove or alter the sign so as to comply with the standards set forth in this chapter within ten days after such notice, the planning director is authorized to cause removal of the sign, and any expense incidental thereto shall be paid by the owner of the premises or structure to which the sign is attached. The planning director or building official may cause any sign or other identification structure which is an immediate peril to persons or property to be removed summarily and without notice.

B. All wall signs, freeway signs and directional signs addressed by the former sign code shall be allowed to continue in use, until such time the sign is significantly altered, as determined by the planning director. Significantly altered shall, at minimum, refer to structural changes; change of an entire sign can or fifty percent of the individual letters on a sign; and redesign of the electrical. (Ord. No. 1103 § 1 (part), 1999)

18.152.090 Signs in single-family residential zones.

This section addresses signs permitted in single-family zones and specific plan areas that are designated for single-family use. Specific plan areas that have separate sign regulations are subject only to the sign requirements in this section that are not addressed in the specific plan.

A. Tract and Community Entry Signs. Wall-mounted signs shall be permitted at the entry to a tract, project or community, where the maximum height of letters shall not exceed eighteen inches and the total square footage of the sign shall not exceed twenty square feet.

B. Directional and Tract Signs. See Section 18.152.190.

C. Signs for Educational and Religious Institutions.

1. One monument sign identifying the use shall be allowed. The total sign area of the monument sign shall not exceed thirty square feet.

a. Changeable copy signs may be incorporated into the total square footage of the monument sign.

b. One additional monument sign may be permitted when the use in question has two street frontages of five hundred feet or greater.

2. One wall sign identifying the use shall be allowed. The total sign area of the wall sign shall not exceed twenty square feet.

3. For multiple uses on a property (i.e., church and school) that has two street frontages of five hundred feet or greater, both uses may have one monument and one wall sign, subject to the size requirements listed in subdivisions 1 and 2 of this subsection. The secondary use may have a changeable copy wall sign, but in no case shall two changeable copy monument signs be permitted. (Ord. No. 1103 § 1 (part), 1999)

18.152.100 Signs in multifamily residential zones.

This section addresses signs permitted in multiple family zones and specific plan areas that are designated for multiple family use. Specific plan areas that have separate sign regulations are subject only to the sign requirements in this section that are not addressed in the specific plan.

A. Project Signs. A multifamily project may be permitted to have one of the following signs:

1. One wall-mounted sign per street frontage shall be permitted to identify the multifamily project, where the maximum height of letters shall not exceed eighteen inches and the total square footage of the sign shall not exceed twenty square feet; or

2. Monument Sign. One monument sign not to exceed four feet in overall height and six feet in overall width, not including architectural projections.

B. Directional and Tract Signs. See Section 18.152.190.

C. Signs for Educational and Religious Institutions.

1. One monument sign identifying the use shall be allowed. The total sign area of the monument sign shall not exceed thirty square feet.

a. Changeable copy signs may be incorporated into the total square footage of the monument sign.

b. One additional monument sign may be permitted when the use in question has two street frontage of five hundred 500 feet or greater.

2. One wall sign identifying the use shall be allowed. The total sign area of the wall sign shall not exceed twenty square feet.

3. For multiple uses on a property (i.e., church and school) that has two street frontages of five hundred feet or greater, both uses may have one monument and one wall sign, subject to the size requirements listed in subdivisions 1 and 2 of the subsection. The secondary use may have a changeable copy wall sign, but in no case shall two changeable copy monument signs be permitted. (Ord. No. 1103 § 1 (part), 1999)

18.152.110 Signs in mobilehome parks.

This section addresses signs permitted in mobile home parks.

A. Tract and Community Entry Signs. Wall-mounted signs shall be permitted at the entry to a tract, project or community, where the maximum height of letters shall not exceed eighteen inches and the total square footage of the sign shall not exceed twenty square feet. (Ord. No. 1103 § 1 (part), 1999)

18.152.120 Signs in commercial zones.

This section addresses signs permitted in commercial zones and specific plan areas, excluding the Frontier

Village area, that are designated for commercial use. Specific plan areas that have separate sign regulations are subject only to the sign requirements in this section that are not addressed in the specific plan.

A. Multiple Tenant Centers. Master sign program is required and must comply with subsection B of this section, as follows.

B. Signs Permitted.

1.5 [1. Window Signs. Permanent window signs may be permitted, subject to city approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of forty square feet whichever is less. Temporary window signs are addressed in Section 18.152.160.

2. Canopy Signs. One sign located under a canopy located perpendicular to the face of a building, where the maximum height of the sign is sixteen inches, the maximum length is thirty-six inches and where there is a minimum of seven feet clearance from the ground.

3. Icon/Projecting Sign. An icon or projecting sign may be permitted in lieu of a wall sign, when determined to be appropriate by the planning director. The maximum size of an icon or projecting sign is nine square feet.

4. Primary Wall Signs. One primary wall sign shall be permitted, not to exceed one square foot in size for each one lineal foot of frontage. In no case shall a primary wall sign exceed, one hundred fifty square feet. If the sign is within fifty feet of a public street, the maximum letter height shall be eighteen inches.

5. Secondary Wall Signs. In addition to a primary wall sign, a business may have up to two secondary wall signs, as follows:

a. The permitted size of secondary wall signs is .75 of the size permitted for the primary wall sign;

b. The maximum size of a secondary wall sign shall not exceed one hundred square feet;

c. A secondary wall sign must face or be visible either a public right-of-way or a parking area, based on the determination of the planning director;

d. If the sign is within fifty feet of a public street, the maximum letter height shall be eighteen inches.

8 [6. Monument Signs. For commercial shopping centers with two or more tenants, one monument or ground sign shall be permitted for each street frontage in addition to permitted tenant signs. The monument or ground sign shall contain only the name of the entire complex or center and shall not be used to identify any individual tenant or for any other advertising purposes. The height of the monument sign shall not exceed five feet in height, not including architectural projections, and shall not exceed forty square feet in total size.

13 [7. Multiple tenant signs shall be permitted as additional identification in commercial shopping centers where it is determined by the planning manager that the main wall signs are obscured in some way, subject to the following requirements:

a. For commercial shopping centers with less than forty thousand square feet of gross floor area one multiple tenant sign shall be permitted in place of either primary or all secondary wall signs when the planning manager determines that the nature or arrangement of the development precludes the effectiveness of wall signs. The multiple tenant sign shall comply with the following:

i. Maximum height four feet, not including architectural projections;

ii. Maximum width six feet, not including architectural projections;

iii. White plex, plastic or similar background materials are not permitted to be utilized for the sign face. If internally illuminated, tenant individual panels must have an opaque background with illuminated letters or be individual letters.

b. For commercial shopping centers with more than forty thousand square feet of gross floor area multiple tenant signs shall be permitted when the planning manager determines that wall signs for the businesses in the commercial shopping center are not adequate to provide reasonable business identification to motorists and

pedestrians from a public street because of the location of the tenant space, and/or because of the size of lettering on the wall signs, and/or because of the amount of landscaping in the parking lot, and/or because of the primary access to multiple businesses being through a private street with several businesses being at least five hundred feet from a public street. The multiple tenant signs shall comply with the following:

- i. Maximum height six feet, not including architectural projections;
- ii. Maximum width fifteen feet, not including architectural projections;
- iii. Maximum number of businesses identified on the sign shall not exceed ten;
- iv. Tenant individual panels must all be compatible in size and color;
- v. White plex, plastic or similar background materials are not permitted to be utilized for the sign face. If internally illuminated, tenant individual panels must have an opaque background with illuminated letters or be individual letters;
- vi. The parking lot shall fully landscaped with trees that provide an adequate amount of shade in the parking area for the enjoyment of local residents and patrons of the businesses in the commercial center.

In the circumstance where the planning manager determines that the amount of trees in the parking are a determining factor in allowing the multiple tenant signs, the property owner shall enter into a maintenance agreement with the city that applies to the current owner and successors that ensures long-term maintenance of the trees and landscape in the parking lot. The landscape maintenance agreement shall prohibit the clearing of trees from the parking lot, prohibit tree topping and set clear standards for tree pruning all of which do not limit the ability for the parking area be adequately shaded.

8. Directional Signs. Directional signs related to the location of the building and facilities on the premises shall be permitted, subject to approval of the planning director; such signs shall not exceed four square feet.

9. On-Site Directory Signs. Commercial centers over seventy-five thousand square feet in size shall be permitted one on-site directory sign. Commercial centers over one hundred fifty thousand square feet in size shall be permitted two on-site directory signs. Such signs shall be permitted to have the name of the center, names of businesses in the center, a map of the center, addresses of units, arrows directing traffic to the business and related directory information. The maximum height of such signs shall not exceed five feet, not including architectural projections, and shall not exceed twenty-five square feet in total size. The maximum height of letters identifying tenants shall be no greater than eight inches and each tenant text space shall be no longer than twenty-four inches. White plex, plastic or similar background materials are not permitted to be utilized for the sign face. If illuminated, tenant individual panels must have an opaque background with illuminated letters.

10. Display Cases. Display cases may be approved in commercial zones and may include signs, subject to review and approval by the planning director.

C. Single-Tenant Commercial Buildings.

1. Window Signs. As provided for in subsection (B)(1) of this section;
2. Canopy Signs. As provided for in subsection (B)(2) of this section;
3. Icon/Projecting Signs. As provided for in subsection (B)(3) of this section;
4. Wall Signs (Primary and Secondary). As provided for in subsections (B)(4) and (5) of this section;

5. Monument Signs. One monument sign may be permitted for single tenant commercial business not part of a multi-tenant shopping center complex, when the planning director determines that the nature or arrangement of the development precludes the effectiveness of wall signs, based on the following criteria:

- a. The monument sign shall be allowed in the place of either the primary or all secondary wall signs;
- b. Maximum height four feet, not including architectural projections;

- 13
- c. Maximum width six feet, not including architectural projections;
 - d. White plex, plastic or similar background materials are not permitted to be utilized for the sign face. If internally illuminated, tenant individual panels must have an opaque background with illuminated letters or be individual letters;
6. Display Cases. Display cases may be approved in commercial zones and may include signs, subject to review an approval by the planning director.

14

D. Freeway-Oriented Signs. Multi-tenant commercial shopping centers which have the nearest property line within one thousand feet of a freeway right-of-way shall be permitted one freeway oriented sign, subject to the following requirements:

| Gross Floor Area (in square feet) | Maximum Sign Height (in feet) | Maximum Total Sign Area (in square feet) | Maximum Area of Any Sign (in square feet) |
|-----------------------------------|-------------------------------|--|---|
| 0-99,999 | Not permitted | Not permitted | Not permitted |
| 100,000—209,999 | 75 | 850 | 200 |
| 210,000+ | 100 | 950 | 230 |

E. Service Station Signs.

- 1. Wall Signs. Wall signs as provided for in subsections (B)(4) and (B)(5) of this section.
- 2. Monument Signs. A service station shall be permitted one monument sign per street frontage, with a maximum height of six feet, not including architectural projections, and with a maximum total size of forty-eight square feet. In cases where a single monument sign is designed to be oriented to address four directions, the maximum sign size may be increased to seventy-two square feet.
- 3. Spandrel Signs. Each pump island shall be permitted to have one logo or text sign on each spandrel face. The logo or text portion of each spandrel face shall not exceed four square feet.
- 4. Window Signs. Permanent window signs may be permitted, subject to city approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of forty square feet whichever is less. Temporary window signs are addressed in Section 18.152.160.
- 5. Directional Signs. Directional signs related to the location of the building and facilities on the premises shall be permitted, subject to approval of the planning director; such signs shall not exceed six square feet. (Ord. 1170 §§ 13, 14, 2007; Ord. 1127 §§ 1, 2, 2002; Ord. No. 1103 § 1 (part), 1999)

18.152.130 Signs in administrative-professional zones.

This section addresses signs permitted in administrative-professional zones and specific plan areas, excluding the Frontier Village area, that are designated for administrative-professional use. Specific plan areas that have separate sign regulations are subject only to the sign requirements in this section that are not addressed in the specific plan.

A. Multiple Tenant Complexes. Master sign program is required and must comply with subsection B of this section, as follows.

B. Signs Permitted.

- 1. Window Signs. Permanent window signs may be permitted, subject to city approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of twenty square feet whichever is less. Temporary window signs, as regulated in Section 18.152.160, are not permitted.
- 2. Directional Signs. Directional signs related to the location of the building and facilities on the premises

shall be permitted, subject to approval of the planning director; such signs shall not exceed four square feet.

3. Canopy Signs. One sign located under a canopy located perpendicular to the face of a building, where the maximum height of the sign is sixteen inches, the maximum length is thirty-six inches, and where there is a minimum of seven feet of clearance from the ground.

4. Primary Wall Signs. One primary wall sign shall be permitted, not to exceed two square feet in size for each three lineal feet of frontage. In no case shall a primary wall sign exceed seventy-five square feet. The maximum letter height shall be eighteen inches.

5. Secondary Wall Signs. In addition to a primary wall sign, a business may have up to two secondary wall signs, as follows:

- a. The permitted size of secondary wall signs is .75 of the size permitted for the primary wall sign;
- b. The maximum size of a secondary wall sign shall not exceed sixty square feet;
- c. A secondary wall sign must face or be visible either a public right-of-way or a parking area;
- d. The maximum letter height shall be eighteen inches.

8 [6. Monument Signs. For office/professional complexes with two or more tenants, one monument or ground sign shall be permitted for each street frontage in addition to permitted tenant signs. The monument or ground sign shall contain only the name of the entire complex or center and shall not be used to identify any individual tenant or for any other advertising purposes. The height of the monument sign shall not exceed four feet, not including architectural projections, and shall not exceed twenty square feet in total size.

7. Directory Signs. Directory signs are intended to identify the users within a building and the location of those users to pedestrians that are entering the building. All directory signs shall be located adjacent to a primary building entry and shall not exceed ten square feet in overall size. Individual tenant placards shall not exceed one square foot in size. The location of directory signs is subject to approval by the planning director.

C. Single Tenant Administrative-Professional Buildings.

1. Window Signs. Permanent window signs may be permitted, subject to city approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of twenty square feet whichever is less. Temporary window signs, as regulated in Section 18.152.160, are not permitted.

2. Directional Signs. Directional signs related to the location of the building and facilities on the premises shall be permitted, subject to approval of the planning director; such signs shall not exceed four square feet.

3. Canopy Signs. One sign located under a canopy located perpendicular to the face of a building, where the maximum height of the sign is sixteen inches, the maximum length is thirty-six inches and where there is a minimum of seven feet of clearance from the ground.

4. Primary Wall Signs. One primary wall sign shall be permitted, not to exceed two square feet in size for each three lineal feet of frontage. In no case shall a primary wall sign exceed seventy-five square feet. The maximum letter height shall be eighteen inches.

5. Secondary Wall Signs. In addition to a primary wall sign, a business may have up to two secondary wall signs, as follows:

- A. The permitted size of secondary wall signs is .75 of the size permitted for the primary wall sign;
- B. The maximum size of a secondary wall sign shall not exceed sixty square feet;
- C. A secondary wall sign must face or be visible either a public right-of-way or a parking area;
- D. The maximum letter height shall be eighteen inches.

6. Monument Signs. For office/professional complexes with two or more tenants, one monument or ground

sign shall be permitted for each street frontage in addition to permitted tenant signs. The monument or ground sign shall contain only the name of the entire complex or center and shall not be used to identify any individual tenant or for any other advertising purposes. The height of the monument sign shall not exceed four feet, not including architectural projections, and shall not exceed twenty square feet in total size.

7. Directory Signs. Directory signs are intended to identify the users within a building and the location of those users to pedestrians that are entering the building. All directory signs shall be located adjacent to a primary building entry and shall not exceed ten square feet in overall size. Individual tenant placards shall not exceed one square foot in size. The location of directory signs is subject to approval by the planning director.

C. Single Tenant Administrative-Professional Buildings.

1. Window Signs. Permanent window signs may be permitted, subject to city approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of twenty square feet whichever is less. Temporary window signs, as regulated in Section 18.152.160, are not permitted.

2. Directional Signs. Directional signs related to the location of the building and facilities on the premises shall be permitted, subject to approval of the planning director; such signs shall not exceed four square feet.

3. Canopy Signs. One sign located under a canopy located perpendicular to the face of a building, where the maximum height of the sign is sixteen inches, the maximum length is thirty-six inches and where there is a minimum of seven feet of clearance from the ground.

4. Primary Wall Signs. One primary wall sign shall be permitted, not to exceed two square feet in size for each three lineal feet of frontage. In no case shall a primary wall sign exceed seventy-five square feet. The maximum letter height shall be eighteen inches.

5. Secondary Wall Signs. In addition to a primary wall sign, a business may have up to two secondary wall signs, as follows:

- a. The permitted size of secondary wall signs is .75 of the size permitted for the primary wall sign;
- b. The maximum size of a secondary wall sign shall not exceed sixty square feet;
- c. A secondary wall sign must face or be visible either a public right-of-way or a parking area;
- d. The maximum letter height shall be eighteen inches.

D. Signs for Educational and Religious Institutions.

1. One monument sign identifying the use shall be allowed. The total sign area of the monument sign shall not exceed thirty square feet.

- a. Changeable copy signs may be incorporated into the total square footage of the monument sign.
- b. One additional monument sign may be permitted when the use in question has two street frontages of five hundred feet or greater.

2. One wall sign identifying the use shall be allowed. The total sign area of the wall sign shall not exceed twenty square feet.

3. For multiple uses on a property (i.e., church and school) that has two street frontages of five hundred feet or greater, both uses may have one monument and one wall sign. Subject to the size requirements listed in subdivisions 1 and 2 of this subsection. The secondary use may have a changeable copy wall sign, but in no case shall two changeable copy monument signs be permitted. (Ord. No. 1103 § 1 (part), 1999)

18.152.140 Signs in industrial zones.

A. Master sign program is required for multiple tenant complexes and must comply with subsection B of this section, as follows:

B. Signs Permitted.

1. Window Signs. Permanent window signs may be permitted, subject to planning director approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of twenty square feet whichever is less. Temporary window signs, as regulated in Section 18.152.160, are not permitted.

2. Directional Signs. Directional signs related to the location of the building and facilities on the premises shall be permitted, subject to approval of the planning director; such signs shall not exceed twenty square feet.

3. Primary Wall Signs. One primary wall sign shall be permitted, not to exceed two square feet in size for each three lineal feet of frontage. In no case shall a primary wall sign exceed seventy-five square feet. The maximum letter height shall be eighteen inches.

4. Secondary Wall Signs. In addition to a primary wall sign, a business may have up to two secondary wall signs, as follows:

- a. The permitted size of secondary wall signs is .75 of the size permitted for the primary wall sign;
- b. The maximum size of a secondary wall sign shall not exceed sixty square feet;
- c. A secondary wall sign must face or be visible either a public right-of-way or a parking area; and
- d. The maximum letter height shall be eighteen inches.

8 } 5. Monument Signs. For industrial complexes with two or more tenants, one monument or ground sign shall be permitted for each street frontage in addition to permitted tenant signs. The monument or ground sign shall contain only the name of the entire complex or center and shall not be used to identify any individual tenant or for any other advertising purposes. The height of the monument sign shall not exceed four feet in height, not including architectural projections, and shall not exceed twenty-five square feet in total size. Monumental signs shall not be internally illuminated; however, exterior illumination may be permitted subject to planning director approval.

C. Single Tenant Industrial Buildings.

1. Window Signs. Permanent window signs may be permitted, subject to city approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of twenty square feet whichever is less. Temporary window signs, as regulated in Section 18.152.160, are not permitted.

2. Directional Signs. Directional signs related to the location of the building and facilities on the premises shall be permitted, subject to approval of the planning director; such signs shall not exceed twenty square feet.

3. Primary Wall Signs. One primary wall sign shall be permitted, not to exceed two square feet in size for each three lineal feet of frontage. In no case shall a primary wall sign exceed, seventy-five square feet. The maximum letter height shall be eighteen inches.

4. Secondary Wall Signs. In addition to a primary wall sign, a business may have up to two secondary wall signs, as follows:

- a. The permitted size of secondary wall signs is .75 of the size permitted for the primary wall sign;
- b. The maximum size of a secondary wall sign shall not exceed sixty square feet;
- c. A secondary wall sign must face or be visible either a public right-of-way or a parking area; and
- d. The maximum letter height shall be 18".

8 } 5. Monument Signs. One monument or ground sign shall be permitted for single tenant space industrial buildings with a minimum of thirty thousand square feet of total square footage. The height of the monument sign shall not exceed four feet in height, not including architectural projections, and shall not exceed twenty-five square feet in total size. Monument signs shall not be internally illuminated; however, exterior illumination may be permitted subject to planning director approval. (Ord. No. 1103 § 1 (part), 1999)

18.152.145 Signs in other zones.

The requirements for zones not specifically addressed in this chapter, such as the public-semipublic zone, shall be determined by the planning director. These requirements will be determined on a case by case basis with factors such as use, location and relationship to other sections of this chapter. In no case shall regulations imposed based on this section be less restrictive than other portions of this chapter. (Ord. No. 1103 § 1 (part), 1999)

18.152.150 Signs in the Frontier Village area.

The Frontier Village area shall be defined as indicated in Section 18.152.020.

A. Window Signs. Permanent window signs may be permitted, subject to city approval. In no case shall the total of all window signs exceed five percent of the total window area or a total of forty square feet whichever is less. Temporary window signs are addressed in Section 18.152.160.

B. Canopy Signs. One sign located under a canopy located perpendicular to the face of a building, where the maximum height of the sign is twelve inches, the maximum length is thirty inches and where there is a minimum of seven feet clearance from the ground. The sign shall be constructed out of sandblasted wood or similar material that is approved by the planning director.

C. Icon/Projecting Sign. An icon or projecting sign may be permitted in lieu of a wall sign, when determined to be appropriate by the planning director. The maximum size of an icon or projecting sign is nine square feet. The sign shall not be internally illuminated.

D. Primary Wall Signs. One primary wall sign may be permitted per tenant, as follows:

1. The maximum size of wall signs is .75 square feet of sign area for each lineal foot of building frontage with no sign exceeding thirty square feet;
2. Signs may not be internally illuminated, but may be externally illuminated;
3. Signs must be constructed out of wood or a similar approved alternative, subject to approval of the planning director;
4. Signs may be constructed out of individual letters, be designed as letters of a sign board, be sandblasted or be painted on a sign board. Sign design is subject to the approval of the development plan review board or its designee.

E. Secondary Wall Sign. In addition to a primary wall sign, a business may have up to two secondary wall signs, as follows:

1. The maximum size of secondary wall signs is .75 square feet of sign area allowed for the primary signs with no sign exceeding twenty square feet;
2. A secondary wall sign must face or be visible either a public right-of-way or a parking area, based on the determination of the planning director;
3. Signs may not be internally illuminated, but may be externally illuminated;
4. Signs must be constructed out of wood or a similar approved alternative, subject to approval of the planning director;
5. Signs may be constructed out of individual letters, be designed as letters of a sign board, be sandblasted or be painted on a sign board. Sign design is subject to the approval of the development plan review board or its designee.

F. Primary Wall Signs for Large Tenants. Single tenants with a total square footage of fifteen thousand

square feet or more shall be subject to subdivisions 4 and 5 of this subsection above, but shall be permitted additional maximum sign square footage, as follows:

1. No primary wall sign shall exceed seventy-five square feet;
2. No secondary wall sign shall exceed fifty square feet;
3. The maximum letter height for signs within fifty feet of a public right-of-way is eighteen inches and for all other signs is thirty-six inches.
4. Internally illuminated signs are not prohibited and may be permitted on a case-by-case basis. (Ord. 1103 § 1 (part), 1999)

18.152.160 Temporary signs and banners.

9 [A. Temporary Signs and Banners. Temporary signs, banners and other similar signs erected for the purpose of announcing a special event, sale or other activity may be permitted by the planning department, based on the following:

1. Application for a temporary banner shall be made on forms provided by the planning department.
2. A maximum six temporary banner permits may be approved for any single business location within a calendar year with the cumulative total of banner display days in such year not to exceed sixty days. The maximum period of any individual banner display shall not exceed thirty days.
3. No more than one banner shall be permitted for any one business at a time.
4. Streamers, pennants and balloons may be permitted in certain cases, subject to the approval of the planning director; however, in no case shall streamers and pennants be permitted on a property for more than ten days at a time or for more than twenty days per year. Balloons permitted under this section shall be no greater than twenty-four inches in diameter.

B. Special Event Banners. Temporary public interest event banners publicizing a charitable, civic or other nonprofit organization's events of general public interest may be permitted by development services department based on the following:

1. Application for temporary banners shall be made in conjunction with the temporary use permit,
2. The maximum period of any individual banner display shall be not more than two weeks prior to the event and all such banners shall be removed within seven days of the conclusion of the event,
3. No more than one banner shall be permitted for any one property at a time. The number, type, size and location of any such banners shall be determined by the development services director as part of the review of the temporary use permits.

C. Temporary Signs for Future Tenant Identification. Signs that identify future tenants (e.g., "Opening in October or "Coming Soon") may be permitted in addition to standard temporary signs as permitted in subsection A of this section. Temporary signs for future tenant identification may be permitted up to ninety days prior to planned opening date, subject to approval of the planning director.

1,5 [D. Temporary Window Signs. Temporary window signs on the interior of windows may be permitted, based on the following:

1. Application for a temporary window sign shall be made on forms provided by the planning division.
2. A maximum two temporary window sign permits may be approved for any single business location within a calendar year with the cumulative total of banner display days in such year not to exceed thirty days. The maximum period of any individual banner display shall not exceed thirty days. (Ord. 1174 § 1, 2008; Ord. 1103 § 1 (part), 1999)

18.152.170 Signs in the public right-of-way.

No person shall paint, mark, paste, fasten or in any manner affix or cause to be painted, marked, pasted, fastened or in any manner affixed to or on any curb, street, sidewalk, street sign post, equestrian trail and/or equestrian trail fencing or to or on any sign erected for the purpose of directing or warning traffic, or to or on any telephone, telegraph or electric light pole, or to or on any tree or shrub in any park, public street, alley, parkway or sidewalk or to, on or within any portion of the public right-of-way any sign, poster or advertisement of any kind, except as follows:

- A. Official warning or directional signs by any department of the city;
- B. Legal notices posted in the places and manner prescribed by law;
- C. Banners which identify community events sponsored wholly, or in part, by the city and which are erected by the city;
- D. Residential subdivision directional signs when approved by the city as part of a standardized program of off-site directional signs; and
- 3 [E. Monument signs in the creative growth zone when approved by the city for commercial buildings which have renovated facades to comply with city requirements and which have a zero setback from the public right-of-way;
- F. Political signs subject to the requirements in Section 18.152.200(B), provided that such signs shall be limited only to the parkway areas in residential zones. (Ord. 1164 § 1, 2006; Ord. 1103 § 1 (part), 1999)

18.152.180 Leasing city-owned property for signs.

A. No person shall erect a sign upon any property owned or controlled by the city without first having procured a lease of the property from the city. Before any lease shall be granted for the erection and maintenance of a sign upon property of the city, application therefor shall be made to the city manager. The city manager shall provide a reasonable form for such application and such form shall set forth the following matters:

1. Location of the sign;
2. Size of the sign;
3. Nature of the lettering;
4. Materials of which the sign shall be constructed;
5. Sketch of the sign;
6. Additional information which the city manager deems necessary to carry out the purposes and intent of this chapter.

B. In the event that any sign is erected or maintained in violation of the provisions of this section, the city manager may direct the removal of the sign. In the event the lessee deems such removal to be without cause, he may within thirty days after such direction make written appeal to the city council. The findings of the city council, after notice to the lessee and due hearing shall be final. (Ord. 1103 § 1 (part), 1999)

18.152.190 Directional and tract signs.

A. Directional and Identification Tract Signs.

1. An on-site promotional tract sign not exceeding ninety-six square feet per face in area and not exceeding sixteen feet in vertical height may be located at each major entrance to a tract, subdivision or

community development for a period not to exceed one year. The planning director may extend such one-year period for additional six-month periods; provided, however, that if the initial sale of all units is completed during any such period, all signs shall be removed. If the entrance is clearly visible from a freeway, the sign may be increased in area to not more than two hundred square feet. If the entrance is not visible from a freeway, but the tract, subdivision or community development abuts a freeway, one additional on site directional sign not to exceed two hundred square feet may be approved by the planning director. Such sign may be installed in a location which is visible from the freeway, and may indicate the nearest off-ramp. No sign shall be located less than eight feet from the property line.

2. Temporary off-site directional tract signs may be located on the major or secondary highway nearest the tract. The planning commission may permit such signs in any zone subject to the following provisions:

a. The total number of such signs shall not exceed one; except that where there is hardship demonstrated in terms of geographic location or access routes, the planning commission may allow up to three additional signs.

b. Signs shall not exceed ninety-six square feet in area.

c. Such signs shall be located not less than eight feet from the property line, and shall not exceed sixteen feet in vertical height.

d. All such signs shall be supported by a properly engineered design subject to the approval of the building official.

e. Such signs shall be permitted on a temporary basis for a period not to exceed one year. The planning director may extend such one-year period for additional six-month periods; provided, however, that if the initial sale of all units or lots is completed during any such period, all signs shall be removed.

f. Signs shall be maintained a minimum distance of fifty feet from any residence to which the signs do not refer and a minimum distance of fifty feet from any other sign.

g. Every person erecting such sign or signs shall pay to the city a permit fee of fifty dollars for each and every sign erected. In addition, such person shall deposit with the building department the sum of one hundred fifty dollars cash for each and every sign so erected as a security to insure the removal of all signs. If all such signs are removed within fourteen days after expiration of the permitted period, the one-hundred-fifty-dollar cash deposit shall be refunded. If all such signs are not removed, then the city or its agent may enter on all property on which all such signs are located and remove all such signs, and the cost of such removal shall be deducted from such cash deposit and the remainder, if any, returned to the person depositing the one hundred fifty dollars.

h. Before any permit for any such sign is issued, the applicant shall furnish the building department written authority in a form approved by the city attorney, granting the city or its agent permission to enter upon the premises to remove such sign. The authorization must be signed by the owners of record of the premises and by the person proposing to erect the sign.

3. Signs not exceeding three in number and each not greater than four square feet in area may be located on the same lot as a model home, so long as the home is used to promote the original sale of each house in the tract. (Ord. 1103 § 1 (part), 1999)

18.152.200 Other signs.

A. Time and Temperature Signs. Time and temperature signs shall be permitted and may convey the following information: time, date, temperature and atmospheric conditions. Such signs shall be included into the permitted wall, monument or freeway sign area and shall not include any advertising within the changeable copy area.

B. Political Signs. Political signs shall be permitted as provided in this section:

1. Residential Zones. Political signs shall be permitted on private property in any residential zone and in the

parkway areas generally between the front property line and curb face of residential zones.

- a. Such sign shall not exceed six feet in height or twelve square feet of total sign face area.
- b. Such sign shall be removed ten calendar days after the date of election.
- c. Such signs shall require the permission of the property owner.

d. Such signs in the parkway portion of the public right-of-way shall not be painted, marked, pasted, fastened or in any manner affixed or caused to be painted, marked, pasted, fastened or in any manner affixed to or on any curb, street, sidewalk, street sign post, equestrian trail and/or equestrian trail fencing or to or on any sign erected for the purpose of directing or warning traffic, or to or on any telephone, telegraph or electric light pole, or to or on any tree or shrub in any public street, parkway or sidewalk.

- e. No political signs shall be erected or maintained in violation of Sections 18.152.060 and 18.152.070.

2. All Other Zones. Political signs shall be permitted in all other zones.

- a. Such sign shall not exceed thirty-two square feet.
- b. Such sign shall be removed ten calendar days after the date of election.
- c. No political signs shall be erected or maintained in violation of Sections 18.152.060 and 18.152.070.

3. Political signs placed, erected or maintained in violation of this section shall be removed as follows:

a. Any political sign in violation of Sections 18.152.060 and 18.152.070 shall constitute a public nuisance and shall be deemed abandoned by its owner and may be summarily removed by the city without notice.

b. Any political signs in violation of subsections (B)(1)(a) through (B)(1)(d), (B)(2)(a) and (B)(2)(b) of this section may be removed by the city if, after providing five calendar days' written notice requesting the violation be corrected by the owner of the signs and the property owner or tenant on whose property the signs have been posted, the political signs are not removed, relocated or altered as required by this section. The notice requirements herein shall be satisfied upon a reasonable and diligent effort by the city to locate the owner of the sign, property owner and/or tenant.

C. Search Lights. Search lights may be permitted, subject to approval of a temporary use permit from the planning department. Search lights may be associated with a grand opening or a special event and shall be permitted for no more than three days per year per business location.

D. Menus for Restaurants. Such signs shall not exceed four square feet in area and may be displayed in the window or on the exterior wall in an appropriate manner, as approved by the planning director.

E. Secondary Businesses in One Tenant Space. For businesses that are secondary to a primary business (e.g., banks located in grocery stores), one wall or window sign shall be permitted for identification, in addition to the signs permitted for the primary use. The wall or window sign permitted shall:

1. Not exceed ten square feet in total size;
2. Not exceed twelve inches in letter height;
3. Not be illuminated; and
4. Be subject to review and approval of the planning director. (Ord. 1174 § 2, 2008; Ord. 1164 §§ 2, 3, 2006; Ord. 1103 § 1 (part), 1999)

18.152.240 Signs associated with public art.

It is the city's desire to encourage appropriate public art that provides interest and beauty to the city. Any entity that is responsible for funding and constructing public art may be entitled to some identification space in association with the public art. The size, design and location of the sign is subject to the review and approval of the city council or its designee. (Ord. 1103 § 1 (part), 1999)

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Special Meeting – Community Sign Forum
Wednesday, March 16, 2011 at 6:00 p.m.
270 South Walnut Avenue, Sheriff's Community Meeting Room

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Assistant City Manager of Community Dev. Larry Stevens
Director of Development Services Dan Coleman
Planning Commission Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the special meeting of the Planning Commission to order at 6:00 p.m. and Commissioner Bratt led the flag salute.

COMMISSION BUSINESS

1. **RECEIVE INPUT FROM THE COMMUNITY IN REGARDS TO THE CITY'S EXISTING SIGN CODE**

Assistant City Manager Larry Stevens stated the focus of the meeting was about regulations on signs in the commercial zones, so he did not include information about residential, industrial, political signs, etc. His presentation will cover what are the standard requirements City-wide and any special requirements for the Frontier Village area. He went over the current standards for permanent window signs, temporary window signs, canopy signs, icon or projecting signs, primary and secondary wall signs, monument signs, multiple tenant signs in large retail centers, directional signs, freeway oriented signs and temporary signs and banners. He also went over the criteria for leasing and for-sale signs. He stated there are a few places where sign regulations may vary from these standards in Specific Plan zones. Many multi-tenant centers have Master Sign Programs; they typically do not allow more signs than would be allowed under the City's sign ordinance, but are utilized to create similarity in shopping centers or business parks. If a certain type of sign is not specifically mentioned as being permitted by the code, it would be prohibited. Many signs, even if they don't require a building permit, would still need approval from the Planning Department.

He stated they will take the comments received tonight and compile them into a report for the City Council's consideration on if they would like to make changes. Tonight's forum is an opportunity for people to express what they like or don't like or have questions about relative to the existing sign ordinance. Staff is not expecting any direction at the conclusion of the meeting, this is just a chance to find out what the community would like.

Commissioner Davis asked how high monument signs could be.

Associate Planner Marco Espinoza stated they are usually between four to five feet high, not including any architectural features or the base.

Assistant City Manager Stevens stated based on the location of the sign and any other site issues, Staff will evaluate how high the base can be. Since most monument signs are in centers with a Master Sign Program, they will be reviewed by DPRB to address appearance and appropriate issues. While there is no definitive cap on base height, Staff would not approve an extremely high base.

Commissioner Davis asked if there is a process to get an exception to the code.

Assistant City Manager Stevens stated someone could file for a variance by stating there is some unique issue affecting their property. Over the last 20 years, there have maybe been four or five sign variances. In most cases it was to allow a monument sign where normally it would not be permitted. One was for a church to allow a reader board, but subsequently the code was amended to allow that type of sign so the variance request was negated. They process relatively few variances because it is difficult to meet the finding for unique property circumstance and there are a lot of signs that are permitted.

Commissioner Bratt stated there wasn't anything in the presentation regarding reader boards or digital signs and asked if they were prohibited.

Assistant City Manager Stevens stated reader boards are addressed but not in commercial signs; they are permitted for churches. They have not had an actual application yet for a digital sign, but there was a discussion at DPRB looking for interpretation in regards to public and community message boards, because the hospital was interested in installing that type of sign. The hospital is not located within a commercial zone, but they could always expand the discussion outside of the commercial area if there was interest.

Commissioner Rahi asked about the human held signs.

Assistant City Manager Stevens stated they were not allowed in the commercial zones.

Chairman Schoonover opened the meeting for public input. Addressing the Commission were:

Don Green, 127 Maverick, asked if law enforcement has been involved in this process.

Assistant City Manager Stevens stated not at this point that he is aware of.

Don Green stated it is well known that law enforcement prefers to be able to see inside of a business establishment when responding to a call for help and it makes their job more difficult and dangerous if the windows are covered with signs and product so they can't see inside. He

would like to see something addressed that would limit signage and product in windows of businesses that traditionally have a higher robbery rate.

John Rossfeld, CEO, San Dimas Hospital, stated they have put in a request for an electronic message sign and would like the City to consider permitting this type of sign. He would suggest that the City should allow them initially, and then let Staff work on requirements for limitations and specifications for content and where they will be allowed. This type of sign is less expensive for businesses, can present information readily, and is easy to change. He referred to a review by the Federal Highway Safety Board in regards to driver distraction, which determined they were safe. He would like to see them allowed in the community and would be happy to provide some model codes to Staff for reference.

David Harbin, 242 E. 4th Street, stated he was concerned with the restrictions on monument signs in Frontier Village, because it seemed from the presentation that the only way to have one was if you agreed to a façade upgrade. He felt that was punishing the people who could not afford to upgrade the front of their building. He would like to see monument signs allowed in any circumstance.

Cyndia Williams, 125 W. Bonita Avenue, stated she used a freestanding, single-pole sign for years to let people know when her store was open and was recently told that was not allowed. She stated the businesses on Bonita are struggling and need some type of visible sign to let people know when they are open.

Sid Maksoudian, 120 W. Bonita #E, stated he is concerned with the limitation of window signs to five percent coverage. He stated this rule has been in the code for twenty years but has only been recently applied to his business only, and is not being applied to other businesses, especially the corporate run businesses such as the fast food restaurants. He also felt the City should have noticed the 2300 businesses in town of this forum, and that the corporate businesses needed to be involved in this discussion as they do not meet the five percent coverage limitation. He stated when he opened his business he was required by the City and the Sheriff's to keep the view from his windows free and clear, which he did until he installed his political signs. He stated he was only allowed three identification signs for his business only after he complained.

Brad Umansky, Progressive Real Estate Partners, consultant for San Dimas Station and leasing agent for 702-764 W. Arrow Highway, stated he has been a shopping center broker for 20 years and felt that besides the amount of brokerage signs allowed per the code to be installed along the street frontage, he would also like to be able to hang banners on the empty tenant spaces and place V-signs on the corners. He felt more square footage should be allowed for leasing signs, and concurred that the five percent/45 sq. ft. window sign coverage was too limiting and inconsistent with other cities. He thought ten percent was more reasonable.

Mr. Umansky stated in regards to Mr. Torkan's property on West Arrow Highway, it is less than 40,000 square feet so they can't have a monument sign. He felt all shopping centers should be allowed monument signs that list tenant names. He felt the existing banner code was reasonable, but that some cities are temporarily allowing up to 90 days a year for banners due to the hard economic climate.

Jennifer Simison, Canyon Trail Plaza, East Foothill Boulevard, thanked the Chamber of Commerce for sending an e-mail to their members. She stated they have spent a lot of time on

their signage, but there is a difference now from when they first developed the project as a "for-sale" project to one where they are leasing out tenant spaces. She concurred that it is helpful to businesses to allow tenant names to be more visible and to utilize other means to let people know the business is open.

Charlotte Chamberlain, Manager for Sunnyside Senior Apartments, stated apartment communities are struggling and they were cited last year for an A-frame and other types of signs that they had been using for years. She felt they were not given enough information regarding their violation prior to receiving the citation. She stated apartment communities derive a large percentage of their business from drive-by traffic and the use of signs and balloons draws people in when traditional forms of advertising do not. Inquiries from drive-by traffic at their location have decreased since they have not been allowed to use those types of signs.

Mr. Dilip Patel, Holiday Inn Express, stated people do not know he is a hotel based on his building design, and he needs some type of internally illuminated monument sign on the corner of his property so people can find him at nighttime, and know that he is a hotel.

Brad Umansky, Progressive Real Estate Partners, wanted to add that since Mr. Torkan's property is less than 100,000 square feet, he is not allowed to have a freeway pylon sign, and they would like one to assist the center.

Sid Maksoudian, 120 W. Bonita #E, reiterated that the five percent coverage for window signs was too restrictive and is hurting businesses. However, he felt if this was the code, the City should be enforcing this code on all businesses, not just his.

Robert, owner of a graphics business in La Verne, stated he lives in Woodwalk and assisted the HOA when they wanted to redesign their entry monument. He stated City Staff asked him for what he considered a minor detail before approving the sign. He felt there should be balance between creating clean looking graphics and sign code requirements.

There being no further comments, the public comment period was closed.

Assistant City Manager Stevens stated Staff will summarize what was presented tonight, as well as raise some other possible points and bring that back to the Planning Commission for discussion, and how to best present the information to the City Council. If the City Council determines the ordinance should be modified, then they will discuss the issues and areas to be reviewed, do a comparative analysis and start crafting a code amendment. He stated notices of upcoming meetings will be mailed to those who filled out the sign-in sheet.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Davis to adjourn. Motion carried unanimously 5-0. The meeting adjourned at 7:18 p.m. to the regular Planning Commission meeting scheduled for April 6, 2011, at 7:00 p.m.



James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton
Planning Commission Secretary

Approved: May 4, 2011



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: Consideration of request from Metro Gold Line Extension Construction Authority relative to station site identified for environmental study and related matters

SUMMARY

The Metro Gold Line Authority is seeking City Council concurrence with a station site for the purposes of the environmental study. The identified site meets previously established criteria established by the City Council and seems appropriate for this study.

BACKGROUND

The Metro Gold Line Foothill Extension Construction Authority (Authority) was established in 1999 by the State Legislature to plan and construct the Metro Gold Line from Union Station to Pasadena, and any future extensions along the foothills of the San Gabriel Valley to the county line. The Authority completed the first phase between Los Angeles and Pasadena in 2003 and then began planning work to complete the 24-mile Foothill Extension.

For planning and funding purposes, the Foothill Extension project has been divided into two segments – (1) Pasadena to Azusa, and (2) Azusa to Montclair. A station in San Dimas is one of six proposed as part of the second segment from Azusa to Montclair. The Pasadena to Azusa segment was environmentally cleared under CEQA in 2007, and is fully funded through Los Angeles County's Measure R program. Pasadena to Azusa broke ground in June 2010 and is expected to be completed in 2015.

The Foothill Extension from Azusa to Montclair is proposed to run at-grade along the existing Metro-owned railroad right-of-way through San Dimas. The existing

8.0

freight line will be relocated to make room for two new light rail tracks. For clarification, light rail refers to trains that run on electricity provided by overhead lines. They are lighter and quieter than “freight” or “heavy rail” trains, which operate with large diesel engines. Examples of heavy rail include the BNSF freight line that runs through San Dimas and Metrolink.

In late 2010, the Authority began work on the environmental review for the Azusa to Montclair segment. To prepare the project for funding at the local or federal level, a Draft EIS/EIR (Environmental Impact Statement/Environmental Impact Report) is being prepared, per NEPA and CEQA respectively. The Authority estimates that more than \$500 million will need to be secured to construct the 12.6-mile segment. This funding will likely need to come through various federal transportation programs and grants. The City Council authorized a formal comment letter on the Draft EIS/EIR and it has been transmitted to the Authority.

Four scoping meetings were held in January 2011, including one in San Dimas; and six station planning workshops have been held in April and May, one in each of the station cities. The meeting in San Dimas was held on April 14, 2011. As part of this process, the City and the public have provided comments to the Authority on the proposed station concept, off-station alignment issues and the workshop materials.

Topics included traffic concerns related to proposed at-grade crossings (the Cataract/Bonita Avenues Intersection is of significant concern because of the intersection geometry), aesthetics of the proposed traction-powered substation and overhead wiring system, station parking location and facility size limitations, noise and vibration impacts, and impacts to the existing (and undersized) storm drains. These issues will be taken into consideration as part of the EIS/EIR process by the Authority.

San Dimas residents also provided comments on the proposed station and parking location, right of way acquisitions through the city, noise and vibration concerns, and potential traffic at grade crossings. During scoping, many stakeholder comments included expressions of support for the project and a desire to see the project completed as soon as possible.

Finally, a number of years ago, the Authority worked with all of the cities along the Foothill Extension route to select residents to serve on “Design Committees” for each city station. The Design Committees were charged with selecting a station artist and working with that artist to select certain features for the station platforms and artwork for their station that represented their specific city. The committee’s recommendations were brought to the city council for consideration, and the city council approved selection of a husband and wife team - Eugene and Anne Olsen Daub – for the San Dimas station artists. In the future, the artists

will be reengaged to work with the city to more fully define the station elements and art for the San Dimas station.

ANALYSIS

The proposed San Dimas station is located on the existing railroad right-of-way between San Dimas and Walnut Avenues, between Arrow Highway and Bonita Avenue. The Authority is proposing a 400-space, multi-level parking facility off Arrow Highway at the proposed site shown on the map below. This proposal is consistent with criteria the City established in a December 17, 2008 letter to the Authority when it established the geographic boundaries for the future station in San Dimas. Pedestrian access from the parking to the platforms will be made possible through an easement that has been reserved through the easterly portion of the Grove Station site. Pedestrian access will also be provided directly from San Dimas Avenue.

Gold Line stations consist of covered platforms aligned adjacent to the tracks where people can purchase tickets, wait for the trains and directly board trains. See image of an existing platform from the Fillmore station below:



In order to proceed to environmental review, the Authority will provide an informational briefing at the meeting on feedback received from the community, and is requesting from City Council concurrence for the station and parking concept to be evaluated in the EIS/EIR.

The current proposed station location and parking facility size is consistent with the comments provided by City Staff at various meeting with the Authority and as part of the station planning workshops. The location for the proposed parking structure, which is currently the site of a mini-storage business, is considered by the Authority to be the preferred parking site because it is the option that best meets all of the criteria for such facilities by the Authority's technical team. Other sites in and outside the established boundaries were considered in this process.

City Council should be aware that a number of other issues, notably the grade crossing at Bonita Avenue/Cataract Avenue, will be further evaluated through the environmental review process.

CONCLUSION

It seems appropriate to provide concurrence with the Metro Gold Line Foothill Extension Construction Authority's inclusion of the proposed concept for the San Dimas station and parking locations (represented above) as part of the Project Description for the EIS/EIR and updated Project Definition Report for the Azusa to Montclair project, with the understanding that further analysis will take place regarding these locations,

RECOMMENDATION

Staff recommends that the City Council concur with the Authority's intent to advance the proposed concept for study in the environmental review.

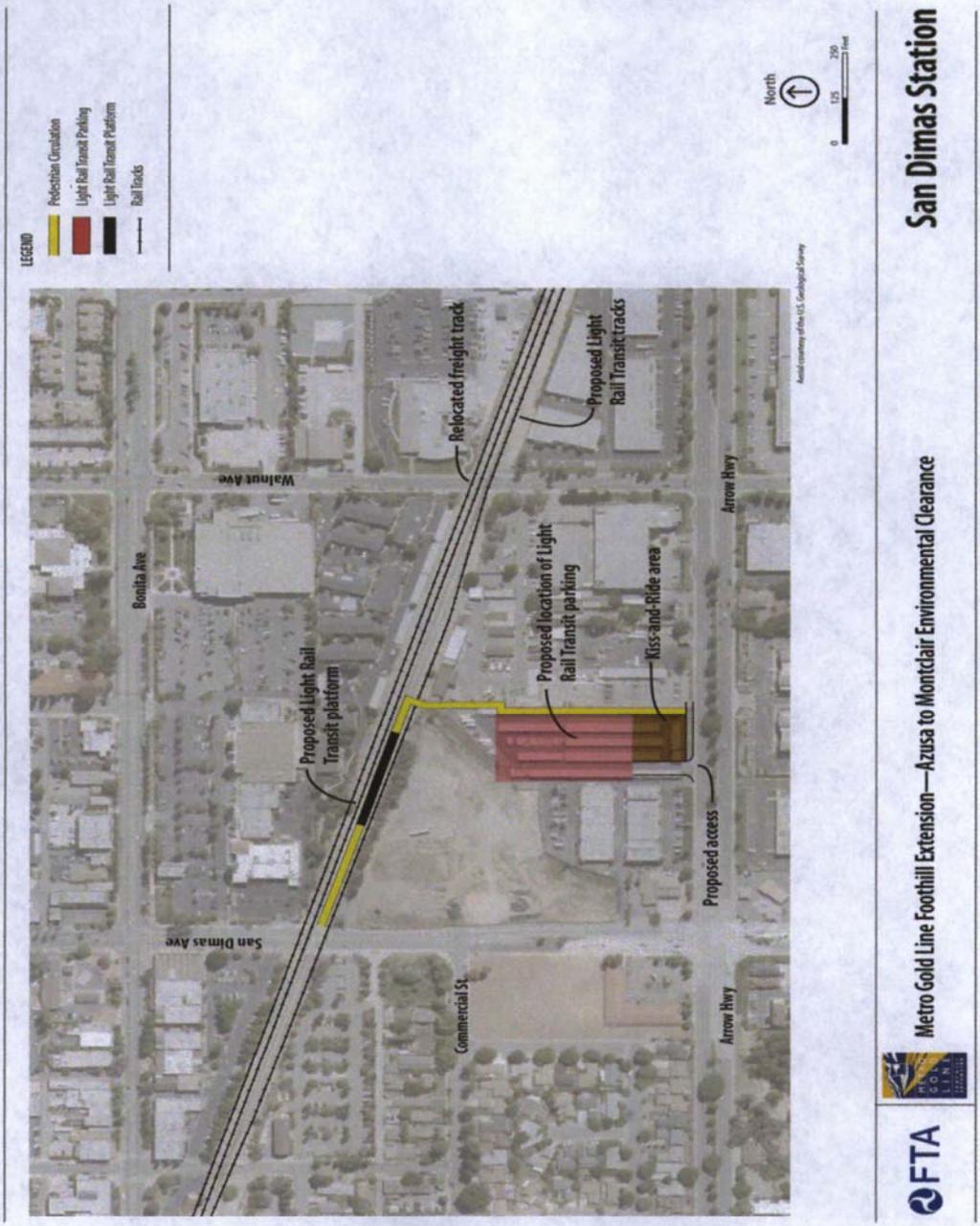
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens". The signature is fluid and cursive, with a large initial "L" and "S".

Larry Stevens,
Assistant City Manager for Community Development

Attachments:

- A. Station Area Plan
- B. Email dated May 3, 2011 from Susan Kehr (Storage Centers)



Gold Line Station
May 10, 2011

Page 6

From: rkehr1@gmail.com [mailto:rkehr1@gmail.com]
Sent: Tuesday, May 03, 2011 4:29 PM
To: Curt Morris; Denis Bertone; Emmet Badar; John Ebner; res08a1t@verizon.net
Cc: rkehr2@gmail.com
Subject: Gold Line EIR discussion at the May 10th City Council meeting

City Council

Gentlemen,

I understand that in the City Council meeting on May 10th there will be a discussion about the Gold Lines EIR plan. I will be there to state our opposition to using our business (Storage Centers) as a parking structure.

Attached are the comments I sent to Gold Line about parking.

I look forward to the opportunity to present our position in person and solicit your support.

Respectfully,

Susan Kehr

General Partner

Storage Centers

195 E. Arrow Highway

San Dimas, Ca 91773

rkehr2@gmail.com

714 848-0458

May 3, 2011

Subject: Metro Gold Line San Dimas Station Parking Lot Proposal

Ms. Lisa Levy Buch,

At the 4/14/11 San Dimas Station Planning Workshop we were shocked to learn that our storage facility at 195 E. Arrow Highway is the proposed site for the Metro Gold Line parking structure and that the MTA is proceeding with an EIR. We vehemently object to our valuable business being considered as a proposed site for a parking structure.

Storage Centers has been a presence in the community for 34 years. We have taken great care to run the business well, to make decisions so we would find ourselves in a position of operating a profitable, well run business which is serving community needs and providing retirement income for investors who believed in us back in the late 70's and who now rely on the return from their investment. The result of our hard work needs to continue.

We listened to the presentation by Project Director, Eugene Kim. Subsequently, we wanted to expand on some ideas which came up at the workshop with regard to the practicality of our property for a parking structure.

The failed Grove Station property is largely open land directly adjacent to the proposed Gold Line station. A parking structure on this land looks like an obvious choice because of its proximity and vacancy. Looking at the property, the parking garage could even be constructed below the level of the train tracks (the land in Grove Station looks to be about 15 feet below the tracks) and, like in Pasadena, housing could be built above the parking garage.

Grove Station is directly adjacent to the proposed station making it ideal from a pedestrian standpoint. Commuters would have less distance to walk to the train station and could access it from San Dimas Ave. which is much less congested and slower paced than Arrow Highway. The traffic on Arrow Highway is fast and crowded. The likelihood of accidents caused by traffic backed up to enter from Arrow seems high, creating a dangerous situation. Even with a new signal light, which looks like reconfiguration of the median would be needed, the congestion that 400 commuters turning into the parking structure during peak hours would create, could be very obstructive to the flow of traffic. Conversely, even though Mr. Kim reported San Dimas Ave. to be inadequate for the volume of traffic expected from the Gold Line parking structure, the traffic congestion from the proposed, approved, and now failed, Grove Station project, must have been at least as high with the volume of housing units proposed. It seems that the likelihood of accidents would be much less with access from San Dimas Ave. because the volume and speed of traffic on San Dimas Ave is so much less than Arrow Highway. Also, the obstruction to overall traffic flow would be less because traffic volume on San Dimas is so much less. A fewer number of commuters would be inconvenienced by congestion if San Dimas Ave., as opposed to Arrow Highway, was the access to the parking structure.

Other alternatives, such as the Park and Ride property, the city lot just east of the station by itself or in combination with the auto repair, excavation or dog grooming properties, have advantages also. The Park and Ride property is closer and already well suited to parking. If parking for Foothill Transit and Gold Line were combined in a multilevel parking garage, pedestrian traffic across San Dimas would be less disruptive and much safer, with less risk of accidents, than backed up automobile traffic trying to access parking on Arrow Highway.

Also, if the parking structure was located at the Park and Ride site, it would be out of the view of the high volume of cars on Arrow Highway. Instead of people seeing a large parking structure, the thousands of people passing on Arrow Highway each day would see thriving businesses and the friendly, hometown feel of San Dimas would be preserved. The same is true if the parking structure was put on the City yard lot in

combination with the dog grooming, auto repair or excavation equipment property. From a pedestrian standpoint, this option would be excellent because of the shorter walking distance. Also, Walnut St. access to the parking structure has the same advantages as San Dimas Ave. from safety standpoint: it avoids the hazards and frustrating congestion of traffic for commuters on Arrow Highway and decreases the likelihood of accidents.

We have 300 tenants, many of who have been with us a long time, some for 34 years. They refer their children and grandchildren because they like the way we run our business. Upwards of 90% of our new business is because of our location on Arrow Highway. Thousands of people drive by us every day, see our sign, and inquire about space. Our success is due to our presence on Arrow Highway as well as the goodwill that we have created in this community. The loyalty of our tenants and the referrals they make to family and friends is a testament to that goodwill.

I was told that Thelma Marshall, who heads the eminent domain acquisition department for MTA, is well aware that storage facilities are some of the most difficult and expensive to acquire. Of course this is true. The costs to purchase and relocate a storage center can be very high. Our location on Arrow Highway is crucial to sustaining our customer base. There is substantial competition in the self storage industry today. Relocation would very, very expensive, crush our business and ruin goodwill we have built for the last 34 years.

It just doesn't make sense to choose our viable business and displace hundreds of people, when other properties would make better sense from a planning, cost, commuter and pedestrian standpoint.

Susan Kehr

ATTACHMENT B



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: HEROES request to continue to display their fund raising sign at Arrow and Bonita through November 2011. Also for the city to extend the time for them to move forward with their memorial project.

SUMMARY

November 10, 2009, the City Council accepted a proposal from the HEROES organization to have 18 months to formalize a memorial project for the park area at the park and ride lot on San Dimas Avenue. The 18 month time limit concludes this month.

In February of this year, the HEROES organization requested the city to allow an off site fundraising sign to be located at Arrow Highway and Bonita Avenue for the month of March 2011 for a significant fund raising effort. The HEROES organization desires the city to extend the time frame for the fund raising sign location at Arrow and Bonita through November 2011.

Background

In addition to the requests listed above, the HEROES organization has been individually contacting elected officials to provide an update on the project and to inquire about city participation in the project. The request has included:

- Loan from the city to cover project costs beyond the amount of funds raised to this point. The loan would be to allow the full project to begin construction shortly. Fund raising would then continue to repay the loan.
- City assistance to address the cost of irrigation modifications, benches, and bringing electricity to the site. Specific cost estimates for these elements of the project require detailed plans and specifications, but they could cost in excess of \$30-50,000 plus depending on just what is needed/requested.

The question was asked about prevailing wage requirements when the city participates under these conditions. The City Attorney's initial conclusion is that

g.b

the level of city participation requested by the HEROES organization is significant enough that prevailing wage requirements would apply to the entire project. These requirements may have an effect on the HEROES desire for city participation.

RECOMMENDATION

1. Council pleasure regarding the request to display the fund raising sign at Arrow and Bonita through November 2011.
2. Regarding city participation in the project it would be helpful for the HEROES organization to present a specific proposed plan of action for the project for public discussion and consideration. The plan should include what will be done, when it will be done, and specifics about what is being requested from the city.
3. Once the plan of action is received, it will be placed on the next available city council agenda for deliberation and consideration.

Attachment: E-mail from the HEROES organization requesting an extension of time for the fundraising sign.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager

INITIATED BY: Ken Duran, Assistant City Manager

SUBJECT: Concessionaire Agreement between the Walker House Master Tenant, LLC and Marsteller Investments

BACKGROUND

The original Concessionaire Agreement between the Redevelopment Agency and Saffron was entered into in January 2009. In February 2009 the Agreement was assigned from the Agency to the Walker House Master Tenant LLC, the entity that was created as a result of the Tax Credit program. In June 2011 we entered into a new agreement with Marsteller LLC, the successor interest to Saffron. The new agreement was for a 12 month term which expires May 31, 2011.

In late January staff met with the owner and manager of the food concession to discuss operations and to begin to discuss a new agreement proposal. To date we have exchanged information and have had some preliminary discussions but have not received a new proposal. However the concessionaire has expressed the desire to continue operating and submit a new proposal. Even if we received a comprehensive new proposal soon staff does not feel there is adequate time to receive and review a proposal and provide a recommendation to the City Council prior to the pending expiration date of the existing Agreement. In order to allow for the concessionaire to provide a proposal and continue discussions staff is recommending that the City Council consider extending the existing agreement on a month to month basis under the existing terms and conditions. To assure that this process continues to move forward staff would suggest the month to month extension be for no more than three months.

DISCUSSION

Staff feels that it would be the most prudent thing to allow for the proposed month to month extension to allow for more time to receive and evaluate a formal proposal. Extending on a limited month to month basis does not mean that the City will ultimately agree to a new lease with the concessionaire but just allows for more time to deliberately discuss the possibility of a new agreement.

8.C

Ultimately both parties may not come to acceptable terms and the existing agreement would expire and the City would have the option to move in a different direction.

Staff has an additional recommendation for the City Council to appoint a two member Council sub-committee to work with staff on review and negotiations of a new proposal. Staff feels that this will keep the process moving and allow for some level of continued Council input into the process.

RECOMMENDATION

Staff recommends that the City Council authorize the preparation and City Manager execution of an amendment to the existing Concessionaire Agreement allowing for a month to month extension of the Agreement under the same terms and conditions not to exceed three months. Staff further recommends that the Council appoint a two member concessionaire agreement sub-committee.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 10, 2011

FROM: Blaine Michaelis, City Manager

INITIATED BY: Ken Duran, Assistant City Manager

SUBJECT: Street Closure Request from the Sheriff's Booster Club for the Annual Car Show

BACKGROUND

The Sheriff's Booster Club has submitted their application for their Annual Car Show on July 31, 2011. In the past the request included the closure of Bonita Ave. from Cataract to Bonita Ave. In May 2010 the City Council adopted Resolution 10-20 approving general closures of certain streets for special events including the Car Show. However, this year's request from the Booster Club is to expand the street closure from what had been approved in the past. Therefore, the item is before the City Council to consider the expanded closure.

DISCUSSION

In the past the Booster Club request for the Car Show was for the closure of Bonita Ave. from Cataract and San Dimas Ave. and use of a portion of the north public parking lot and Depot parking lot. This year's request is for the closure of Bonita Ave. from Cataract to Iglesia and use of Depot, north **and** south public parking lots. The reason for the expanded layout is to accommodate additional vehicles and displays.

In 2006 the Booster Club submitted a similar request for the expanded closure of Bonita from Cataract to Walnut. On a Council vote of 3-2 the Council approved the request subject to staff and the applicant working out the traffic control plan. After the approval the Booster Club decided not to use the expanded lay out and stayed with the original closure.

If the Council approves the closure the Booster Club will then need prepare a new traffic control plan for approval by the Traffic Safety Committee. They will also be subject to the other Conditions of the Special Event Permit that will be worked out with staff. The Booster Club has been made aware that they would responsible for preparing a new traffic control plan and that it would be significantly expanded from the previous plan.

s.d

A closure at Iglesia would also require a soft closure at Walnut with signage indicating no open to through traffic. This would create the designed detour at Walnut but allow traffic to continue to Iglesia.

Staff would not recommend approval of the use of the south public parking lot. The Depot and a portion of the north lot have not seemed to be much of a problem in the past. However, there would seem to be a greater impact with use of the south lot. This would also take up needed patron parking and force them to park further away from the event.

RECOMMENDATION

The decision on the closure is the pleasure of the Council. Staff would recommend that if the Council approves the closure it should be subject to keeping San Dimas Ave. open to through traffic utilizing flashing red and traffic control.

Staff recommends denial of the request to use the south public parking lot for the event due to the impact on parking for the businesses and taking up even more patron parking.



P.O. Box 712 • San Dimas, CA 91773 • 909.450.2705

May 6, 2011

City of San Dimas
245 East Bonita Ave.
San Dimas, CA 91773

Dear Gentlemen:

The San Dimas Sheriffs Booster Club respectfully requests that the City allow our Event Permit for the 18th Annual Car Show to include expansion to just west of Iglesia Street, therefore bordering the area by Iglesia on the East and Cataract on the West. This additional area will provide parking for at least 50 additional vehicles and will allow us to create an exhibit area to showcase the groups that benefit from the Booster Club's support.

A non-profit organization, the San Dimas Sheriff's Booster Club was established to raise funds to support the needs of auxiliary personnel and volunteers (Mountain Rescue, Mounted Posse, Reserves, Explores, DCS, Station Volunteers) at the San Dimas Sheriff's Station. We conduct several fundraising activities throughout the year, with the Car Show being our major source of revenue. This will be the seventh year we have hosted the event and we anticipate it to be very successful. Last year, the Car Show experienced the highest attendance of visitors and participants, and we actually had to turn away entrants and vendors.

Adding this extra space will provide additional foot traffic and exposure to local businesses and offer the community and visitors an opportunity to view the Vehicles (including horses!), and meet the volunteers who provide services to San Dimas and surrounding areas.

We appreciate your consideration of our request.

Respectfully,

A handwritten signature in cursive script, appearing to read "Laura Alvarado".

Laura Alvarado
San Dimas Sheriff's Booster Club



Date of Application: _____

**CITY OF SAN DIMAS
APPLICATION FOR PARADE OR SPECIAL EVENT PERMIT**

S.D. Municipal Code Ch. 12.16 Sec. 12.16.010-30

Name of Organization: SAN DIMAS SHERIFF'S BOOSTER CLUB

President: SYLVIA CHAPMAN Home Phone: _____

Business Phone: _____

Address: P.O. BOX 714, SAN DIMAS City: SAN DIMAS

Chairman: LAURA ALVARADO Home Phone: _____

Business Phone: 909-762-3030

Address: 229 W. BONITA AVE City: SAN DIMAS, CA

Parade/Special Event For: 18TH ANNUAL CAR SHOW AND CRUISE

Date(s): JULY 31, 2011 Hours: 5 AM - 4 PM Day of Week: SUNDAY

Parade/Special Event Route: (Draw map of route and attach to application)

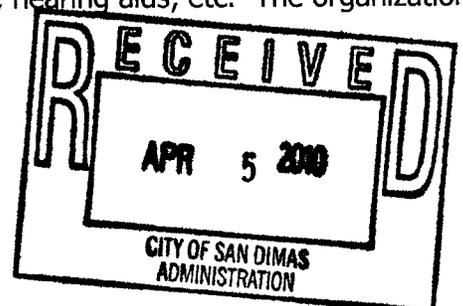
Beginning Place: DOWNTOWN SAN DIMAS ^{BONITA AVENUE,} ~~(EAST OF CATARACT;~~
||

Disbanding Place: _____

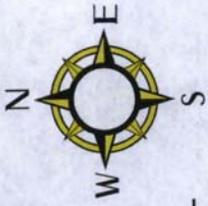
Purpose of Parade/Special Event: 18th ANNUAL FUNDRAISER FOR
SAN DIMAS SHERIFF'S BOOSTERS, IN SUPPORT OF STATION
VOLUNTEER PROGRAMS.

Applicant shall arrange for the following: street barricades, street sweeper, general clean-up, Public Works Department notified, insurance*, signed neighborhood petition.

- Any organization using City property, including streets and sidewalks, must have on file prior to the event:
- A copy of the ***liability insurance** policy showing coverage for personal injury or death, property damage, coverage for loss or breakage of glasses, hearing aids, etc. The organization and **City shall be named as co-insured.**
 - Signed petition approving the event by affected neighbors.



**San Dimas Sheriff's Booster Club, 18th Annual Car Show
Sunday, July 31, 2011**



1st Street

Overflow Participant Parking

Exchange Pl.

Alley

The Curtis Company



The Impulse Band

San Dimas Hardware

Quality Instant Printing

Vista Avenue

7 am-11 am

Pancake Breakfast

Hot Dogs

Bank of America

Beer Wagon

Chevron

BONITA AVENUE

Display Area

Monte Vista Avenue

Roady's Restaurant

Train Museum

Alley

**REGISTRATION
Trophies, Raffle**



Pozzetto's Italian Restaurant

Sweet Savory Bakery & Restaurant

Early Ford Store

Starbucks

Albertson



Overflow Participant Parking

**— Barricade —w— Sign
"No Alcohol Beyond this Point"**



Address San Dimas, CA

Get Google Maps on your phone

Text the word "GMAPS" to 466453



 EVENT LOCATION

 MUNICIPAL PARKING LOTS & RHOADS PARK



**CITY OF SAN DIMAS
MINUTES
SAN DIMAS REDEVELOPMENT AGENCY MEETING
TUESDAY, April 26, 2011
SENIOR CITIZEN/COMMUNITY CENTER
MULTIPURPOSE ROOM, 201 E. BONITA AVENUE**

PRESENT:

Chairman Curtis W. Morris
Vice Chairman Jeffrey W. Templeman
Mr. Emmett G. Badar
Mr. Denis Bertone
Mr. John Ebner
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 Development Services Dan Coleman
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns

CALL TO ORDER

Chairman Morris called the meeting to order at 7:54 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.)

No one came forward to speak.

APPROVAL OF MINUTES

It was moved by Mr. Bertone, seconded by Mr. Ebner, to approve the minutes of the April 12, 2011 meeting. The motion carried unanimously.

EXECUTIVE DIRECTOR

There were no comments.

MEMBERS OF THE AGENCY

There were no comments.

ADJOURNMENT

Chairman Morris adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Ina Rios, Secretary

Q.B.



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of May 11, 2011

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Handwritten initials "TB" in black ink, positioned to the right of the "Initiated By" line.

Subject: Senior Citizen Commission Appointments

BACKGROUND

The terms for the following individuals on the Senior Citizen Commission will expire at the end of May, 2011:

Helen (Bee) Dallas
Alta Skinner
Robbie Williams

All are eligible for and request reappointment.

Paul Hernandez's term will also expire, and he too is eligible for reappointment. Staff has been unable to reach Mr. Hernandez regarding his interest in continuing on the Commission.

RECOMMENDATION

Staff recommends that the City Council reappoint Commissioners Dallas, Skinner, and Williams at this time.

Staff will follow up with Mr. Hernandez and present his reappointment or position opening at the next City Council meeting.

10.d.1