



AGENDA
REGULAR CITY COUNCIL/
SUCCESSOR AGENCY MEETING
TUESDAY, FEBRUARY 14, 2012, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

CITY COUNCIL:

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

1. CALL TO ORDER

2. RECOGNITIONS

- Present Proclamation to San Dimas Community Hospital, Prime Healthcare
- Present Certificates to winners of the University of La Verne Third Annual My Home Town Video Contest for High School Filmmakers

3. ANNOUNCEMENTS

- a. Pui-Ching Ho, Librarian, San Dimas Library
- b. Update on sales process for four city-owned condominiums at Grove Station.
- c. *Lighten Up San Dimas*, Fitness Kickoff on Wednesday, February 22, 2012, 5:00-8:00 p.m. at Lone Hill Middle School presented by the Cities of San Dimas and La Verne, the Bonita Unified School District and Citrus Valley Health Partners.

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

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. 2012-07**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND FEBRUARY, 2012.

(2) Annual update of parking prohibition on certain streets:
RESOLUTION NO. 2012-08, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS PROHIBITING PARKING OR STOPPING OF VEHICLES ON CERTAIN STREETS.

- b. Approval of minutes for regular City Council meeting of January 24, 2012.
- c. Approval of minutes for joint City Council/San Dimas Housing Authority meeting of January 24, 2012.
- d. Approval of minutes for the dissolved San Dimas Redevelopment Agency for the meeting of January 24, 2012. (Successor Agency Action)
- e. Tax Sharing Resolutions approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation No. 416) one proposed single-family home on De Anza Heights.

END OF CONSENT CALENDAR

6. PLANNING/DEVELOPMENT SERVICES

- a. Appeal of DPRB Case No. 08-47 Revised house layout and grading plan from the previously approved plans.
DPRB CASE NO. 08-47, A request to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 1,908 sq. ft. within Specific Plan No. 4 at 1658 Gainsborough Road (APN: 8426-034-020).
ASSOCIATED CASE: TREE PERMIT 10-48, A request to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages. (CONTINUED FROM JANUARY 24, 2012)
- 1) **RESOLUTION NO. 2012-05**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING THE APPEAL REQUEST AND UPHOLDING THE DENIAL WITHOUT PREJUDICE OF DPRB CASE NO. 08-47, A REQUEST TO CONSTRUCT A 5,117 SQ. FT. TWO-STORY, SINGLE-FAMILY RESIDENCE AND SEVERAL ATTACHED GARAGES TOTALING 1,908 SQ. FT. WITHIN SPECIFIC PLAN NO. 4 AT 1658 GAINSBOROUGH ROAD. (APN: 8426-034-020).

7. OTHER MATTERS

- a. Consider for Approval the 2012 Farmers Market proposal as submitted by Advocates for Healthy Living.
- b. Consider recommendations from the Parks and Recreation Commission for naming the park where the HEROES Monument is located.
- c. Report on appointment process for Successor Agency Oversight Committee and update on the Redevelopment dissolution process. (Successor Agency Action)

8. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)
- b. City Manager
 - 1) Establish a date for the Spring City Council – Staff Retreat
possible dates: Monday, April 23; April 30; Wednesday, April 25; Saturday, May 5
- c. City Attorney
- d. Members of the City Council
 - 1) Appointments to Public Safety Commission.
 - 2) Councilmembers' report on meetings attended at the expense of the local agency.
 - 3) Individual Members' comments and updates.

9. ADJOURNMENT

The next meeting is 5:00 p.m., February 28, 2012, for Preliminary Budget Meeting. The regular meeting is at 7:00 p.m. with students for Student In Government Day.

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

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 DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

POSTING STATEMENT: ON FEBRUARY 10, 2012, 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); AT THE VONS SHOPPING CENTER (Puente/Via Verde) AND THE CITY'S WEBSITE AT www.cityofsandimas.com/minutes.cfm.

City of San Dimas

Proclamation

San Dimas Community Hospital

W *HEREAS, one of the key ingredients for any community is Health Care; and*

W *HEREAS, Prime Healthcare Services and the physicians, nurses and staff at San Dimas Community Hospital have been recognized for putting California on the national map for quality patient care; and*

W *HEREAS, for the second time in four years Prime Healthcare Services has been recognized as one of the 15 Top Health Systems in the nation based on quality of care, efficiency and patient satisfaction, by Thomson Reuters the world's leading source of information; and*

W *HEREAS, when compared to its peers, Prime Healthcare saved more lives, caused fewer patient complications, made fewer medical errors, followed recommended standards of care more closely, released patients half a day sooner on average and scored better on patient satisfaction surveys.*

N *OW, THEREFORE, I, Mayor Curtis W. Morris, Mayor Pro Tem Jeffrey Templeman and Councilmembers Emmett Badar, Denis Bertone, and John Ebiner, are proud to call Montclair San Dimas Community Hospital and Prime Healthcare Services our partners in providing care to our community.*

I *N WITNESS WHEREOF, I, Curtis W. Morris, have hereunto set my hand and caused the seal of the City of San Dimas to be affixed this February 14, 2012.*



Curtis W Morris

Mayor

Ina Di

Attest _____

City Clerk

Program

Program

<u>Producer</u>	<u>High School</u>	<u>Title</u>	<u>TRT</u>	<u>Producer</u>	<u>High School</u>	<u>Title</u>	<u>TRT</u>
Kira Neison	AB Miller	"Keven's Hometown"	1:32	Christopher Park	Upland	"My Hometown: Upland"	4:59
Diana Gonzalez	AB Miller	"Fontana Parks"	1:51	Deonicia Bamaca	AB Miller	"Mi Pueblo"	1:13
Edward Pedroza	Glendora	"Glendora Hometown"	2:18	Jason Adatao	Walnut	"Hometown Hero: Michael Miyamoto"	5:00
Flor Ruiz	AB Miller	"My Hometown, Fontana"	3:22	Elysia Barnes (Prize Winner)	Los Osos	"Rancho Cucamonga"	5:00
Thomas Roberts	AB Miller	"Fontana Music Video"	2:08	Allen Sison (Prize Winner)	Don Bosco Technical Institute	"Remembering Home"	4:04
Andrew Reyes Taylor Rewald Alejandro Rivera	Colony	"Ontario"	4:08	Daniel Young (Prize Winner)	San Dimas	"My Hometown-San Dimas High-Team DJR"	2:00
James Molina	Glendora	"Xtreme Boarding Glendora"	4:58				



Sponsored by

University of La Verne
Communications Department
LVTN-3 La Verne Community Television
KWST San Dimas Community Television

Communications Department

presents

Third Annual

My Home Town Video Contest

For High School Filmmakers

Judges

Adrianna Castillo
Christopher Hruby
Yesel Manrique

Contest Director

Don Pollock

Program Design

Eric Borer

Special Thanks

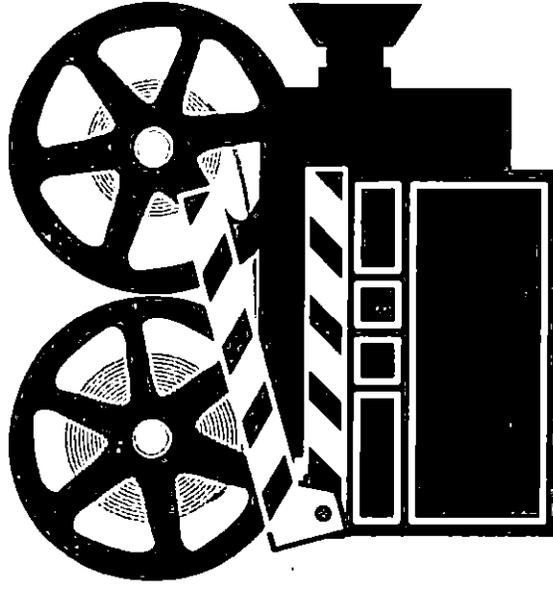
Shane Rodrigues

Prizes Donated by

Markertek
Broadcast Supply Worldwide

Funding by

University of La Verne Marketing
Department



University of La Verne

Arts & Communications Building, Room 212

Saturday, January 28, 2012

7 p.m.

RESOLUTION NO. 2012-07

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTHS OF
JANUARY 2012 AND FEBRUARY 2012**

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: 01/31/2012; 22559 through 22636; in the amount
of \$3,498,829.61 (includes Void Check Nos. 138546 and 138890); Warrant Register:
02/15/2012; 138916 through 139081; in the amount of \$364,972.76.

PASSED, APPROVED AND ADOPTED THIS 14th DAY OF FEBRUARY 2012.

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 February 14, 2012, by the following
vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ina Rios, CMC, City Clerk



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

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

SORRY FOR ANY INCONVENIENCES.

DOCUMENT IMAGING DEPT.



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of February 14, 2012

From: Krishna Patel, Director of Public Works

Subject: **Approval of Resolution No. 12-08, Annual Update of Parking Prohibition on Certain City Streets**

DISCUSSION

Section 10.24.095 and 10.24.104 of the San Dimas Municipal Code permits the City Council by resolution to designate certain City Streets in which parking or stopping is prohibited. The attached resolution supersedes previous Resolution No. 10-02. The resolution reflects several updates to parking restrictions city-wide that have been approved by the Traffic Safety Committee (including any Council approval) in 2010 and 2011, as shown in bold. Some of the changes occurred at the following locations:

No Stopping Any Time

- Bonita Avenue/San Dimas Canyon Road (Fresh & Easy Project)
- Gladstone Street (Montessori School & Fwy.)
- Horsethief Canyon Park Road
- San Dimas Avenue (South 57 Fwy.)
- San Dimas Avenue (210 Fwy, from Foothill to Gladstone)

Restrictions with Time Limits

- Puddingstone Drive (Tiburon HOA)

RECOMMENDATION

Staff recommends that the Council adopt the attached Resolution No. 12-08 to update all parking prohibitions to date.

Respectfully submitted,

A handwritten signature in black ink, appearing to be "Krishna Patel", written over a horizontal line.

Krishna Patel
Director of Public Works

02-12-06 kp

Attachment: Resolution No. 12-08

5.a.2

RESOLUTION NO. 2012-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS PROHIBITING PARKING OR STOPPING OF VEHICLES ON CERTAIN STREETS.

WHEREAS, Sections 10.24.095 and 10.24.104 of the San Dimas Municipal Code permits the City Council, by resolution, to designate streets on which parking or stopping is prohibited; and

WHEREAS, it is determined necessary that parking or stopping be prohibited on certain city streets.

NOW, THEREFORE, the City Council does find, determine, and declare as follows:

SECTION 1. Parking or stopping shall be prohibited as follows:

A. The following streets shall be posted "**NO PARKING ANY TIME**":

<u>STREET</u>	<u>LIMITS</u>	
1	Alleghany Circle	*
2	Allen Avenue	S. side @ Allen Avenue School parking lot
3	Allen Avenue	50' east of driveway to the driveway west of 457 Allen, north side
4	Arrow Highway	Freeway Underpass
5	Blackrock Court	*
6	Bonita Avenue	Along project frontage at SD Canyon Rd (development)
7	Briarwood Lane	*
8	Calaveras Road	E/o Alleghany Circle
9	Carson Court	*
10	Cataract Avenue	N/o Hartman Court
11	Cataract	West side; North of Foothill Boulevard
12	Castlebury Court	*
13	Cedar Creek Lane	*
14	Cienega Avenue	Freeway Underpass
15	Cliffside Drive	*
16	Cottonwood Lane	*
17	Covina Boulevard	Freeway Underpass
18	Covina Hills Road	100' e/o Paseo Victoria
19	Covina Hills Road	50' e/o & w/o Calle Francesca
20	Cypress Street	North side – 1,900' w/o Lone Hill Avenue
21	Dallas Road	*

*indicates the full street including both sides of the street
New (2010, 2011) installation in **bold font**

22	Delancey Avenue	West side; Allen Avenue – 130' southerly
23	Delancey Avenue	West side: 150' – 630' n/o Gladstone Street
24	Driftwood Lane	*
25	Eucla Avenue	Fifth Street – north to end
26	Foothill Boulevard	North side; Cataract Avenue – 200' east side of Cataract Avenue
27	Foothill Boulevard	Walnut Avenue – east for 400'
28	Foothill Boulevard	443 east to 448 Foothill Boulevard
29	Gladstone Street	South side; 100' e/o Gladstone School parking lot
30	Greystone Court	*
31	Harwood Court	*
32	Hoover Court	East side only
33	Ironbark Lane	*
34	Knollwood Lane	*
35	Monte Vista Ave	10' north of Park & Ride Parking lot driveway/RR tracks and north of City parking lot driveway
36	Orangewood Lane	*
37	Oxford Court	*
38	Pinewood Lane	*
39	Puddingstone Drive	Full Street, with exception of east side 275' south of Tanglewood
40	Redwood Lane	*
41	Rennell Avenue	Arrow Highway – 270' Northerly
42	Rosewood Lane	*
43	San Antonio Road	*
44	San Dimas Avenue	East side 80' s/o 210 Fwy
45	San Dimas Avenue	210 Fwy underpass
46	San Dimas Canyon Road	Freeway Underpass
47	San Dimas Canyon	Along project frontage at Bonita (w/development)
48	San Carlos Court	*
49	San Lucas Court	*
50	San Luis Rey Drive	*
51	San Marcos Court	*
52	San Pablo Court	*
53	San Simeon Court	*
54	Santa Cruz Court	*
55	Santa Paula Court	*
56	Santa Rosa Court	*
57	Smokewood Lane	*
58	Sycamore Canyon Rd.	East side, north end of San Dimas Canyon Road parking lot to end of street west side: entire length of street
59	Teakwood Lane	*

*indicates the full street including both sides of the street
New (2010, 2011) installation in **bold font**

60	Tiverton Court	*
61	Via Verde Road	150' n/o Covina Hills Road
62	Walnut Avenue	Freeway Underpass
63	Walnut Avenue	East side; AT&SF – 280' North
64	Wickham Court	*
65	Wildwood Lane	*

B. The following streets shall be posted “**NO PARKING ANY TIME, EXCEPT IN DESIGNATED SPACES**” :

<u>STREETS</u>			<u>LIMITS</u>			<u>STREETS</u>			<u>LIMITS</u>		
1	Auburn Road	*		22	Leeds Court	*					
2	Beechwood Lane	*		23	Lodi Creek Road	*					
3	Bidwell Road	*		24	Lotus Circle	*					
4	Bonnieglen Lane	*		25	Malakoff Road	*					
5	Caldwell Court	*		26	Meadowglen Lane	*					
6	Canyon Hill Road	*		27	Noah Court	*					
7	Dalton Road	*		28	Oak Creek Road	*					
8	Deer Creek Road	*		29	Ophir Circle	*					
9	Derby Road	*		30	Pistol Creek Court	*					
10	Downie Circle	*		31	San Creek Road	*					
11	El Paso Court	*		32	Shadyglen Lane	*					
12	Fernglen Lane	*		33	Stone Creek Road	*					
13	Forestglen Lane	*		34	Tarryglen Lane	*					
14	Hathaway Rod.	*		35	Tucson Court	*					
15	Hartman Court	*		36	Vermilion Creek Road	*					
16	Heatherglen Lane	*		37	Via Vaquero	*					
17	Hidden Creek Road	*		38	Walker Road	*					
18	Hollyglen Lane	*		39	Whisperglen Lane	*					
19	Hutchings Court	*		40	Willowglen Lane	*					
20	Kelsey Road	*		41	Woodglen Drive	*					
21	Kent Drive	*				*					

C. The following streets shall be posted “**NO STOPPING ANY TIME**” :

<u>STREETS</u>	<u>LIMITS</u>
1	Allen Avenue North Side; 100' e/o Calaveras Road
2	Allen Avenue North Side @ 615; 50' either side of driveway
3	Arrow Highway East city limits – west city limits
4	Bonita Avenue North side; Arrow Hwy. – 940' east
5	Bonita Avenue South side; Pony Express – 170' west
6	Bonita Avenue North side, San Dimas Canyon - 600' west
7	Cataract Avenue Arrow Highway – Covina Boulevard
8	Cienega Avenue South side; Lone Hill Avenue – 600' east
9	Cienega Avenue Valley (Pvt) Court – Oakglen Court

*indicates the full street including both sides of the street
 New (2010, 2011) installation in **bold font**

10	Covina Boulevard	Cataract Avenue – 50' w/o Terrace Drive east
11	Foothill Boulevard	Wild Rose Lane – Birchnell Avenue
12	Foothill Boulevard	West entrance Woodglen Drive 50' each side
13	Foothill Boulevard	554 Foothill Blvd. 100' w/o driveway
14	Gladstone Street	South side; Lone Hill Avenue - Railroad crossing @ Costco
15	Gladstone Street	North side; Lone Hill Avenue – 1029 Gladstone Street
16	Gladstone Street	South side; Shellman Avenue – east driveway
17	Gladstone Street	Dallas Road to 50' e/o Monte Vista Avenue
18	Gladstone Street	Delancey Avenue to San Dimas Canyon Road both sides
19	Gladstone Street	Freeway underpass and southside 200' e/o underpass
20	Horsethief Canyon Park Road	West parking lot perimeter and circle
21	Lone Hill Avenue	East side; n/o Overland Ct. – Gladstone Street
22	Lone Hill Avenue	East side; Covina Boulevard – Cienega Avenue
24	Lone Hill Avenue	Arrow Highway – 400' northerly
25	Lone Hill Avenue	Gladstone Street to Saint George west side
26	Overland Court	*
27	Puente Street	West city limit – Via Esperanza both sides
28	Puente Street	North side; 200' e/o Via Verde
29	Puente Street	South side; e/o Via Verde to Calle Leandro
30	Puente Street	West side; west city limits – 68' e/o Via Esperanza
31	Puente Street	West side; 1500' w/o Via Verde
32	Saints Court	West side; Covina Boulevard – 300' south
33	Saints Court	West side; 441' s/o Covina Boulevard – south to end of cul-de-sac
34	Saints Court	East side; Covina Boulevard – south to end
35	San Dimas Avenue	West side; 200' north to 200' s/o Arrow Highway
36	San Dimas Avenue	Via Amarillo – Avenida Domingo
37	San Dimas Avenue	Avenida Domingo 1600'
38	San Dimas Avenue	West side, s/o 57 Fwy
39	San Dimas Avenue	East and west side, between Gladstone Street to Allen Avenue (exception east side on Allen Ave. for 200')
40	San Dimas Avenue	West side from 210 Fwy to 180' s/o 210 Fwy
41	San Dimas Avenue	Both sides from 210 Fwy to Baseline Road
42	San Dimas Avenue	East side, 200' s/o Foothill blvd
43	San Dimas Canyon Road	East side; 50' n/o Via Los Santos – north 100' to 2 nd driveway entrance

*indicates the full street including both sides of the street
New (2010, 2011) installation in bold font

44	San Dimas Canyon Road	West side, 600' s/o Bonita intersection and 75' s/o Bonita Ave.
45	Terrace Drive/East	50' n/o Covina Boulevard; east and west side
46	Via Verde	North side; 620' w/o Puente Street to 200' e/o Puente Street
47	Via Verde	S/o Puente Street – Kindercare; west side only
48	Walnut Avenue	Flagstaff Street – Allen Avenue; east side only
49	Walnut Avenue	West side, double arrow 18' south of driveway at 251 and at existing 2-hr sign (left arrow)
50	San Dimas Avenue	West side from Bonita Ave. to Commercial. East side from arrow Hwy to Bonita Ave.
51	San Dimas Avenue	Allen Avenue to Gladstone Street, both sides

D. The following streets shall be posted **"NO STOPPING ANY TIME – TOW AWAY"**

	<u>STREET</u>	<u>LIMITS</u>
1	Bonita Avenue	South side; Iglesia – 350' w/o Walnut Avenue
2	San Dimas Avenue	Via Vaquero – 210 Freeway
3	San Dimas Canyon Road	Canyon Hill Road – Caballo Ranch Road

E. The following streets shall be posted with the following **TIME LIMIT** or **PARKING RESTRICTIONS**:

	<u>STREET</u>	<u>LIMITS</u>
1	Allen Avenue	"No Parking 7:30 A.M. to 3:30 P.M. on School Days"
2	Amelia Avenue	West side; @ Shull School, South driveway – 200' south "No Parking 7:30 A.M. to 8:30 A.M. and 1:30 P.M. to 3:30 P.M. During School Days"
3	Bonita Avenue	North side; San Dimas Avenue – Iglesia Avenue, "1-Hour Parking, 7:00 A.M to 6:00 P.M."
4	Calaveras Rd.	Entrance sign: "No Parking Except on Calaveras Road, Parking Subject to City Overnight Restrictions"
5	Cannon Avenue	Entrance sign: "No Parking Any Time on Cannon Avenue, Community Streets"
6	Covina Boulevard	Lone Hill Avenue - 1200' easterly, "No Parking 7:00 A.M. to 3:00 P.M. School Days"
7	Covina Boulevard	@ San Dimas High School; East driveway – Freeway onramp "No Parking 7:00 A.M. to 8:00 A.M. and 2:00 P.M. to 3:00 P.M. School Days"
8	Eucla Avenue	R/R Crossing to Alley North of 2 nd Street, east side-

		"2-hour parking"
9	Eucla Avenue	In front of 205 and 209, west side- "2-hour parking"
10	Exchange Place	East side; "20-Minute Parking"
11	Foothill Blvd. Frontage	Birchnell Avenue – 100' west
12	Gladstone Street	North side; 170' e/o Lone Hill Avenue - 630' e/o Lone Hill Avenue, "1 Hour Parking 7:00 A.M. to 6:00 P.M. except Saturdays, Sundays and Holidays"
13	Juanita Avenue	North side; Walnut – first driveway "No Parking 7:30 A.M. to 3:30 P.M. School Days"
14	Lone Hill Avenue	East side; North driveway – 260' south "No Parking 8:00 A.M. to 9:00 A.M. and 3:00 P.M. to 4:00 P.M. School Days"
15	Lone Hill Avenue	East side; South driveway – Cypress Street "No Parking 8:00 A.M. to 9:00 A.M. and 3:00 P.M. to 4:00 P.M., Buses Exempt School Days"
16	Monte Vista Avenue	East side: First Street – 200' south, "1 Hour Parking 9:00 A.M. to 6:00 P.M. except Sunday"
17	Monte Vista Avenue	East side; Bonita Avenue – 300' north "30 Minute Parking"
18	Monte Vista Avenue	West side: Bonita Ave. – 300' north, "1 Hour Parking 9:00 A.M. to 6:00 P.M."
19	Monte Vista Avenue	Fifth Street to Gladstone Street, east side – "No Parking Any Time – Tow Away"
20.	Paseo Victoria	Entrance Sign: "No Parking on Paseo Victoria Monday thru Friday 8:00 A.M. to 10:00 A.M. Except Holidays"
21	Puddingstone Drive	East side 250' s/o of Tanglewood, "No Parking, 10am-5pm, June-Sept"
22	Via Verde Avenue	Covina Hills Road – s/o Camino Del Sur; east side only. "No Parking 8:00 A.M. to 10:00 A.M. Monday thru Friday".
23	Walnut Avenue	West side: Juanita-Fifth, "No Parking During School Hours"
24	Walnut Avenue	West side: AT&SF – 280' north, "2-Hour Parking 8:00 A.M. to 4:00 P.M., Monday thru Friday"
25	Walnut Avenue	East side; Juanita Avenue to Fifth Street "No Parking 7:30 A.M. to 3:30 P.M. School Days"
26	Walnut Avenue	S/o Foothill Boulevard – Baseline Road east & west side of street "2 Hour Parking 9:00 A.M. to 3:00 P.M. Monday thru Friday"
27	Walnut Avenue	N/o Cannon Avenue - Harwood Court west side only; "No Parking Any Time – Tow Away"
28	Walnut Avenue	Cannon Avenue to Puddingstone Drive, both sides – "No Parking Any Time – Tow Away"

F. All signs and markings regulating parking and stopping which exist in the City on the date of adoption of this resolution which were erected and placed by the officers and officials of the City, are declared to be the official traffic signs and regulations of the City and all matters pertaining thereto are ratified and confirmed by the City Council.

SECTION 2. The Director of Public Works of the City of San Dimas is hereby directed to post said streets with signs as indicated giving notice thereof that no person shall stop, stand, or park any vehicle contrary to said signs.

SECTION 3. This resolution supersedes Resolution Nos. 10-2.

APPROVED AND ADOPTED this _____ of _____, 2012.

Curtis W. Morris
Mayor of the City of San Dimas

02-12-07 kp



MINUTES
REGULAR CITY COUNCIL MEETING
TUESDAY, JANUARY 24, 2012, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

PRESENT:

Mayor Curtis W. Morris
Mayor Pro Tem Jeff Templeman
Councilmember Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebiner
City Manager Blaine Michaelis
City Attorney J. Kenneth Brown
City Clerk Ina Rios
Assistant City Manager for 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 Marco Espinoza
Housing Coordinator Elisa Mitchell

1. CALL TO ORDER AND FLAG SALUTE

Mayor Morris called the meeting to order at 7:00 p.m. and led the flag salute.

2. ANNOUNCEMENTS

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

Pui-Ching Ho, Library Manager, said the Book Party Group will discuss *1984* at 10:30 a.m. on Wednesday, February 1, at the Senior Citizen/Community Center; Children were invited to meet and pet puppies at a special Valentine Day program on Saturday, February 11. After the program, cookies will be served and the children can decorate stuffed puppies. Families were invited to the Family Drum Circle on Wednesday, February 15, 6:30 pm. to explore a variety of musical instruments; and Master Paper Cutter Marcelino Bautista Sifuentes will present a papercutting workshop on February 18, at 3:00 p.m. including displays of artwork, presentation of history, and a hands-on demonstration. The workshop is limited to 25 persons on a first come, first served basis. For detailed information, contact the Library at 909.599.6738.

b. Update on sales process for four city-owned condominiums at Grove Station.

Assistant City Manager Stevens reminded the community of the opportunity to apply to purchase four townhome units at the Grove Station. The closing date is February 24, 2012 for filing pre-qualification applications. Mr. Stevens reviewed the preliminary qualifications and encouraged interested parties to contact the City Housing Division at 909.394.6207. He added that detailed information is available on the City's website at www.cityofsandimas.com.

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3. ORAL COMMUNICATIONS (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time 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) Rodney Heinrich, Pastor, New Song Church, in charge of Homeless Ministries, 23721 Golden Springs Dr., Diamond Bar, asked Cities involved with the San Gabriel Valley Council of Governments to contribute \$2,500 to help keep his organization going until grant funds are received. Pastor Heinrich expressed concern for the recent murders of the homeless and said he would appreciate the Council considering his proposal to get as many people as he can housed and out of the situation they are in.

Councilmember Bertone said a copy of Pastor Heinrich's letter was given to City Manager Michaelis who will place the request on a future agenda for consideration.

2) Margie Green, San Dimas Chamber of Commerce, announced their Launch Party at 5:30-7:30 p.m. on Thursday, January 26th, at the Stanley Plummer Community Building, to launch into the new year and learn what the Chamber can do for its members, who will receive a newly designed plaque. For additional information, the Chamber of Commerce can be contacted at 909.592.3818.

3) Margie Green invited the community to an elegant evening at the Chamber's annual Toast of the Town event on Thursday, February 16th, featuring local restaurant cuisine, wine tasting, and entertainment by Ed Wolfe and his group.

4) Margie Green said she is also a member of the La Verne-San Dimas Soroptomist Club, and invited the community to dinner and Casino Night on Saturday, March 10, at Avalon at the Pomona Fairgrounds. She said the funds will be raised through ticket sales for dinner and a live silent auction to help clothe the local school kids. For more information, she can be reached at 909.599.8780.

Councilmember Bertone mentioned that the fundraiser conflicts with the San Dimas HEROES event on March 10th.

4. CONSENT CALENDAR

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

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

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

(1) **RESOLUTION NO. 2012-04, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND FEBRUARY, 2012.**

b. Approval of minutes for the regular City Council meeting of January 10, 2012 and the joint City Council/San Dimas Redevelopment Agency meeting of January 10, 2012.

- c. Reject claim for damages from Alyssa Brackley.

END OF CONSENT CALENDAR

5. PUBLIC HEARING

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

- a. Performance Report for FY 2010-11 and FY 2011-12 CDBG Program Years and Proposed FY 2012-13 Projected Use of funds.

Housing Coordinator Mitchell explained the subject grant program performance for fiscal years 2010-11 and 2011-12 as well as proposed use of 2012-13 funds, which have been significantly reduced by approximately 40% from last year's allocation. Mrs. Mitchell recommended approval of the proposed FY 2012-13 CDBG Program as outlined in the staff report.

In response to Councilmember Bertone, Coordinator Mitchell replied that the projected budget was reduced to \$140,829 and the budget for lead based paint assessment was merged with the housing rehabilitation program to streamline the application process.

In response to Councilmember Bertone, City Manager Michaelis replied that the County placed restrictions on charging administrative costs to CDBG and lowered the expendable funds. At Council's direction, staff will look at the possibility of a \$2,500 contribution to the homeless ministries from CDBG funds.

Mayor Morris stated that the CDBG program has specific accounting requirements, and it would be best to consider a donation to the homeless ministries from the General Fund.

Housing Coordinator Mitchell pointed out that the County requires a 15% public service cap amount for grant allotment and a minimum of \$10,000 toward public service programs. She stated that under those requirements, the allocation of \$2,500 would not be permitted.

In response to Councilmember Ebner, Housing Coordinator Mitchell explained that funds would be allocated from SHARES (Senior Housing Alternative, Resources, Education, and Support) which would have to be reduced by \$10,000.

In response to Mayor Pro Tem Templeman, Housing Coordinator Mitchell replied that additional funds were available in the past to help people who really needed the assistance. However, with continued decreased funding in the future, staff will be unable to assist the same people each year.

Mayor Morris opened the public hearing and asked if anyone wished to speak regarding the proposed CDBG program. There being no one, the public hearing was closed.

MOTION: It was moved by Councilmember Bertone, seconded by Councilmember Ebner, to approve the Community Development Block Grant FY 2012-2013 projected use of funds and authorize the City Manager to execute any and all documents necessary to further the projects approved herein, including but not limited to amendments and modifications thereto for CDBG projects with the Los Angeles County Community Development Commission, as recommended by Housing Coordinator Mitchell in her staff report for the meeting of January 24, 2012. The motion carried unanimously.

6. PLANNING/DEVELOPMENT SERVICES

- a. Appeal of DPRB Case No. 08-47 Revised house layout and grading plan from the previously approved plans.
DPRB CASE NO. 08-47, A request to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 1,908 sq. ft. within Specific Plan No. 4 at 1658 Gainsborough Road (APN: 8426-034-020).
ASSOCIATED CASE: TREE PERMIT 10-48, A request to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages.

- 1) **RESOLUTION NO. 2012-05**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING THE APPEAL REQUEST AND UPHOLDING THE DENIAL WITHOUT PREJUDICE OF DPRB CASE NO. 08-47, A REQUEST TO CONSTRUCT A 5,117 SQ. FT. TWO-STORY, SINGLE-FAMILY RESIDENCE AND SEVERAL ATTACHED GARAGES TOTALING 1,908 SQ. FT. WITHIN SPECIFIC PLAN NO. 4 AT 1658 GAINSBOROUGH ROAD. (APN: 8426-034-020).

Mayor Morris announced that Aspen Financial Group, Inc. requested postponement of the appeal of Development Plan Review Board Case No. 08-47 to the next City Council meeting on February 14, 2012.

- b. 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.

Associate Planner Espinoza summarized a previous proposal requesting a code amendment to allow an exception to the reverse/turn around service station design required by the Municipal Code because a storm drain facility and/or easement interferes with the siting of the proposed building. At the June 14, 2011 City Council meeting, staff was directed to work with the applicant to evaluate reasonable and appropriate site designs, in addition to possible code text amendments. The applicant rejected staff's tentative schematic design that would accommodate the required reverse/turn around design because the applicant felt it was cost prohibitive to relocate the gas pumps and canopy. Staff stated that the intent of the original modification to the Creative Growth Zone in 2005 was for the City to obtain a comprehensive redevelopment of these sites. Staff proposed reducing the 25-foot setback requirement along Arrow Highway within the CG-3 Zone to 10 feet in order to allow better site development, and recommended the City Council reject the applicant's request and uphold the intent of the Municipal Code Text Amendment established in 2005 for a complete redesign of the gas station properties. Staff also recommended the City Council initiate a Code Text Amendment to reduce the 25-foot setback along Arrow Highway to 10 feet within the CG-3 Zone only if the applicant decides to proceed with a reverse/turn around design.

In response to Councilmember Ebner, Planner Espinoza replied that the building is nonconforming as it relates to setbacks and design, and if the building is demolished, the applicant would have to rebuild to current code requirements, which is a reverse/turn around service station design. He added that 600 square feet is for take-out restaurant use, which requires one parking space for every 75 square feet. In addition to take-out, there will be some seating allowed inside the restaurant.

1) Chris Klingerman, representative for Hari Alipuria, property owner, said Mr. Alipuria will not go forward with the development if the reverse/turn-around design is required. He said based upon the prohibitive costs to remove and relocate the tanks, and replace the canopy, the proposal of a reverse/turn-around gas station is not user friendly. He said Mr. Alipuria is proposing an historic design, front facing gas station with a convenience store and a small ethnic take-out restaurant that would require a modest number of parking spaces. He added that if in the future, the building is no longer needed as a gas station, what remains is an historic building that complements the adjoining development. He stated that the gas

station is located on a corner and a reverse/turn-around design does not make sense since the pumps would be visible from the adjacent street. He said the Planning Commission's proposed 10-foot walls off the sidewalk would create a blind section for motorists heading west on Arrow Highway. He stated that Exhibit J proposes an alternative code amendment that provides flexibility to the City indicating that a reverse or turn around station design is still a preferred design, however, if an applicant proposes an historic design to meet early California standards consistent with Grove Station and other developments within the City, that the Planning Commission and City Council may consider an historic development as an alternative.

2) Hari Alipuria, property owner, concurred with Mr. Klingerman and said the proposed design adheres to the theme and character of the city and conforms to its surroundings. He is presenting a safer, economically feasible green project that will utilize solar energy and reduced irrigation landscaping. He would like the City Council to consider approval of the project in a way that meets code requirements as it relates to the size of the building, as well as parking and landscaping requirements.

3) Mr. Klingerman commented that should the City Council wish to go forward with the project, he will work with the Planning Commission on the necessary parking and landscaping requirements.

Mayor Morris stated that although this is not a public hearing, the City Council is considering a code text amendment and audience members were invited to comment. No one stepped forward to speak.

Planner Espinoza noted that the specific language proposed by the applicant as an alternative is already a code requirement within the Creative Growth Area.

In response to Councilmember Bertone, Planner Espinoza replied that overbuilding is an issue and as proposed, the project does not meet all the development standards. For example, he said if parking is reduced, the building would have to be reduced as well.

Mayor Morris stated that at this time, the City Council is only considering whether or not to amend the code, and is not approving the design.

Assistant City Manager Stevens indicated that the City Council is making the determination whether or not there is sufficient merit to go forward with the hearing process to consider a possible amendment to the code and the detail of that change of design would be evaluated in the process. He said what staff suggested is that they probably could make it work primarily with the existing standards and come up with a suitable design, and maybe setbacks might need to be adjusted on Arrow Highway.

In response to Councilmember Ebner, Assistant City Manager Stevens replied that staff's primary purpose is to protect the structural integrity of our storm drain pipe and no structures can be built over the easements. He mentioned that typical site improvements, such as a pavement, can occur over the easement, although they would be subject to review. He added that there is no structure over the easement at the current time and the existing structure at the site is much smaller than the proposed structure.

In response to Mayor Pro Tem Templeman, Assistant City Manager Stevens replied that the City of San Dimas owns, operates and maintains the storm drain that runs through the rear of Albertson's parcel and cuts through the middle of the Grove Station site. He said it was previously an open channel, but is a closed channel at the gas station site.

Mayor Pro Tem Templeman said a reverse/turn-around gas station design is not necessarily the best way to do business. He said the cashier is blocked from vision and from a safety point of view, people using the station pumps should be visible to other patrons.

Councilmember Ebner agreed with Mayor Pro Tem Templeman's comments and said even an aesthetically pleasing design is subject to review and approval.

Councilmember Badar said he does not support the building being set back 10-feet because it creates the image of a blind intersection at San Dimas Avenue/Arrow Highway. He is in favor of considering a code amendment.

Councilmember Bertone said this is an important corner and staff came up with an appropriate design for the new redesigned gas station. He will support staff's recommendation.

Mayor Morris said he was concerned from the beginning about how the code would apply to a small lot where the reverse/turn-around does not seem to work very well. He expressed concern that the code amendment would apply to only one piece of property, which he felt should be approved through a variance. However, he will vote with the majority to go forward with the hearing process to consider a code amendment.

Councilmember Ebner said it is his desire to eliminate the reverse/turn-around gas station design, not for the property, but he thought it would be a better project without the reverse/turn-around gas station design.

In response to Mayor Pro Tem Templeman, Assistant City Manager Stevens replied that the reverse/turn-around gas station design was approved in conjunction with the amendment for the Grove Station project. He said one other gas station on the southeast corner of San Dimas Avenue/Arrow Highway is affected in that they have the same opportunity provided to comply with design parameters.

In response to Mayor Morris, Assistant City Manager Stevens replied that the gas station currently complies with the design parameters and the suggestion is that staff look at both gas stations and the appropriateness of the design standards and how those standards are crafted as part of this process.

In response to Councilmember Ebner, Assistant City Manager Stevens replied that the design was a way to facilitate a different aesthetic, which should now be addressed in a different way than an automatic requirement for a turn-around design. Staff will take a broader look and work on a satisfactory design, and adjust the standards as necessary. He added that the applicant's project will go through a simultaneous process while staff is reviewing standards. He said even if the applicant decides to not go forward with the project, staff will proceed with the code amendment or add it to their project list.

MOTION: It was moved by Mayor Pro Tem Templeman, and seconded by Councilmember Badar, to direct staff to initiate a code amendment to consider modifications to reverse/turn-around gas station design parameters in the Creative Growth Area 3. The motion carried 4.1; Councilmember Bertone opposed.

7. OTHER MATTERS

- a. Lease Agreement with the Pacific Railroad Society for use of the Santa Fe Depot, 210 W. Bonita Avenue.

Assistant City Manager Duran reported that in 1995 the City Council approved a Lease Agreement with the Pacific Railroad Society for use of the Santa Fe Depot at Rhoads Park. The Agreement was renewed in 2002 and expires in September 2012. Mr. Duran said that in 2009 the Historical Society relocated from the west end of the Depot and the City received two requests for use of the space – one from Pacific Railroad Society and one from San Dimas Rodeo Committee. The City granted the request from the San Dimas Rodeo Committee to utilize the space for their office use. Mr. Duran highlighted the significant

elements of the proposed Lease Agreement and recommended that the City Council authorize the execution of the proposed new Lease Agreement with the Pacific Railroad Society.

In response to Councilmember Bertone, Assistant City Manager Duran replied that it was the City Council's decision to assume responsibility for maintaining the west end of the building occupied by the San Dimas Rodeo Committee. He further replied that when the City entered into an agreement with the Festival of Arts for space at the Walker House, there were no provisions for maintenance to that building and the agreement with the San Dimas Rodeo Committee for office space at the Depot is consistent with those two leases.

Mayor Morris stated that the San Dimas Rodeo Committee occupies the space for office use which does not provide a public use. He said the Rodeo does not appear to need that amount of space and it is the City Council's decision whether or not to utilize the space for public use.

Mayor Pro Tem Templeman felt it was worthwhile to evaluate the uses at the Walker House, Martin House and Depot to get optimum use of space vacated.

In response to Mayor Morris, Assistant City Manager Duran replied that records indicate that the City acquired the Depot building from the Redevelopment Agency approximately twenty years ago.

In response to Mayor Pro Tem Templeman, Mr. Duran stated that discussions are being held with the Historical Society, Festival of Arts, and San Dimas Rodeo to renew their agreements and language can be included to improve signage.

In response to Councilmember Badar, Mr. Duran replied that the museum's current hours are consistent with the agreement. He said they have made a concerted effort to enhance, display and rotate the display regularly. He mentioned that Curator Dave Housh is present and may want to present information about their current operations.

1) Dave Housh, Curator, Pacific Railroad Society, expressed his appreciation for coming to an agreement on the new lease which will enable them to move forward with upgrades to the museum building. He said they are committed to maintaining a first class facility supported by improvements that took place during the current lease. Mr. Housh extended an invitation to visit the museum and said all displays are made more relevant to the community by emphasizing San Dimas history, past citrus industry and three railroads that brought development to the area. He said their library collection is expanding rapidly and they had hoped to expand to the west end of the building to accommodate their overflow, which is currently in rented storage units. He mentioned that due to a recent newspaper article, the number of visitors has increased substantially during their hours of operation Monday and Wednesday from 10:00 a.m. to 5:00 p.m. and Saturday 10:00 a.m. to 4:00 p.m., and group tours are provided on Fridays. He acknowledged Pacific Railroad Society President Marti Ann Draper and said they have approximately 450 members.

If the City Council wishes to approve the lease agreement with the Pacific Railroad Society, Assistant City Manager Duran said the only significant amendment is the use of the west end of the building and changing the prorata share of maintenance responsibility allowed, which can be brought back for City Council's approval. He suggested moving up discussions with the other groups.

MOTION: It was moved by Councilmember Bertone, seconded by Councilmember Ebner, to authorize staff to execute the new Lease Agreement with the Pacific Railroad Society.

City Attorney Brown pointed out that he would like to follow-up on language as it relates to indemnification and make the necessary minor changes.

Councilmember Bertone changed his motion to include the language change on indemnification pursuant to City Attorney Brown's discretion.

The motion carried unanimously.

2) Marti Ann Draper, President, Pacific Railroad Society, mentioned that they want to make sure the Society was indemnified against any claims brought about by other tenants. She said if there is a possibility of utilizing the entire building, it would be helpful to bring the collection in front of the public and control handicap accessibility. She thanked the City Council for their support.

Mayor Morris said discussions will be held with the various groups about how to most effectively utilize the space to benefit the community. He added that the museum has been a positive addition to the community and said staff has been working on way finding signs to let people know what's in the community.

- b. Report on Food Concessionaire Agreement for the Walker House. Direction on process to solicit proposals for new Concessionaire.

Assistant City Manager Duran reported that the Concessionaire Agreement with Marstellers LLC to operate the food service at the Walker House expires January 31, 2012. Marstellers representatives notified the City that they have elected to not submit a new proposal and closed their operations as of Sunday, January 22. The Sub-Committee met with staff to discuss the process for selecting a new food service concessionaire and the consensus is to follow a similar process as previously used. Staff recommended utilizing the use of CalPoly Pomona consultants to assist with preparation of a Request for Qualifications/Proposals (RFQ/P) to be used to solicit proposals, and be distributed to potential operators who previously expressed interest.

Mayor Pro Tem Templeman commented that every opportunity to submit a proposal was provided to Marstellers, however, no proposal was received. Additionally, staff was directed to give Marstellers time to transition out and Marstellers chose to close their doors early.

Councilmember Bertone suggested that the entire City Council be part of the committee to select a restaurant and that a selection be conducted with speed.

Mayor Morris concurred and said that the City Council originally appointed a committee to have discussions with Marstellers, and the selection of restaurants will be handled by the newly appointed committee.

In response to Mayor Pro Tem Templeman, Mr. Duran replied that Marstellers has not repaid their debt to the City and verbal discussions indicated to them our expectations regarding the repayment of outstanding rent.

In response to Councilmember Badar, Mr. Duran replied that the recommendation is to use the consultant to help staff draft qualifications, help identify potential proposals, and vet applications.

Mayor Morris suggested that initially staff identify interested parties from proposals received, and a panel of specialists, including the consultants, can be appointed to conduct interviews and recommend a hire to the City Council.

Councilmember Badar said he is not opposed to including knowledgeable members of the community in the panel of experts.

In response to Councilmember Bertone, Mr. Duran replied that a background investigation will be conducted.

Mr. Duran reiterated his understanding of the review and selection process and if the City Council is comfortable with the approach of a Request for Proposals, staff can get started. He anticipates a minimum of 45 days to allow candidates to submit qualified proposals. In the interim, staff will solidify the selection process.

It was the consensus of the City Council to move forward with the Request for Qualifications/Proposals.

In response to Council, Mr. Duran discussed the restaurant's hours of operation desired, and said staff will consider a variety of restaurants including banquets and catering.

8. SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular City Council meeting at 9:01 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The regular City Council meeting reconvened at 9:13 p.m.

9. JOINT MEETING OF THE CITY COUNCIL AND SAN DIMAS HOUSING AUTHORITY CORPORATION

Mayor Morris recessed the regular City Council meeting at 9:13 p.m. to convene a meeting of the joint City Council/San Dimas Housing Authority Corporation Board of Directors. The regular City Council meeting was reconvened at 9:25 p.m.

10. ORAL COMMUNICATIONS

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

- 1) Jim McCants, 813 N. Oceanbluff, commented that it does not matter who runs a restaurant in the Walker House if the residents of San Dimas and surrounding communities do not patronize it.

- b. City Manager

City Manager Michaelis invited the community to call in their questions on *Ask the Mayor* on Thursday, January 26, at 7:00 p.m.

- c. City Attorney

City Attorney Brown thanked the City Council for allowing him to complete 35 years as City Attorney for the City of San Dimas. He said it has been a fun, exciting opportunity and, although redevelopment agency matters have been challenging, many important projects were completed in the city.

- d. Members of the City Council

- 1) Reappointments to Public Safety Commission.

Mayor Morris reported that six Public Safety Commissioners' terms are scheduled to expire in February and that all six are eligible for reappointment.

MOTION: It was moved by Councilmember Badar, seconded by Councilmember Bertone, to reappoint Arthur Alva, Karol Curtis CAB, Patrick Jones, James McCants, Alan Nash CAB, and Ted Ross to a two-year term with an expiration date through the end of February 2014. The motion carried unanimously.

2) Reappointment of Public Member to the Development Plan Review Board.

Mayor Morris reported that John Sorcinelli serves on the Development Plan Review Board as the public member and has expressed a willingness to be reappointed to the Board for another term.

MOTION: It was moved by Councilmember Badar, seconded by Councilmember Bertone, to reappoint John Sorcinelli as the public member on the Development Plan Review Board for a two-year term through December 2013. The motion carried unanimously.

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

There were no members of the City Council who attended meetings at the expense of the local agency.

4) Individual Members' comments and updates.

1) Mayor Pro Tem Templeman stated that he asked City Manager Michaelis to provide a breakdown of property tax dollars, and reported that since Proposition 13 was approved, the City of San Dimas receives seven cents on the dollar for Tax District I. He mentioned that surrounding cities already had a levy against their residents and collect more taxes on the dollar.

11. CLOSED SESSION

Mayor Morris recessed at 9:36 p.m. to a City closed session pursuant to Government Code Section 54957:

a. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION.**

Title: City Manager

b. Report on closed session items.

Pursuant to Section 54957.7(a), evaluation was completed.

12. ADJOURNMENT

Mayor Morris adjourned the meeting at 11:00 p.m. The next meeting is on Tuesday, February 14, 2012, at 7:00 p.m.

Respectfully submitted,

Ina Rios, CMC, City Clerk



MINUTES
**JOINT MEETING OF CITY OF SAN DIMAS CITY COUNCIL/
SAN DIMAS HOUSING AUTHORITY CORPORATION**
TUESDAY, JANUARY 24, 2012
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

PRESENT:

Mayor/Chairman Curtis W. Morris
Councilmember/Mr. Emmett Badar
Councilmember/Mr. Denis Bertone
Councilmember/Mr. John Ebner
Councilmember/Mr. Templeman
City Manager/Executive Director Blaine Michaelis
Assistant City Manager/Deputy Executive Director Ken Duran
City/Corporation Attorney J. Kenneth Brown
Secretary Ina Rios

CALL TO ORDER

Mayor/Chairman Morris called the joint meeting of the San Dimas City Council/San Dimas Housing Authority Corporation to order at 9:13 p.m.

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

There were no speakers.

- b. **APPROVAL OF SAN DIMAS HOUSING AUTHORITY CORPORATION MINUTES FOR MEETING OF DECEMBER 13, 2011.**

It was moved by Mr. Bertone, seconded by Mr. Templeman, to approve the December 13, 2011 minutes of the San Dimas Housing Authority Corporation. The motion carried unanimously.

- c. **DETERMINATION THAT SAN DIMAS HOUSING AUTHORITY SHALL RETAIN THE HOUSING ASSETS AND FUNCTIONS OF THE DISSOLVED REDEVELOPMENT AGENCY.**

- (1) **RESOLUTION NO. 3, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS DETERMINING THAT IT SHALL RETAIN THE HOUSING ASSETS AND FUNCTIONS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.**
- (1) **RESOLUTION NO. 2012-06, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ELECTING TO HAVE THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS RETAIN THE HOUSING ASSETS AND FUNCTIONS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY AS PROVIDED IN CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.**

Assistant City Manager Duran provided a brief background on the California Supreme Court's decision in CRA v. Matosantos, which resulted in the dissolution of all Agencies effective February 1, 2012. The San Dimas City Council must decide whether the City of San Dimas or the San Dimas Housing Authority will be the successor to the housing assets and functions of the Agency. Mr. Duran stated that AB1x26 expressly states that "housing assets" do not include the funds currently in the Agency's Low and Moderate Income Housing Fund, but may include land currently owned by the Agency that was purchased with Low and Moderate Income Housing Funds. The "Successor Housing Agency" has the right to enforce affordability covenants and take other actions

5.C

consistent with the former Agency's authority with respect to affordable housing. Staff recommends adoption of Resolution No. 3 and Resolution No. 2012-06 electing to retain the Agency's housing assets and functions.

In response to Mayor/Chairman Morris, Mr. Duran replied that payments are applied to an outstanding bond on the Monte Vista Apartments, which will be paid off in June 2012. He further replied that the apartments generate a negative cash flow, however, once the bond is paid off, the apartments will break even.

Mr. Duran stated that one advantage of having all housing assets in the Housing Authority is that the City will have a resource of all Authority assets for all housing functions.

In response to Mayor Pro Tem/Mr. Templeman, Mr. Duran replied that funds for the operation of Charter Oak Mobile Home Park will remain in the Housing Authority. He said there's a positive cash flow set aside annually in the reserve fund, and if money is available, a decision can be made whether or not to continue with prior housing programs because there will not be a new source of income.

Mayor Pro Tem/Mr. Templeman noted that when the bond on Charter Oak Mobile Home Park is paid in full, the Park will generate a substantial source of revenue.

In response to Mayor Morris, Mr. Duran said the Oversight Committee that will be overseeing the Successor Agency does not have oversight over the Housing Authority, and revenue from the Mobile Home Park falls within the sole discretion of the Housing Authority.

After the title was read, it was moved by Mr. Badar, seconded by Mr. Templeman, to waive further reading and adopt **RESOLUTION NO. 3, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS CALIFORNIA DETERMINING THAT IT SHALL RETAIN THE HOUSING ASSETS AND FUNCTIONS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY PURSUANT TO CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.** The motion carried unanimously.

After the title was read, it was moved by Councilmember Badar, seconded by Mayor Pro Tem Templeman, to waive further reading and adopt **RESOLUTION NO. 2012-06, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ELECTING TO HAVE THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS RETAIN THE HOUSING ASSETS AND FUNCTIONS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY AS PROVIDED IN CALIFORNIA HEALTH AND SAFETY CODE SECTION 34176.** The motion carried unanimously.

a. EXECUTIVE DIRECTOR

There were no comments.

b. MEMBERS OF THE AGENCY

There were no comments.

c. ADJOURNMENT

Chairman Morris adjourned the meeting at 9:25 p.m.

Respectfully submitted,

Ina Rios, Secretary



**MINUTES
SAN DIMAS REDEVELOPMENT AGENCY MEETING
TUESDAY, DECEMBER 13, 2011
SAN DIMAS COUNCIL CHAMBERS
245 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 a meeting of the San Dimas Redevelopment Agency Board of Directors to order at 9:01 p.m.

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

There were no speakers.

APPROVAL OF MINUTES

It was moved by Mr. Templeman, seconded by Mr. Ebner, to approve the San Dimas Redevelopment Agency minutes for the meeting of January 10, 2012. The motion carried unanimously.

UPDATE ON ABX1 26 – DISSOLUTION OF SAN DIMAS REDEVELOPMENT AGENCY.

Deputy Executive Director Duran reported that staff is working with Agency Attorney Brown and consultants to take the necessary steps to comply with AB 26 to dissolve the Agency effective February 1, 2012. He said AB 659 was introduced to extend the date of dissolution to April 15 and SB 654 was introduced to allow reserve balance funds and housing set aside funds to be transferred to an entity that assumes the housing functions if the city takes action to appoint the Housing Authority as the successor housing agency. Mr. Duran said neither of the two pieces of legislation appear to be making any progress and if not adopted prior to February 1, the dissolution process goes forward and this would be the Agency's last meeting.

ADOPTION OF AMENDED AGENCY ENFORCEABLE OBLIGATION PAYMENT SCHEDULE.

Deputy Executive Director Duran reported that pursuant to ABx1 26 each Agency must adopt an "Enforceable Obligation Payment Schedule (EOPS) listing all payment obligations of the Agency based upon commitments prior to adoption of the legislation. Mr. Duran stated that on August 23, 2011 the Board adopted the initial EOPS and on January 11, 2012, the Board adopted an updated EOPS that includes payment obligations through December 2011. Since the Agency and/or City are only authorized to make payments on Agency obligations that are listed on the EOPS until the ROPS is

5.d

approved, which may not occur until as late as May, staff recommends adoption of the revised Enforceable Obligation Payment Schedule that includes payment obligations through June 2012.

It was moved by Mr. Templeman, seconded by Mr. Ebiner, to adopt the revised Enforceable Obligation Payment Schedule that includes payment obligations through June 2012. The motion carried unanimously.

EXECUTIVE DIRECTOR

Executive Director Michaelis reported on the results of the two court cases heard Friday, January 20, 2012. He said the State Department of Finance released Questions and Answers on how to interpret AB1x26, and said only those city loans made to the Agency within two years of the life of the Agency would be considered eligible obligations. He said other loans made to the Agency would be considered a contribution from the City to redevelopment projects and would not be eligible for repayment. He stated that \$1.2 million from the general fund was loaned to the Agency and the City will take a legal position that a contract cannot be impaired.

Executive Director Michaelis explained the process of determining the enforceable obligations, which are subject to review and determination by the Oversight Committee, County Auditor/Controller, and Department of Finance.

MEMBERS OF THE AGENCY

There were no comments.

ADJOURNMENT

Chairman Morris adjourned the meeting of the San Dimas Redevelopment Agency at 9:13 p.m.

Respectfully submitted,

Ina Rios, Secretary



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 14, 2012

From: Blaine Michaelis, City Manager *Bm*

Initiated by: Ina Rios, CMC, City Clerk

Subject: Tax Sharing Resolutions Approving and accepting negotiated Exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation No. 22-416).

SUMMARY

This action provides for the annexation into the County Sanitation District for sewer service of one proposed single-family home on De Anza Heights. The acceptance of the exchange agreement and the annexation for sewer services are routine procedures.

RECOMMENDATION:

Adopt Tax Sharing Resolutions.



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

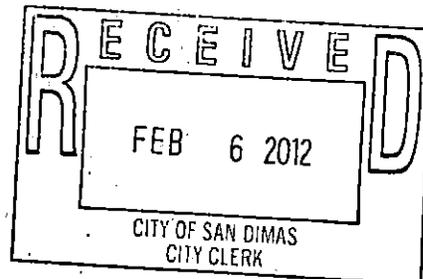
1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON CHAN
Chief Engineer and General Manager

February 2, 2012

General Annexation File

Ms. Ina Rios, City Clerk
City of San Dimas
San Dimas Lighting District-Zone B
245 East Bonita Avenue
San Dimas, CA 91773



Dear Ms: Rios:

Tax Sharing Resolutions

Thank you for signing and returning the last joint resolutions that were submitted to your office for tax sharing purposes.

Enclosed, in triplicate, is a Joint Tax Sharing Resolution (resolution) involving your agency and others. The applicant has requested, in writing, annexation of his property into County Sanitation District No. 22 (District) in order to receive off-site disposal of sewage. Please see the table below for the annexation and its associated project. The annexation process requires that a resolution for property tax revenue exchange be adopted by all the affected local agencies before an annexation may be approved. For any jurisdictional change which will result in a special district providing new service not previously provided to an area, the law requires the governing bodies of all local agencies that receive an apportionment of the property tax from the area to determine by resolution the amount of the annual tax increment to be transferred to the special district (Revenue and Taxation Code Section 99.01). Please note that by sharing the property tax increment with the District resulting from this annexation, your agency will not lose any existing ad valorem tax revenue it currently receives from the affected territory. Your agency would only be giving up a portion of the revenues it would receive on increased assessed valuation.

Annexation No.

22-416

Type of Project

one proposed single-family home.

Also, attached for the annexation is a copy of the applicable worksheet and map showing the location of the annexation. The worksheet lists the annual tax increment to be exchanged between your agency, other affected taxing entities, and the District. The tax sharing ratios listed in the worksheet were calculated by the County Auditor Controller by specific Tax Rate Area (TRA). For example, if the annexing territory were to lie within two separate TRAs, there would be a worksheet for each TRA. The Los Angeles County Chief Executive Office (CEO) is requiring the District to implement the worksheet for all District annexations in order to increase efficiency for the calculation of property tax sharing ratios.

The resolution is being distributed to all parties for signature in counterpart. Therefore, you will only be receiving a signature page for your agency. Enclosed are three sets of the resolution. One set of the resolution is for your files and the other two sets of the resolution need to be returned to the District.



Ms. Ina Rios

2

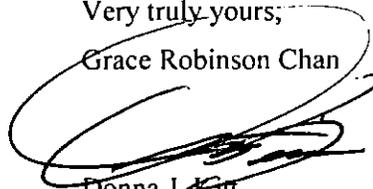
February 2, 2012

Please execute the two sets of the resolution and return them to the undersigned within 60 days as required by the Government Code. In addition, the County CEO's legal counsel is also requesting that the signature pages be properly executed from all affected agencies. Therefore, please have the Attest line signed by the appropriate person. Upon completion of the annexation process, your office will receive a fully executed copy of the tax sharing resolution for your files.

Your continued cooperation in this matter is very much appreciated. If you have any questions, please do not hesitate to call me at (562) 908-4288, extension 2708.

Very truly yours,

Grace Robinson Chan

A handwritten signature in black ink, appearing to read "Donna J. Kitt", is written over the typed name. The signature is somewhat stylized and loops around the text.

Donna J. Kitt

Customer Service Specialist
Facilities Planning Department

DK:dh

Enclosures: 22-416

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of San Dimas

San Dimas Lighting District-Zone B

Three Valleys Municipal Water District

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 22.

“ANNEXATION NO. 416”

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 22 entitled *Annexation No. 416*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 22 in the annexation entitled *Annexation No. 416* is approved and accepted.

2. For each fiscal year commencing on and after July 1, 2012, or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 22 a total of 0.5002361 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 416* as shown on the attached Worksheet.

3. No additional transfer of property tax revenues shall be made from any other taxing agencies to County Sanitation District No. 22 as a result of annexation entitled *Annexation No. 416*.

4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 22 of Los Angeles County, and the governing bodies of City of San Dimas, San Dimas Lighting District-Zone B, and Three Valleys Municipal Water District, signatory hereto.

CITY OF SAN DIMAS

SIGNATURE

PRINT NAME AND TITLE

ATTEST:

Secretary

Date

(SIGNED IN COUNTERPART)

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of San Dimas

San Dimas Lighting District-Zone B

Three Valleys Municipal Water District

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 22.

“ANNEXATION NO. 416”

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 22 entitled *Annexation No. 416*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 22 in the annexation entitled *Annexation No. 416* is approved and accepted.

2. For each fiscal year commencing on and after July 1, 2012, or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 22 a total of 0.5002361 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 416* as shown on the attached Worksheet.

3. No additional transfer of property tax revenues shall be made from any other taxing agencies to County Sanitation District No. 22 as a result of annexation entitled *Annexation No. 416*.

4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 22 of Los Angeles County, and the governing bodies of City of San Dimas, San Dimas Lighting District-Zone B, and Three Valleys Municipal Water District, signatory hereto.

SAN DIMAS LIGHTING DISTRICT-ZONE B

SIGNATURE

PRINT NAME AND TITLE

ATTEST:

Secretary

Date

(SIGNED IN COUNTERPART)

ANNEXATION TO: CO. SANITATION DIST. NO 22 DEBT S.
 ACCOUNT NUMBER: 066.85
 TRA: 05087
 EFFECTIVE DATE: 07/01/2012
 ANNEXATION NUMBER: 416
 PROJECT NAME: A-22-416
 DISTRICT SHARE: 0.008771727

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
001.05	LOS ANGELES COUNTY GENERAL	0.285274472	28.5284 %	0.008771727	0.002502358	-0.002560767	0.282713705
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000106801	0.0106 %	0.008771727	0.000000936	0.000000000	0.000106801
003.01	L A COUNTY LIBRARY	0.021500237	2.1500 %	0.008771727	0.000188594	-0.000188594	0.021311643
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.164144242	16.4144 %	0.008771727	0.001439828	-0.001439828	0.162704414
007.31	L A C FIRE-FFW	0.006552083	0.6552 %	0.008771727	0.000057473	0.000000000	0.006552083
030.10	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001563661	0.1563 %	0.008771727	0.000013716	-0.000013716	0.001549945
030.70	LA CO FLOOD CONTROL MAINT	0.008848881	0.8848 %	0.008771727	0.000077619	-0.000077619	0.008771262
241.01	CITY-SAN DIMAS TD #1	0.070380261	7.0380 %	0.008771727	0.000617356	-0.000617356	0.069762905
241.62	CITY-SAN DIMAS LT DIST ZN B	0.007993671	0.7993 %	0.008771727	0.000070118	-0.000070118	0.007923553
365.05	THREE VALLEY MWD ORIG AREA	0.003917546	0.3917 %	0.008771727	0.000034363	-0.000034363	0.003883183
400.00	EDUCATIONAL REV AUGMENTATION FD	0.072845328	7.2845 %	0.008771727	0.000638979	EXEMPT	0.072845328
400.01	EDUCATIONAL AUG FD IMPOUND	0.155376505	15.5376 %	0.008771727	0.001362920	EXEMPT	0.155376505
400.15	COUNTY SCHOOL SERVICES	0.001323927	0.1323 %	0.008771727	0.000011613	EXEMPT	0.001323927
400.21	CHILDREN'S INSTIL TUITION FUND	0.002627569	0.2627 %	0.008771727	0.000023048	EXEMPT	0.002627569
809.04	MT.SAN ANTONIO COMMUNITY COLLEGE	0.028358502	2.8358 %	0.008771727	0.000248753	EXEMPT	0.028358502
809.20	MT SAN ANTONIO CHILDRENS CTR FD	0.000273786	0.0273 %	0.008771727	0.000002401	EXEMPT	0.000273786
830.03	BONITA UNIFIED SCHOOL DISTRICT	0.161453265	16.1453 %	0.008771727	0.001416223	EXEMPT	0.161453265
830.06	CO.SCH.SERV.FD.- BONITA	0.006712330	0.6712 %	0.008771727	0.000058878	EXEMPT	0.006712330
830.07	DEV.CTR.HDCPD.MINOR-BONITA	0.000746933	0.0746 %	0.008771727	0.000006551	EXEMPT	0.000746933

ANNEXATION NUMBER: 416 PROJECT NAME: A-22-416 TRA: 05087

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
**066.85	CO.SANITATION DIST.NO 22 DEBT S.	0.000000000	0.0000 %	0.008771727	0.000000000	0.000000000	0.0050002361
TOTAL:		1.000000000	100.0000 %	0.008771727	0.008771727	-0.0050002361	1.000000000



MEMORANDUM

DATE: February 14, 2012

TO: City Council

FROM: Marco A. Espinoza, Associate Planner

SUBJECT: **Appeal of Denial without prejudice of DPRB CASE NO. 08-47**
Revised house layout and grading plan from the previously approved plans.
DPRB CASE NO. 08-47, a request to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 1,908 sq. ft. within Specific Plan No. 4 at 1658 Gainsborough Road (APN: 8426-034-020).
ASSOCIATED CASE: TREE PERMIT 10-48
A request to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages.

The above mentioned appeal case was set to be heard by the City Council on January 24, 2012. The applicant requested a continuance of the item which the Council granted; the item was never heard.

In an effort to conserve staff resources and paper, the same Staff Report from January 24, 2012, is being re-circulated.

6.2

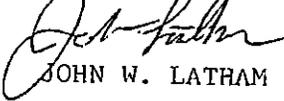
ASPEN FINANCIAL GROUP, INC.

800 N RAINBOW BLVD STE 208 LAS VEGAS NEVADA 89107-1193

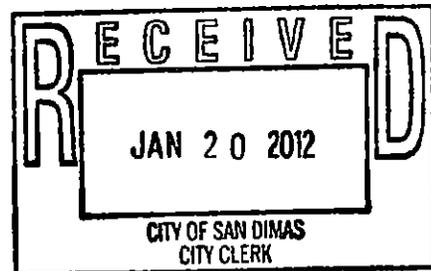
JAN 17-2012
DEBRA BLACK
DEPUTY CITY CLERK
245 E BONITA AVE
SAN DIMAS CA 91773

MS. BLACK,
I AM SORRY WE NEED TO POSTPONE THE APPEAL OF DPRB CASE NO. 08-47;
THE CONSULTING CIVIL ENGINEER IS UNABLE TO ATTEND DUE TO A PREVIOUS
COMMITMENT, THE APPEAL IS SET FOR JAN 24 2012 AT SEVEN PM COULD WE
GET A THREE WEEK NOTICE.

RESPECTFULLY,


JOHN W. LATHAM SR

CC: PETE VOLBEDA
JAMES POLSON





Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of January 24, 2012

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Associate Planner

SUBJECT: **Appeal of Denial without prejudice of DPRB CASE NO. 08-47 Revised house layout and grading plan from the previously approved plans.**
DPRB CASE NO. 08-47, a request to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 1,908 sq. ft. within Specific Plan No. 4 at 1658 Gainsborough Road (APN: 8426-034-020).

ASSOCIATED CASE: TREE PERMIT 10-48

A request to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages.

SUMMARY

This project was previously approved by the Board on June 28, 2007 and on November 11, 2008.

The project was stopped in September 2009 during the grading process due to an excessive amount of unpermitted soil imported onto the site, caused in part by an inaccurate topographic map and incorrect cut and fill quantities.

Subsequent to the project being stopped, Staff has worked with the applicant, his Architect, and Engineer to understand what went wrong in the grading process and how to modify the project to meet the Code requirements of a Type "C" lot within Specific Plan 4. Staff has not been successful in accomplishing either, due to the fact that the applicant and architect feel they are complying with the Code requirements. In addition, the engineer of record has moved out of State and is no longer involved with the project and a new engineer has not been hired at this time.

6.0

- The Board concurred with most of Staff's concerns and voted to recommend that the applicant redesign the house to meet the requirements of Specific Plan No. 4, Type "C" Lot development requirements. The design of the residence should be integrated into the natural terrain of the sloping lot and be consistent with a tri-level type of design. The redesign of the residence shall also meet the allowable grading of 200 cubic yards of cut and fill behind the rear building line. Revised plans shall be resubmitted for the Board's review within 90 days from the notification letter sent to the applicant. The Board also voted to continue Tree Permit 10-48 until the new house design is reviewed by the Board.
- Since the February 24, 2011, DPRB meeting Staff has been working with the applicant in developing an alternative house layout, design and grading. Staff understands the Boards timeframe was not adhered to, but the applicant had been in contact with Staff on their progression.
- The applicant revised the layout, design and grading of the previous plans. Staff feels that the applicant is still not compliant with the requirements of Specific Plan No. 4, Type "C" Lot development requirements, but due to the protracted time frame of revising the plans and concerns from the adjacent neighbors, Staff felt the case needed to be reviewed by the Board at this time.
- At their October 27, 2011 meeting the Board voted to deny DPRB Case No. 08-47, without prejudice and require the applicant to restore the site to its original grading level within three months after reviewing the DPRB Fact Sheet and hearing all the testimony from Staff, the adjacent neighbor and the applicant. At the meeting the Board also discussed that they had previously given the applicant sufficient time to comply with the Code requirements without much success and should not extend the time frames any further. Tree Permit No. 10-48 was also denied since the Board could not make the findings for the removal of the tree, as the development of the house was denied.
- The applicant appealed the DPRB decision to the City Council.

APPEAL

The applicant filed an appeal (see Exhibit A) requesting that the City Council overturn the Development Plan Review Board's decision to deny DPRB Case No. 08-47, without prejudice, and require the applicant to restore the site to its original grading level within three months. The appeal letter also requests that the Council approve the traditional two-story designed residence proposed for the site; however the architect also describes the house as "actually a tri-level".

The appeal letter discusses the issues of the type of form the residence should be designed in (two-story vs. multi-level). Based on development requirements of the Specific Plan No. 4, the lot's designation is a "C" lot, a split-level type of house would be best suited for this property based on the topography; the applicant disagrees. As shown in Exhibit "E" within Specific Plan No.4 (see Exhibit G) there are three types of cross sections showing different types of building formation placed on different types of hillsides. The applicant's lot is considered a custom lot due to the extensive grading proposed; therefore, the last example has been the one Staff has been focusing on. The second to the last illustration would also be appropriate for the site in its original condition which is the intent shown, but not proposed, by the applicant. The second and third to the last illustrations are meant to show homes designed within the existing natural contours, as the intent of Specific Plan No. 4 is to build upon the natural contours of the land and to minimize the amount grading.

"C" Lot Classification

Specific Plan No. 4 was approved with an understanding that the area was made up of different types of landform therefore, each lot was individually classified and each classification has its own grading requirements. The lots were each classified as an "A", "B", or "C" lot; the subject lot was determined to be a "C" lot based on its topography. Specific Plan No. 4, Exhibit B, identifies the subject property as a Type "C" lot (see Exhibit F).

- **"A" lots tend to be flat lots with some sloping in the rear.**
"Type A Lots. Type A lots are located in areas that are relatively flat. Grading of the entire developable lot area is permitted on Type A lots." Code Section 18.504.110(B)(1).
- **"B" lots tend to be more sloped than "A" lots with a mild slope.**
"Type B lots are grouped throughout the specific plan. These lots are characteristically located on minor inclined terrain that represents moderately sensitive landform. Grading on Type B lots is permitted for the placement of an access to permitted uses. This grading may include a slab-on-grade foundation and driveway access to the garage. The grading of the entire lot is not consistent with the intent of a Type B classification." Code Section 18.504.110(B)(2).
- **"C" lots tend to have greater slopes than any of the other lots.**
"Type C lots are predominately located along major changes in topography and are highly visible to the surrounding community. These lots are located on the most sensitive landform. Grading on Type C lots is restricted to only that earth movement necessary for roadway access and excavation for retaining-type building

foundations where there will be no visible signs of grading beyond the structure's main walls." Code Section 18.504.110(B)(3).

Staff has attached on the following page an aerial of the subject property and some of the surrounding properties with their lot classification. The applicant mentions in the appeal letter that the two adjacent properties have similar slopes. Both these lots are similar within the first 50 feet of the lot facing the street but then the subject lot's slope changes, therefore classifying it as a "C" lot. The adjacent neighboring properties are both classified as "B" lots due to the difference in their topography.

As mentioned the "C" lots tend to have the greatest slopes within the Specific Plan and the intent of the zone is for the residences to be developed within the natural contours of the existing slopes. If grading is proposed, it should be minimal. "Grading Design Approach. The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum." Code Section 18.504.110 Grading Design. The Code does allow for minimal grading up to **200 cubic yards** (cut and fill combined) outside of the house pad and access. In cases where the Board determines that additional grading **will reduce the overall mass and bulk of the proposed structure**, the 200 cubic yard limit may be increased to a total of 500 cubic yards of cut and fill. One cubic yard is a box that measure 3' x 3' x 3' = 27 cubic feet.

Staff has attached (see Exhibits H & I) elevations, photos, and cross-sections of the "C" lots identified within the aerial to illustrate how the other property owners have been able to comply with the grading requirements by developing multi-level residences. The grade of each of the lots tends to dictate the different elevations of the floor plan of the house. On average the existing "C" lot properties are developed with 2 to 3 different first floor elevations (split-level, also known as tri-level) that vary from 3 to 5 feet in difference per floor. Staff feels that the applicant's current proposal does not meet the intent of the Code nor the previous approved developments within Specific Plan No. 4 for "C" lots. Staff has discussed this type of building design with the applicant on a number of occasions but they feel their current design with a two-foot difference in the floor plan is appropriate and meets the Code.

The applicant's letter also included two cross-sections of two different properties within San Dimas but not within the same zone, with different development requirements. They should not be used to analyze this project.

Grading

As part of the appeal letter the applicant is requesting that the City Council accept the grading quantities calculated by the architect, not the engineer of record. Staff has requested from the applicant on a number of occasions certified documentation of the soil imported onto the site but has only obtained some of

the documentation requested. Staff has received complaints from neighbors that soil has been imported late at night and on the weekends which has not been accounted for within the documentation. Since the project was placed on hold, Staff has received different grading calculations on each of the resubmittals. The City Engineer has reviewed the submitted information and revised grading plans with some concern about the accuracy of the information provided.

Case in point: the appeal letter has different grading quantities compared with the information submitted to the Board at the October 27, 2011 meeting. The applicant was proposing to export 480 cubic yards of soil, but in the appeal letter it is now "about" 400 cubic yards. Staff understands the complexity of this case due to incorrect information of the grading quantities and the error in the original topographical map. Therefore, Staff feels that restoring the lot to its original grade would be best.

Staff's recommendation to the Board and their decision to require the applicant to restore the hillside back to its original grade would help accomplish the following:

1. Help establish the original grade elevations by having the property surveyed once the imported soil is removed.
2. Allow for the architect to understand the established grade, in order to design a split-level house that conforms to the "C" lot requirements.
3. Allow for the City Engineer to verify submitted information based on current and certified plans.
4. Reduce erosion concerns that have previously produced soil discharge onto the adjacent neighbors and into the public sewer system, which is an NPDES violation.
5. Would remove any timelines requiring the applicant to resubmit redesigned house plans that would meet the Code requirements.
6. Allows for their engineer to comply with Specific Plan No. 4 standards, including but not limited to, Section 18.504.110 Grading Design. *"Grading Design Approach. The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. The improvements should be designed to conform to the terrain. Where grading is necessary, the following guidelines shall apply to Type B and Type C lots:*
 1. *Transition Design. The angle of the grading slope shall be gradually adjusted to the angle of the natural terrain.*
 2. *Angular Forms. Angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain.*

3. *Exposed Sloped. Graded slopes shall be concealed wherever possible."*

ISSUES OF CONCERN:

The following are issues of concern that were presented as part of the Fact Sheets at both DPRB meetings that are related to the applicant's case and were discussed as part of the Board's overall decision to deny the project (see Exhibits B – E). Staff is presenting them as they were presented to the Board.

1. Height and Mass of Slope.

In the previous proposal reviewed by the Board, the mound of soil reached a height of 12 feet within some areas. The edge of the mound was approximately five to six feet from the southwest property line for about 80 linear feet. The applicant was proposing to locate the house atop the flat pad mound that was created. The rear portion of the two-story house was approximately 10 to 20 feet from the edge of the mound.

In the current plan the applicant will remove four feet of soil behind the house reducing the mound to 8 feet high. But if you compare the previous proposal to the current proposal the applicant has actually increased the rear yard grade by two feet. As mentioned, the previous submittal showed the elevation grade behind the house at 690; the current proposal shows it a 692: Staff expected to see a reduction from the 690 elevation in order to comply with Exhibit "E" of the Specific Plan, Type "C" lots which allows for custom design that should be integrated into the hillside and not create extensive flat pad areas.

Staff recommends removing additional soil starting from the 690 elevation.

2. Mass and Bulk of the Residence

In the previous proposal the design of the house did not change much from its original design. What changed was the location of the house; it was relocated further into the site in a southeast direction. Placing the house towards the edge of the mound further exacerbated the scale and mass of the building to the residents below. The house appeared to overshadow the other properties at the rear. Staff and the Board recommended to the applicant that the house design should take into consideration the topography of the lot and integrate the house into the hillside. The Board recommended the applicant redesign the house in a tri-level design which is a typical design for hillsides and would help reduce the amount of grading needed and avoid creating flat pad areas on hills.

In the current proposal the applicant moved the house and garage pads back to the original location but did little to reduce the mass and bulk of the house. When looking at the finish floor elevations of the current proposal you will notice that there is a one to two-foot difference within the house pad rooms; Staff would not consider this a tri-level design. In comparing the previous submittal the applicant

has actually raised a large portion of the house pad by three to four feet, increasing the mass and bulk. The previous submittal had the house pad at an elevation of 694; the current proposal is at 698 at its highest point and 695 at its lowest point.

Staff recommends the house be redesigned in a tri-level design, built into the hillside, helping reduce the amount of grading needed and avoid creating flat pad areas on the hill.

3. Findings – Standards of Review

In reviewing the proposed project with its modification to the grading plan and new building location, Staff feels that the following Standards of Review under Code Section 18.12.060(A) have not been met:

2. The location, configuration, size and design of the buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures.

5. The location and configuration of buildings should minimize interference with the privacy and views of occupants of surrounding buildings.

6. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves.

4. Tree Permit 10-48

In the previous submittal the relocation of the house and garage pads by as much as 30 feet to the southeast created an encroachment into the drip line and possibly the trunk of one of the Oak Trees. The applicant submitted an arborist report (see Exhibits J & K) that indicates that the tree should be removed because it will encroach on the building pad; in addition, the tree has been heavily pruned which has led to bad structure. The pruning, which is mentioned in the arborist report, was initiated by the applicant at the start of the project and performed by a certified arborist. The Board voted to defer their recommendation on the Oak tree until revised plans for the house were resubmitted.

In the current proposal the applicant is still proposing to remove the Oak tree even though no portion of the house or garage pad encroaches into the tree's drip line or trunk. Staff recently visited the site to look at the tree; the tree looked in good health and appears to be thriving.

Staff recommends the applicant realign the proposed walkway along the garage walls with retaining walls, in order to preserve the tree.

Conclusion

Staff would like to make clear that no one (Staff, the Board or the neighbors) has opposed the construction of a residence at the subject site. The opposition is with the construction of a residence that does not comply with the Code requirements of Specific Plan 4, in addition to the erosion concerns, and the unusually long period of time the applicant is taking in modifying the house layout and grading plans. Due to the previously mentioned reasons, it was determined that it would be in everyone's best interest to have the hillside restored to its original elevations, mitigating the erosion concerns and allowing the applicant to submit revised plans within his own timeframe, that meet Specific Plan No. 4 development requirements.

RECOMMENDATION

Staff recommends the City Council uphold the Development Plan Review Board's determination to deny DPRB Case No. 08-47, without prejudices and require the applicant to restore the site to its original grading level within three months.

Respectfully Submitted,

Marco A. Espinoza
Associate Planner

Attachments:

- Resolution No. 2012-55
- Exhibit A – Appeal Letter with attached exhibits and photos
- Exhibit B – DPRB Fact Sheet, October 27, 2011
- Exhibit C – DPRB Minutes, October 27, 2011
- Exhibit D – DPRB Fact Sheet, February 24, 2011
- Exhibit E – DPRB Minutes, February 24, 2011
- Exhibit F – Specific Plan No. 4, Code Section 18.504.110 Grading Design
- Exhibit F – Exhibits from SP4.
- Exhibit G – Aerial Map that Identifies “B” & “C” Lots.
- Exhibit H – Elevations, Photos and Cross-sections of other developed “C” lots.
- Exhibit I – Tree Removal Arborist Report
- Exhibit J– Photos of Oak tree proposed to be removed in its current condition.
- Exhibit K – Letters from Neighbors

RESOLUTION NO. 2012-05

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING THE APPEAL REQUEST AND UPHOLDING THE DENIAL WITHOUT PREJUDICE OF DPRB CASE NO. 08-47, A REQUEST TO CONSTRUCT A 5,117 SQ. FT. TWO-STORY, SINGLE-FAMILY RESIDENCE AND SEVERAL ATTACHED GARAGES TOTALING 1,908 SQ. FT. WITHIN SPECIFIC PLAN NO. 4 AT
1658 GAINSBOROUGH ROAD (APN: 8426-034-020)

WHEREAS, an appeal was filed for DPRB Case No. 08-47 by:

Pete Volbeda
Pete Volbeda Architecture Planning
180 N. Benson Ave., Unit D
Upland, CA 91786

On behalf of

Aspen Financial Group, Inc.
800 N. Rainbow Blvd., Suite 208
Las Vegas, NV 89107

WHEREAS, the Appeal of DPRB Case No. 08-47 is described as:

A request to modify the previously approved house layout and grading plan due to inaccurate topographic map that was used in the originally approval, thereby voiding the original approval. The request to modify the house layout and grading plans is in order to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 1,908 sq. ft.

WHEREAS, the Appeal of DPRB Case No. 08-47 applies to the following described real property:

1658 GAINSBOROUGH ROAD (APN: 8426-034-020).

WHEREAS, the City Council has received the written report and recommendation of Staff and the Development Plan Review Board; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 24, 2012 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, the Planning Division Staff has determined that the project is considered Categorical Exempt under 15332 Class 32, In-Fill Development Project.

NOW, THEREFORE, in consideration of the evidence received at the City Council meeting, and for the reasons discussed by the City Council at their meeting, and subject to Staff responses to the appellant's appeal letter within the attached Staff report as "Exhibit A", the City Council cannot make the following required findings:

A. The development of the site in accordance with the development plan is suitable for the use or development intended.

The proposed development does not meet one of the Development Standards of Specific Plan No. 4 which is "*To minimize the alteration of existing landforms*" and "*To provide an enriched residential environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and architectural design*". The applicant has created a hillside platform for the residence instead of designing the house into the natural grade with minimal grading.

B. The total development is so arranged as to avoid traffic congestion, ensure public health, safety, general welfare and prevent adverse effects on neighboring property.

The creation of the hillside platform due to excessive import of soil on the site will further exacerbate the scale and mass of the house to the residents below creating a high probability of creating adverse effects on the neighboring properties. These lots are located on the most sensitive landform. Grading on Type C lots is restricted to only that earth movement necessary for roadway access and excavation for retaining-type building foundations where there will be no visible signs of grading beyond the structure's main walls with exception of minor grading.

C. The development is in general accord with all elements of the general plan, zoning ordinance and all other ordinances and regulations of the City.

The development as proposed does not meet the intent of Specific Plan No. 4 for a "C" lot due to the excessive grading proposed and the form of the residence as a traditional two-story vs. a multi-level house. In addition to not meeting the Development Standards for SP-4, the project also does not meet several of the Standards of Review under Code Section 18.12.060

and Considerations of Review under 18.504.040(B) within Specific Plan No. 4.

D. That in reviewing the proposed project with its modification to the grading plan and the mass and bulk of the proposed residence the following Standards of Review under Code Section 18.12.060(A) also have not been met:

2. The location, configuration, size and design of the buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures.

5. The location and configuration of buildings should minimize interference with the privacy and views of occupants of surrounding buildings.

6. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves.

E. In addition to the above mentioned Findings for Standard of Review, the project also does not meet the following Considerations of Review under Code Section 18.504.040(B) within Specific Plan No. 4 (the other Considerations of Review are not applicable).

1. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 4.

3. The house and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain.

4. The architectural character, style and use of materials harmonize with the natural setting. (Ord. 1137, Exh. A (part), 2003)

IT IS, HERE BY RESOLVED that the City Council hereby denies the appeal of Development Plan Review Board Case No. 08-47 and upholds the Board's determination to deny without prejudice DPRB Case No. 08-47 and require the applicant to restore the site to its original grading level within three months. A copy of this Resolution shall be mailed to the applicant.

The City Clerk shall certify to the adoption of this Resolution.

**PASSED, APPROVED AND ADOPTED THIS 24th DAY OF JANUARY
2012.**

Curt Morris, Mayor of the City of San Dimas

Ina Rios, City Clerk

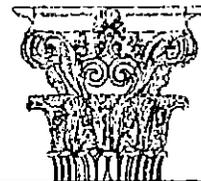
I, INA RIOS, CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2012-05 was passed and adopted at the regular meeting of the City Council held on the 24th day of January 2012, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:



Pete Volbeda

Architect

Pete Garrido

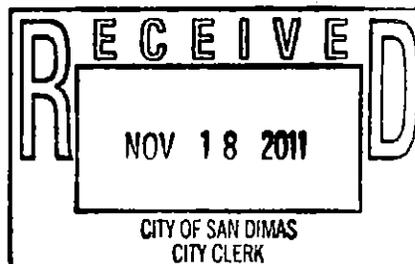
Nassar Pirouzan

Aurora Volbeda

City of San Dimas
245 E Bonita,
San Dimas, Ca 91773

November 16, 2011

Attention: City Council



Re: DPRB Case No 08-47 and Tree Permit 10-48

We hereby request the council overturn the decision to deny and continue our case for the 2 story single family residence.

We request the council approve our design as submitted, and that we able to proceed to complete a revised grading plan for approval through the appropriate city departments for our proposed design.

Apparently planning staff and the DPRB committee had requested we provide a tri level design for the home that would incorporate a full level basement below the 1st floor entrance level. The way planning staff explained it, they were looking for a home that was one story in appearance from the street and 2 story in the rear. There was a "flimsey paper" sketch that was displayed at the previous hearing. There was also reference made by staff to a "Lot C" type configuration that we should follow, labeled Exhibit E. This diagram shows three Grade lot conditions: A, B and C. Lot type C has 3 illustrations. The bottom illustration was highlighted by planning staff. It is obvious by looking at our sections that we have a slope more like the middle illustration, not the one at the bottom.

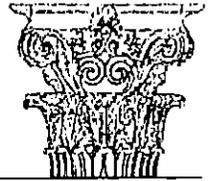
We have attached as Exhibit A our proposed design for the site which slopes 7.5% between exterior walls. We have stepped the floor with the grade and it is actually tri-level. It steps from elevation 698, to 697 and finally to 695. We see no reason to excavate a floor level below existing grade as suggested by planning. This would cause more steps in the design and make the house less livable.

We would like to point out the 2 adjacent homes with similar slope, have not incorporated a full basement as required by planning.
(Photos attached) If we are not able to receive approval of our design, which is similar to these homes, we would be denied a property right others have enjoined.

We have attached illustrations of both our proposed design and of 2 other designs the architect has constructed in the city of San Dimas.

Exhibit B illustrates a home with a slope of 19% between the exterior walls and the floor level is stepped at the existing grade line between the walls.

EXHIBIT A



Pete Volbeda

Architect

Pete Garrido

Nassar Pirouzan

Aurora Volbeda

Exhibit C illustrates a slope of 21% and the 1st floor has only one split level, making the house very livable. Note both these examples have a slope that is at least double our slope.

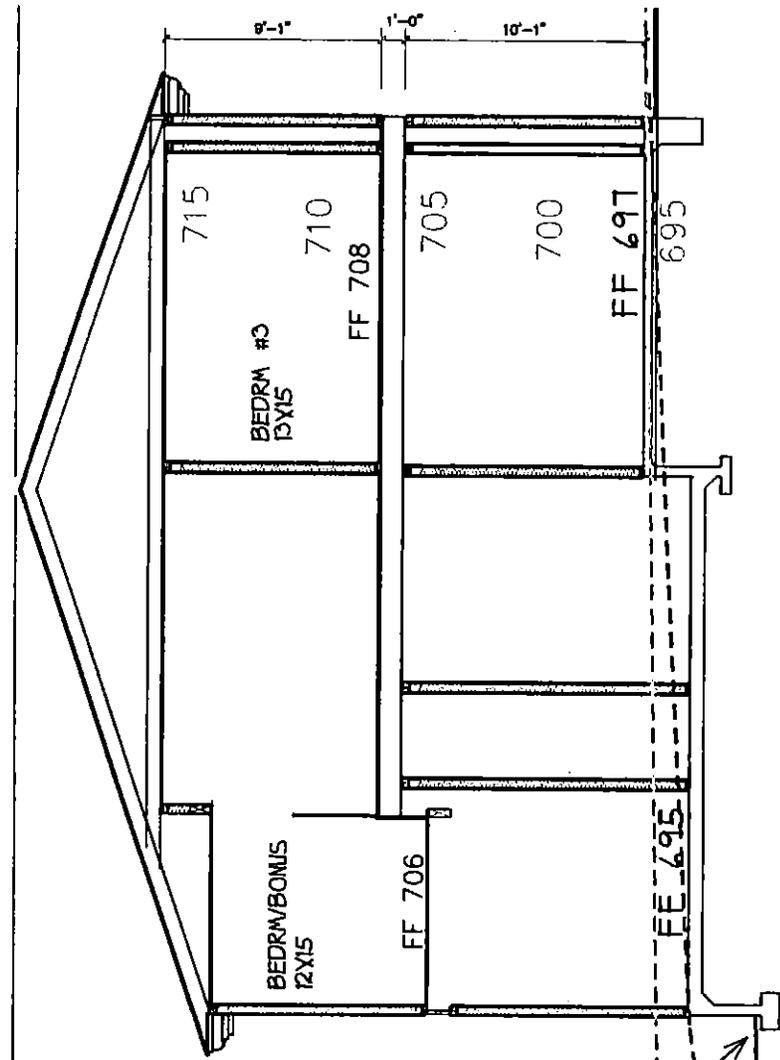
So a floor that steps with grade is only a logical solution for our house.

We are proposing to leave only 111 cubic yards outside of the footprint and the allowable is 200 yards. This requires us to export about 400 yards at a great expense.

DPRB's request for us to restore the lot to original condition, and then submit a trilevel design is both a further unnecessary delay and expense.

We look forward to your approval of our design.

Pete Volbeda



PROPERTY LINE

CUT AND EXPORT FILL
 101 SF
 FILL BEYOND FOOTPRINT
 4 SF

FIN ELEV
 692

- ORIGINAL EXISTING GRADE
- CURRENT GRADED LEVEL
- _____ PROPOSED NEW GRADE

690

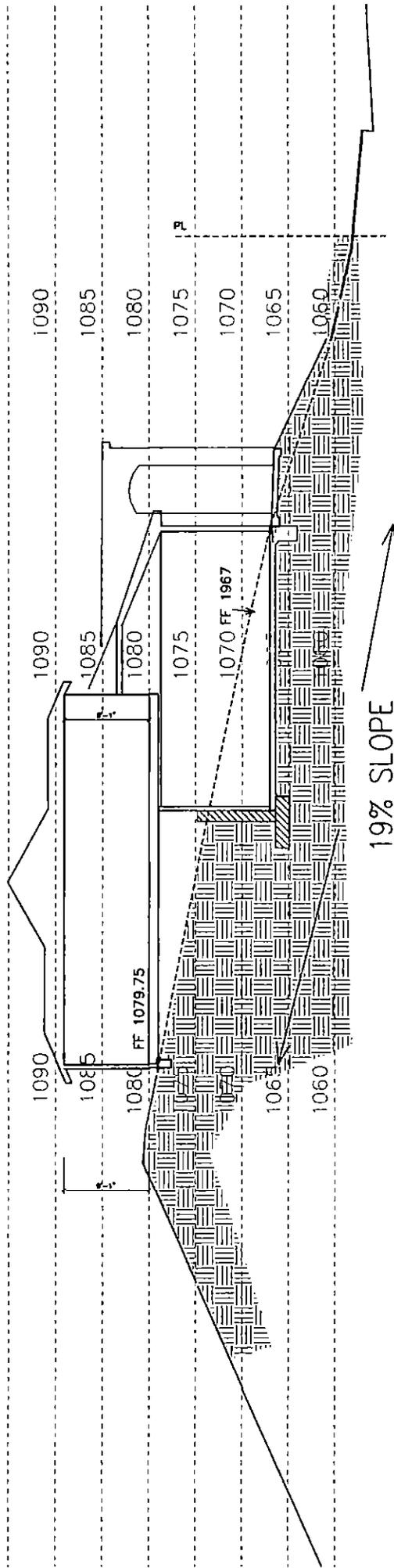
685

SECTION B B

EXHIBIT A

EXHIBIT A

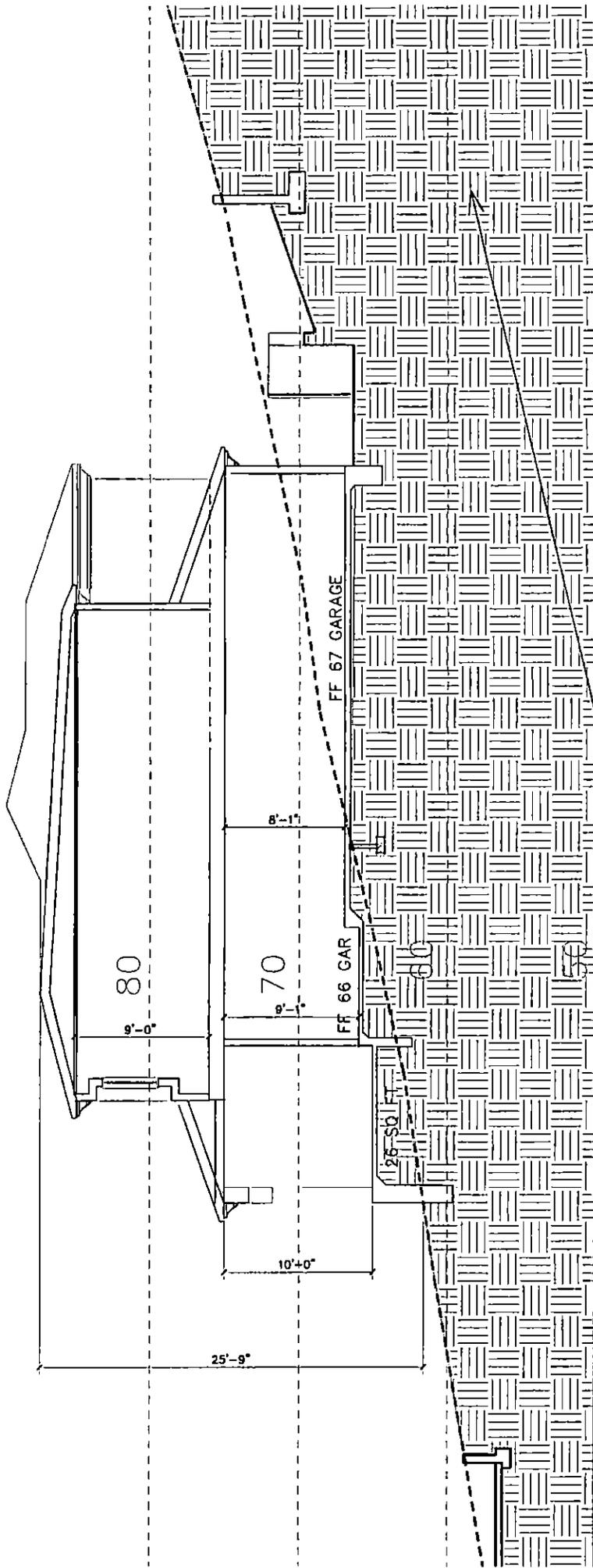
675



SECTION B B
 SCALE 1 INCH = 10 FT - 0 IN
 RESIDENCE FOR MR AND MRS VINCENT QUEVAS
 1030 VIA ROMALES, SAN DIMAS

EXHIBIT B

EXHIBIT A



1032 VIA ROMALES, SAN DIMAS

SECTION B B 40

21%

EXHIBIT C

EXHIBIT A

LOT TYPES

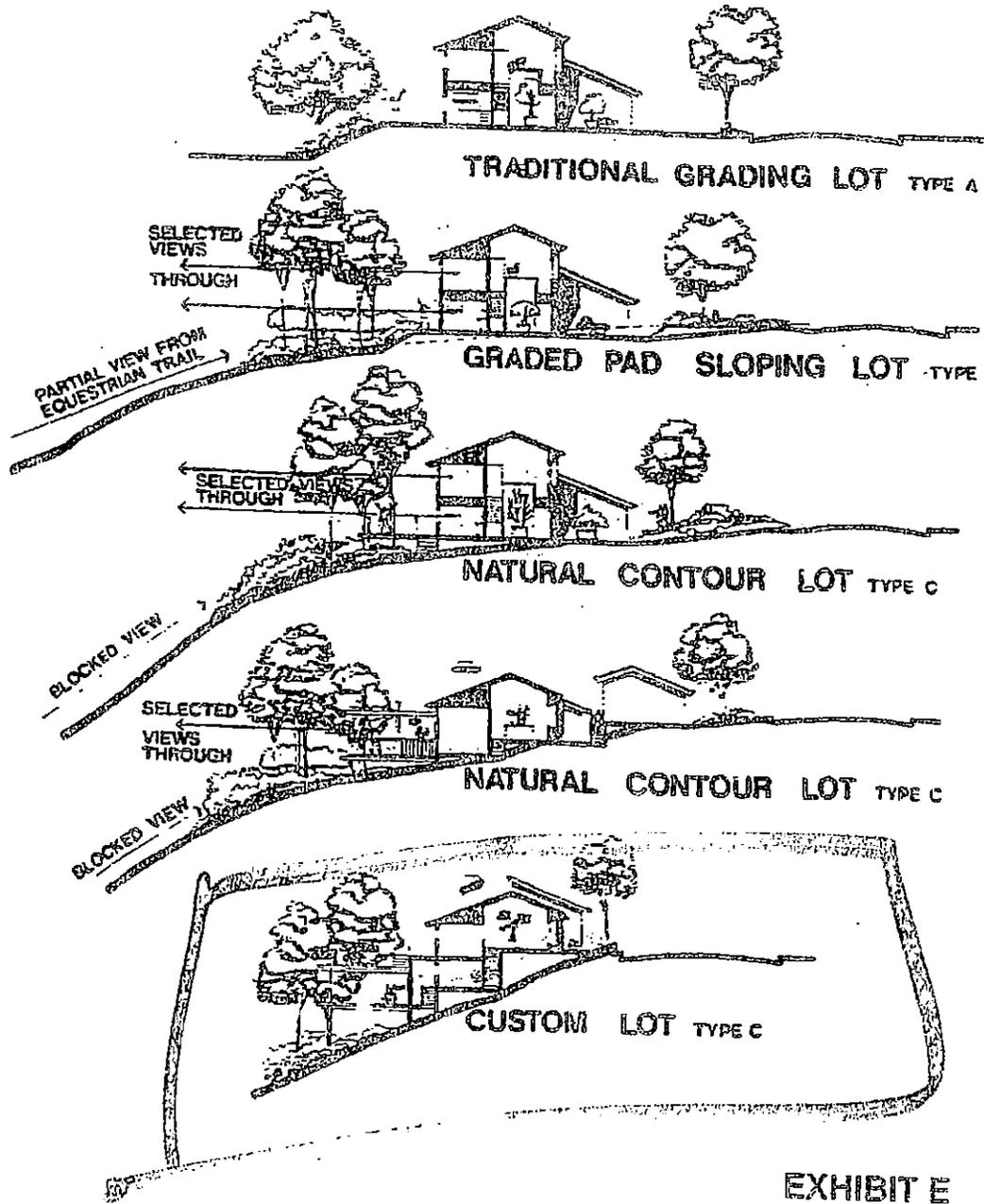
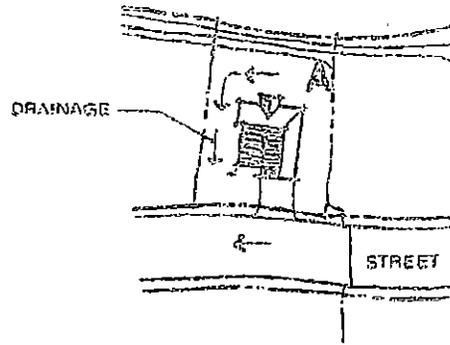
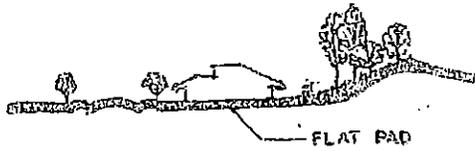
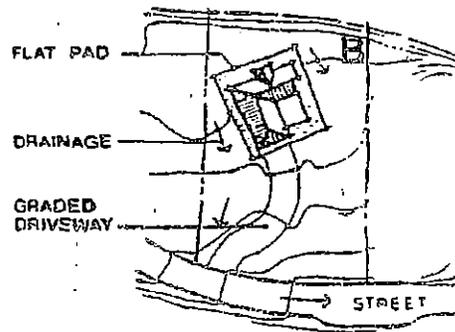


EXHIBIT E

LOT GRADING TECHNIQUES
TRADITIONAL
GRADING
 Conventional Product
 LOT TYPE A



GRADED PAD
SLOPING LOT
 Conventional Product
 LOT TYPE B



NATURAL CONTOUR
LOT
 Customized Foundation
 LOT TYPE C

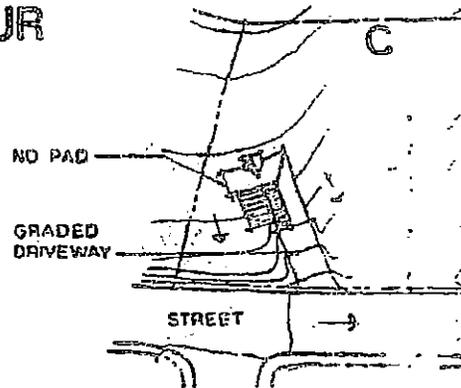
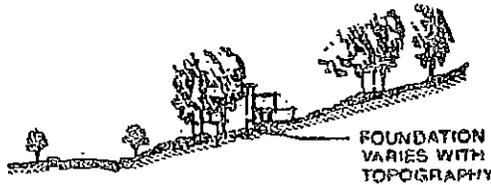
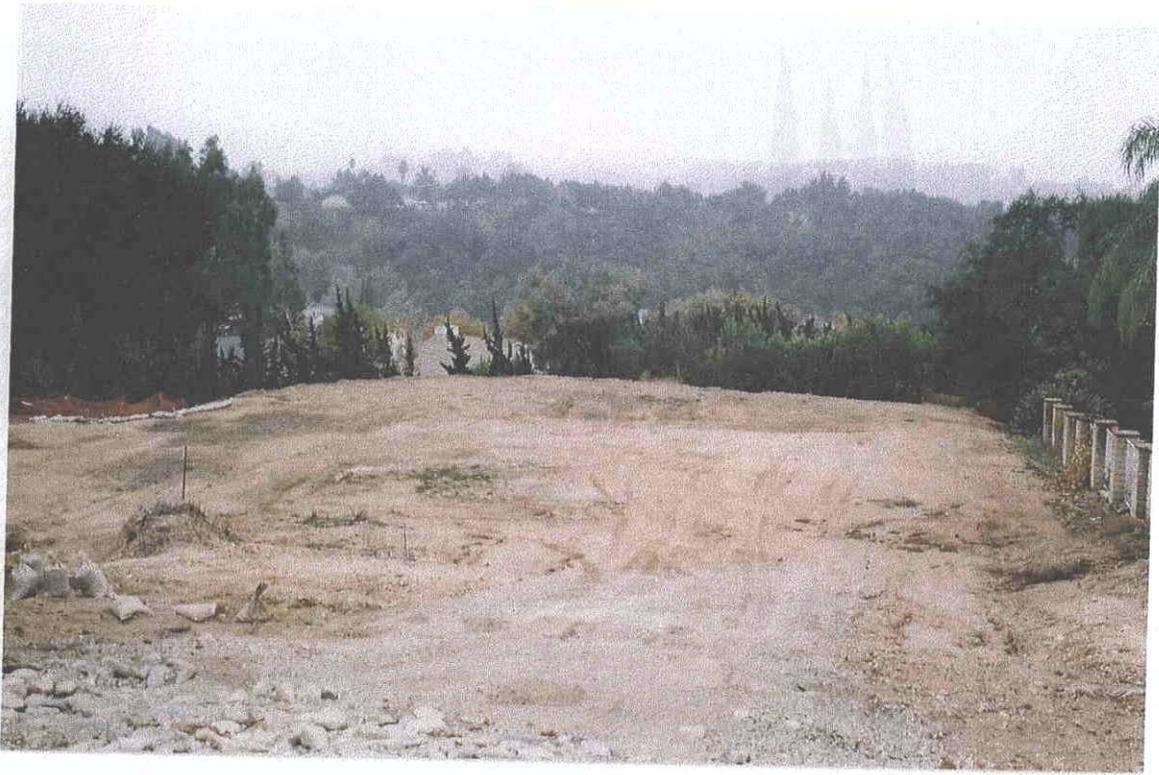


EXHIBIT G



EXHIBIT A



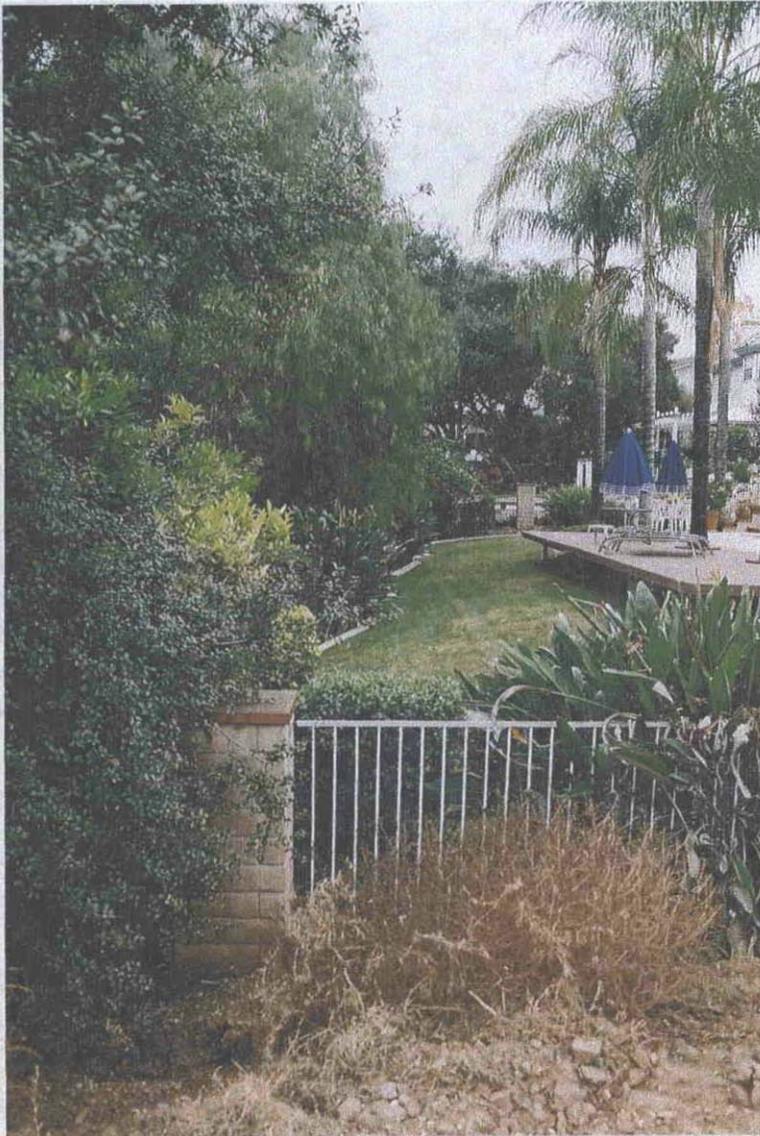


EXHIBIT A 5

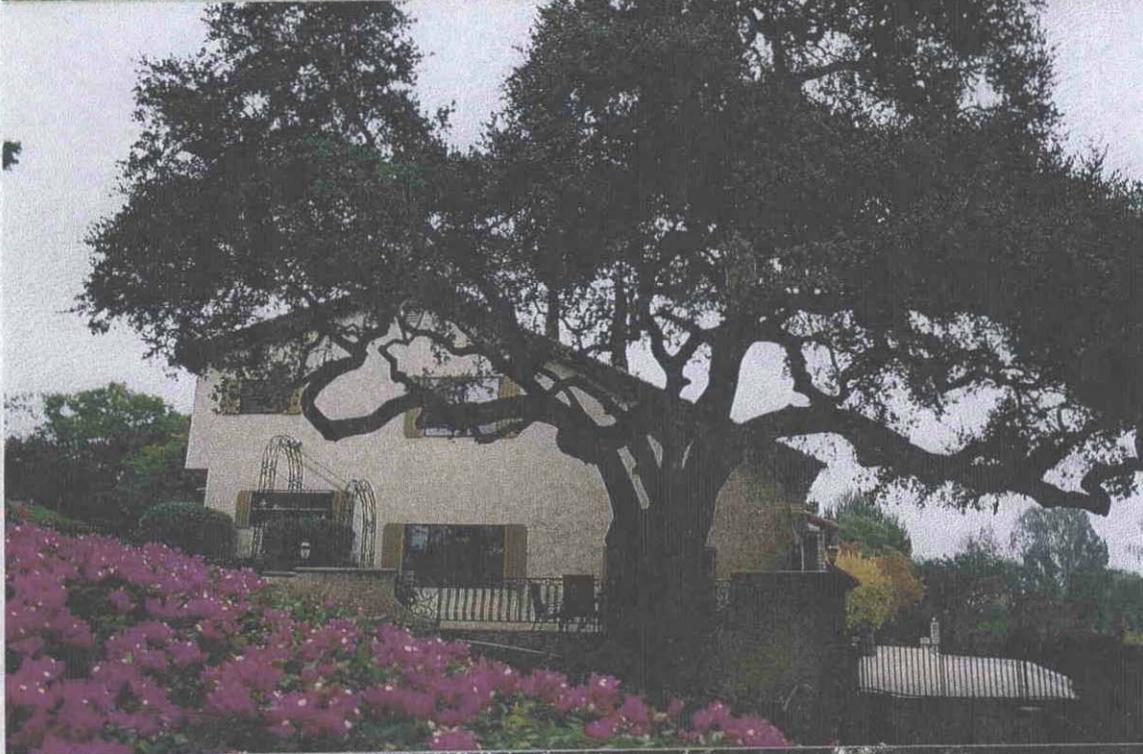
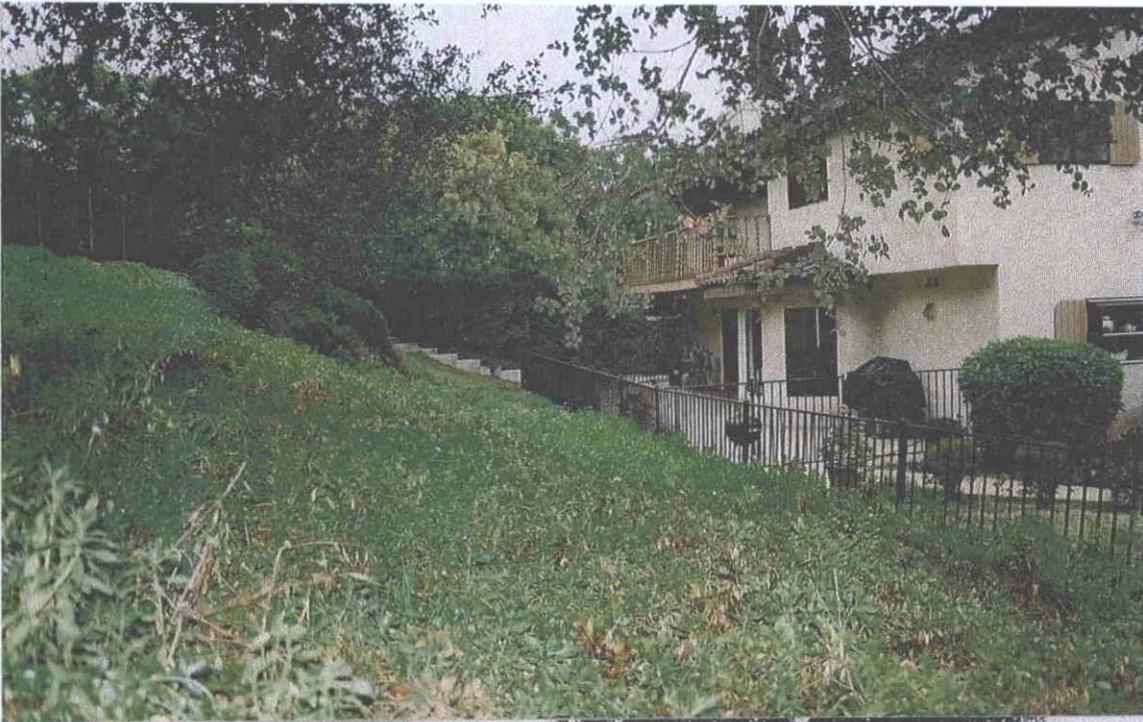


EXHIBIT *AL*

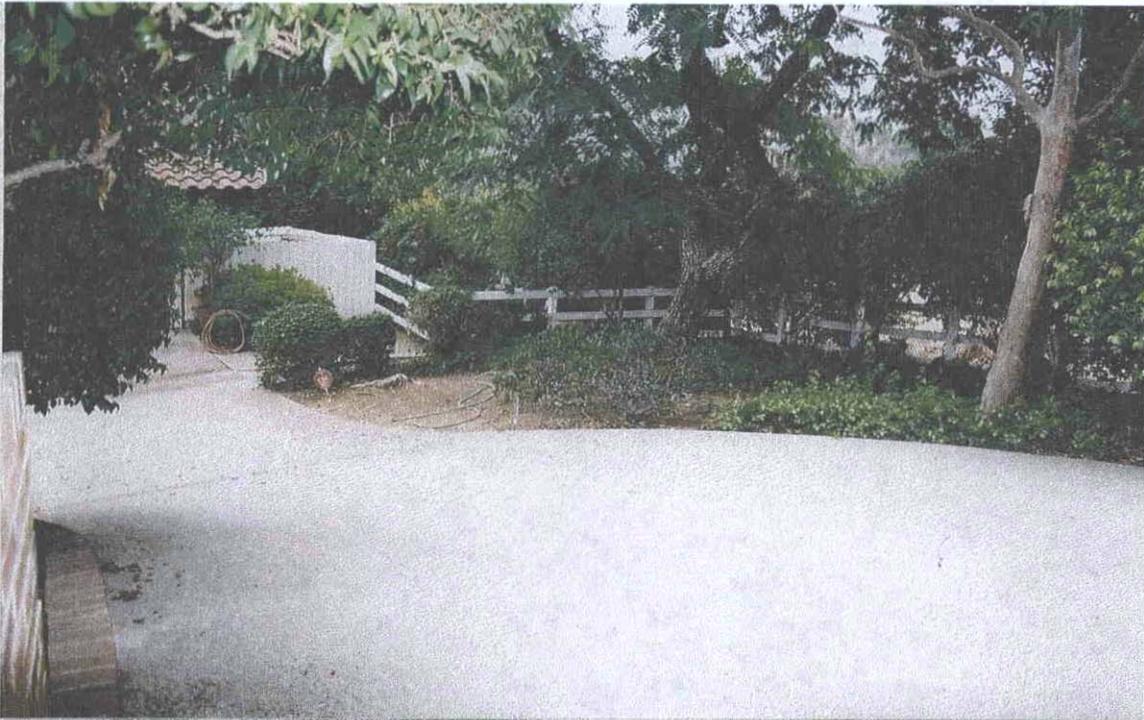


EXHIBIT A7



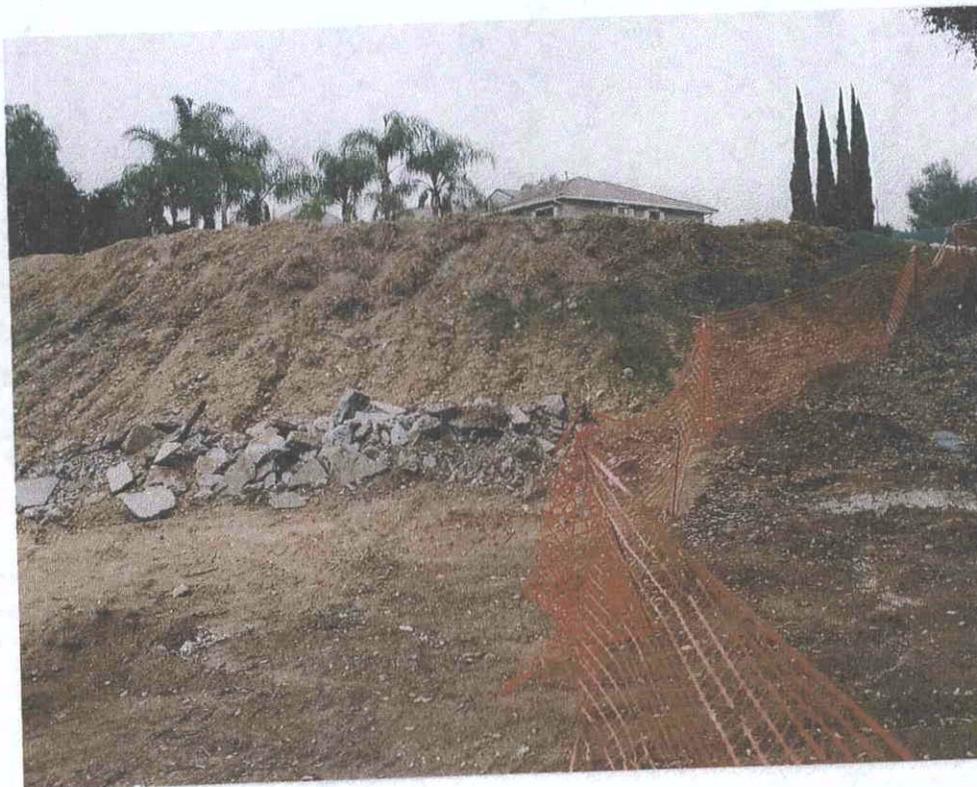
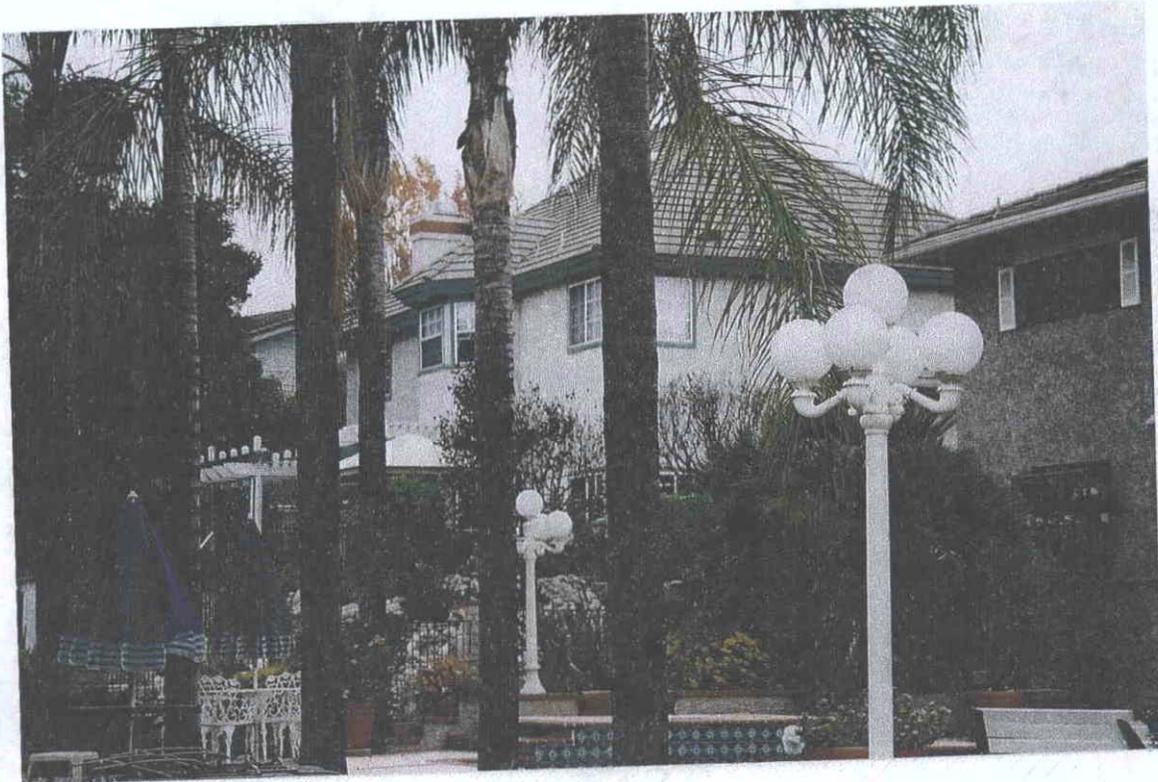
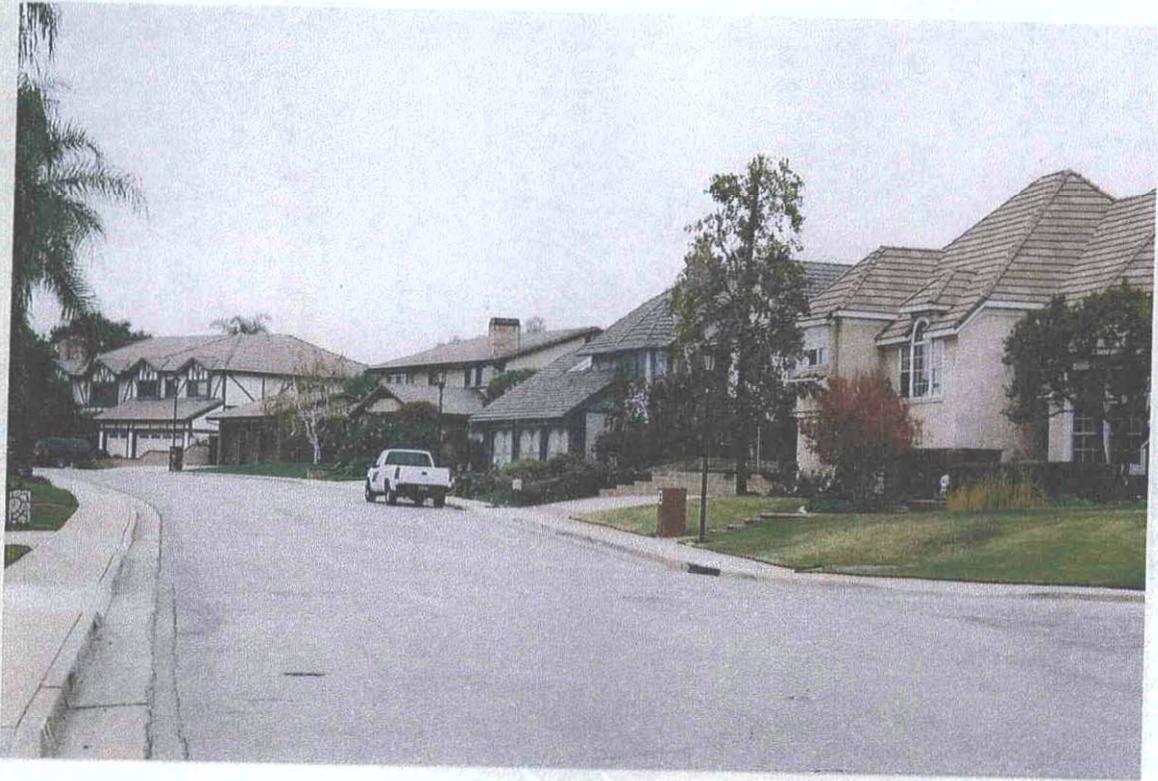
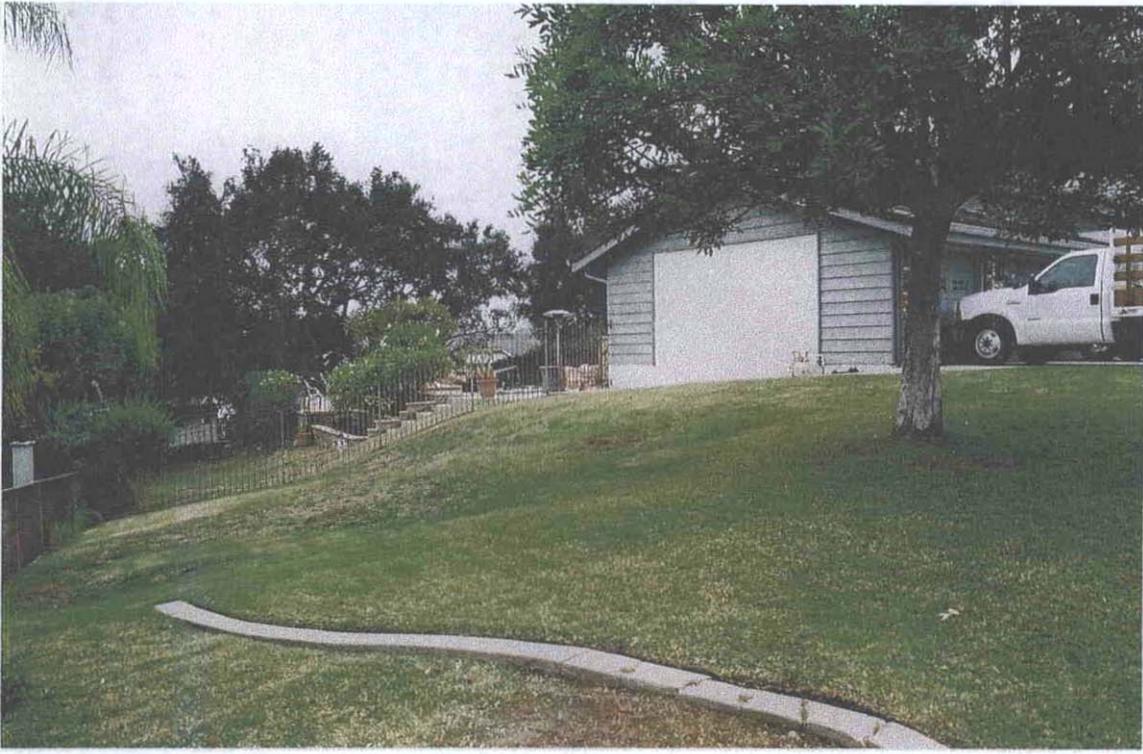




EXHIBIT A

10



DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: October 27, 2011

TO: Development Plan Review Board

FROM: Marco A. Espinoza, Associate Planner

SUBJECT: Continued from February 24, 2011 meeting
**REVISED HOUSE LAYOUT AND GRADING PLAN FROM THE PREVIOUSLY APPROVED PLANS.
DPRB CASE NO. 08-47**
A request to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 1,908 sq. ft. within Specific Plan No. 4 at 1658 Gainsborough Road (APN: 8426-034-020).
ASSOCIATED CASE: TREE PERMIT 10-48
A request to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages.

FACTS:

- This project was originally approved by the Board on June 28, 2007, as DPRB Case No. 07-34. The applicant let the approval expire without applying for an extension.
- The applicant resubmitted the same proposal under DPRB Case No. 08-47 and was approved by the Board on November 11, 2008.
- Grading permits were issued on March 13, 2009.
- Staff received several complaints regarding excess import of soil. Staff verified the complaints and determined that there was additional soil on-site than was approved. In early September 2009, the project was placed on hold until further review of the approved grading plans and the on-site conditions.
- It was later discovered that the original topographic map that was used by the civil engineer was incorrect, therefore creating inconsistencies in the grading. The topographic map identified the rear portion of the lot to be five to six feet higher than it really was.
- If the applicant had used the correct topographic map, the proposed project would have exceeded the allowable 200 cubic yards of cut and fill combined,

outside the driveway and house pad, and the project would not have been approved.

- The applicant resubmitted plans for review by the Board on February 24, 2011. Staff reported that the applicant has not made a significant effort to address the issues created by the additional soil. Staff felt that the proposal exasperates Staff's concerns regarding grading, mass, and scale of the residence. The applicant had also submitted a tree removal permit to remove one of the three mature Oak trees on site.
- The Board concurred with most of Staff's concerns and voted to recommend that the applicant redesign the house to meet the requirements of Specific Plan No. 4, Type "C" Lot development requirements. The design of the residence should be integrated into the natural terrain of the sloping lot and be consistent with a tri-level type of design. The redesign of the residence shall also meet the allowable grading of 200 cubic yards of cut and fill behind the rear building line. Revised plans shall be resubmitted for the Board's review within 90 days from the notification letter sent to the applicant. The Board also voted to continue Tree Permit 10-48 until the new house design is reviewed by the Board.
- Since the February 24, 2011, DPRB meeting Staff has been working with the applicant in developing an alternative house layout, design and grading. Staff understands the Boards timeframe was not adhered to, but the applicant had been in contact with Staff on their progression.
- The applicant has revised the layout, design and grading of the previous plans. Staff feels that applicant is still not compliant with the requirements of Specific Plan No. 4, Type "C" Lot development requirements; but due to the protracted time frame of revising the plans and concerns from the adjacent neighbors, Staff felt the case needed to be reviewed by the Board at this time.

ISSUES OF CONCERN:

1. Cut and Fill

The allowable amount of cut and fill for this lot, which is classified as a type "C" lot, is **200 cubic yards** outside of the house pad and access. In cases where the Board determines that additional grading **will reduce the overall mass and bulk** of the proposed structure, the 200 cubic yard limit may be increased to a total of 500 cubic yards of cut and fill. One cubic yard is a box that measure $3' \times 3' \times 3' = 27$ cubic feet.

In the February 24, 2011, DPRB Fact Sheet Staff mentioned that due to the error in the topographic map, the amount of soil imported for just the area outside of the building walls was 840 cubic yards; **640 cubic yards more than what is allowed**. Since then the engineer for the project has left and is no longer involved with the project. The architect has stepped in to recalculate the grading amounts.

The architect has re-evaluated the grading calculations based on the correct topography map and the existing conditions and has determined that 422 cubic yards were imported and 355 cubic yards were cut for a total of 777 cubic yards of soil. The proposed house pad is back where it was originally approved prior to discovering the error in the grading. The architect also has calculated that there is a total of 591 cubic yards of soil outside of the proposed house pad. The architect is proposing to remove 480 cubic yards, leaving 111 cubic yards outside of the pad. The remaining 111 cubic yards could be acceptable outside of the building pad if the Board felt it was appropriate based on the following for a Type "C" lot:

"Type C lots are predominately located along major changes in topography and are highly visible to the surrounding community. These lots are located on the most sensitive landform. Grading on Type C lots is restricted to only that earth movement necessary for roadway access and excavation for retaining-type building foundations where there will be no visible signs of grading beyond the structure's main walls." Code Section 18.504.110(B)(3).

2. Height and Mass of Slope.

In the previous proposal reviewed by the Board, the mound reached a height of 12 feet within some areas. The edge of the mound was approximately five to six feet from the southwest property line for about 80 linear feet. The applicant was proposing to locate the house atop the flat pad mound that was created. The rear portion of the two-story house was approximately 10 to 20 feet from the edge of the mound.

In the current plan the applicant will remove four feet of soil behind the house reducing the mound to 8 feet high. But if you compare the previous proposal to the current proposal the applicant has actually increased the rear yard by two feet. As mentioned, the previous submittal showed the elevation grade behind the house at 690; the current proposal shows it a 692: Staff expected to see a reduction from the 690 elevation. In order to comply with Exhibit "E" of the Specific Plan, Type "C" lots which allow for custom design that should be integrated into the hillside and not create extensive flat pad areas.

Staff recommends removing additional soil starting from the 690 elevation.

3. Mass and Bulk of the residence

In the previous proposal the design of the house did not change much from its original approval. What changed was the location of the house; it was relocated further into the site in a southeast direction. Placing the house towards the edge of the mound further exacerbated the scale and mass of the building to the residents below. The house appeared to overshadow the other properties at the rear. Staff and the Board recommended to the applicant that the house design should take into consideration the topography of the lot and integrate the house into the hillside. The Board recommended the applicant redesign the house in a tri-level design which is a typical design for

hillsides and would help reduce the amount of grading needed and avoid creating flat pad areas on hills.

In the current proposal the applicant moved the house and garage pads back to the original location but did little to reduce the mass and bulk of the house. When looking at the finish floor elevations of the current proposal you will notice that there is a one-to-two-foot difference within the house pad rooms; Staff would not consider this a tri-level design. In comparing the previous submittal the applicant has actually raised a large portion of the house pad by three to four feet, increasing the mass and bulk. The previous submittal had the house pad at an elevation of 694; the current proposal is at 698 at its highest point and 695 at its lowest point.

Staff recommends the house be redesigned in a tri-level design, built into the hillside, helping reduce the amount of grading needed and avoid creating flat pad areas on the hill.

4. Findings – Standards of Review

In reviewing the proposed project with its modification to the grading plan and new building location, Staff feels that the following Standards of Review under Code Section 18.12.060(A) have not been met:

2. The location, configuration, size and design of the buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures.

5. The location and configuration of buildings should minimize interference with the privacy and views of occupants of surrounding buildings.

6. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves.

5. Tree Permit 10-48

In the previous submittal the relocation of the house and garage pads by as much as 30 feet to the southeast created an encroachment into the drip line and possibly the trunk of one of the Oak Trees. The applicant submitted an arborist report that indicates that the tree should be removed because it will encroach on the building pad; in addition, the tree has been heavily pruned which has led to bad structure. The pruning, which is mentioned in the arborist report, was initiated by the applicant at the start of the project and performed by a certified arborist. The Board voted to defer their recommendation on the Oak tree until revised plans for the house were resubmitted.

In the current proposal the applicant is still proposing to remove the Oak tree even though no portion of the house or garage pad encroaches into the tree's drip line or

truck. Staff recently visited the site to look at the tree; the tree looked in good health and appears to be thriving (see Exhibit D).

Staff recommends the applicant realign the proposed walkway along the garage walls with retaining walls, in order to preserve the tree.

OTHER ISSUES:

Since the project has been on hold the site has had a few instances of runoff last year. Runoff has occurred at the rear of the property spilling into the adjacent neighbors' properties and then into the storm drain. This type of discharge is a violation of National Pollution Discharge Elimination System (NPDES). In order to prevent further discharge Staff is recommending that the applicant be required to restore the lot to its original grade, in addition to hydro seeding the lot, until an acceptable project is approved by the Board.

RECOMMENDATION:

DPRB Case No. 08-47 – Deny without prejudice and require the applicant to restore the lot to its original grade within three months from the Board's decision.

Or

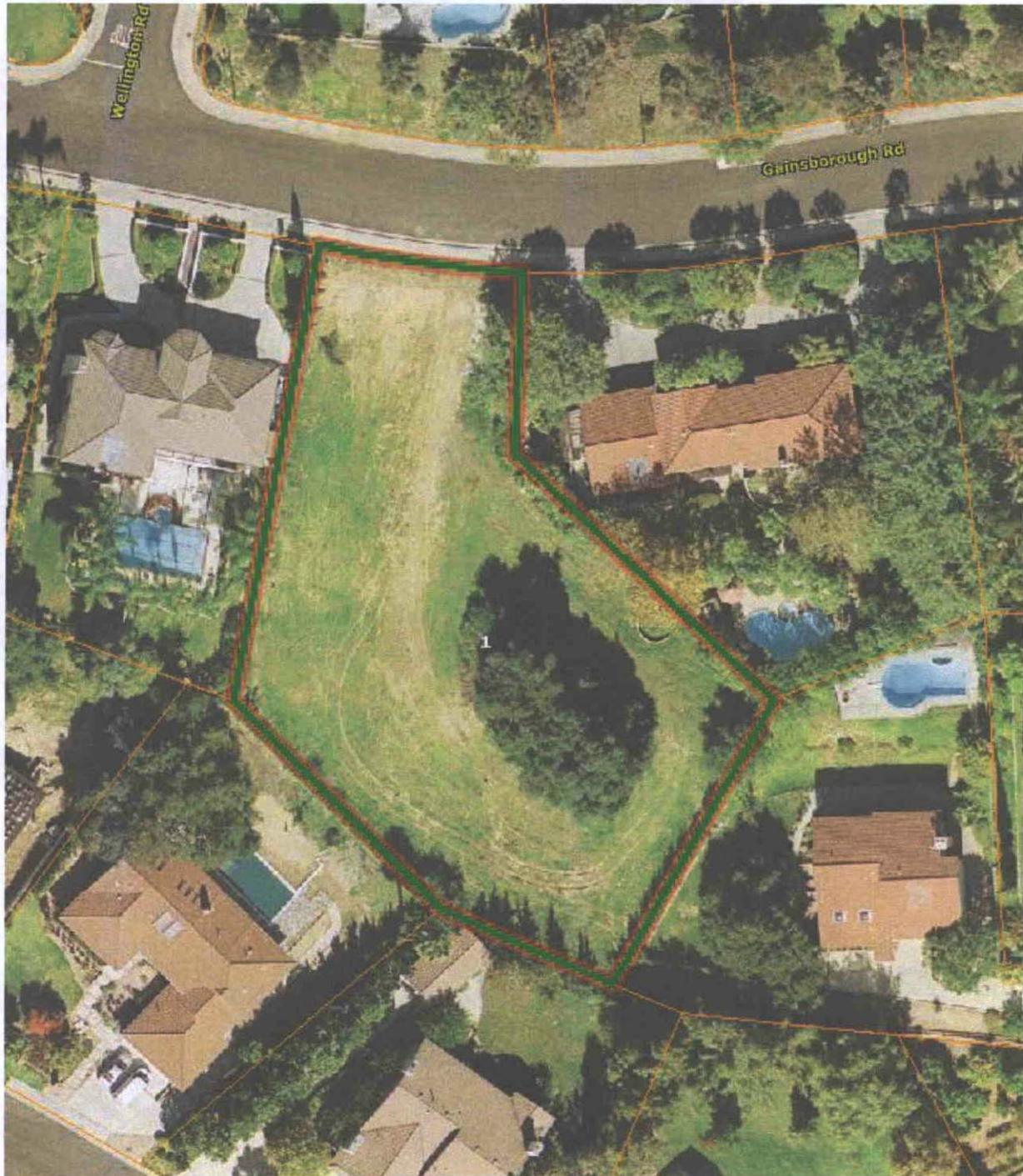
Allow the applicant to redesign the house into a tri-level design which is integrated into the original slope. Since the Board granted the applicant a three month continuance last time too little avail, Staff would recommend only a one month time extension in order to resubmit.

Tree Permit No 10-48 - Deny

Attachments:

- Exhibit A – Lot Types Exhibit "E" from Specific Plan 4
- Exhibit B – Lot Grading Techniques Exhibit "G" from Specific Plan 4
- Exhibit C – Arborist Report
- Exhibit D – Current picture of Oak tree proposed to be removed
- Exhibit E – Email from Concerned Resident Discharge from the subject property.
- Exhibit F – Minutes from February 24, 2011 BPRB meeting

Subject Site



Motion carried 5-0-0-2 (Badar and Michaelis Absent)

DPRB Case No. 08-47 – Revised house layout and grading plan from the previously approved plans & Tree Permit Case No. 10-48

Continued from the meeting of February 24, 2011 (DPRB 08-47). A request to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 2,136 sq. ft. and a request to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages at 1658 Gainsborough Road.

APN: 8426-034-020

Zone: Specific Plan No. 4

Paul and Karen Feintuch, residents of 1139 Edinburgh Rd, were present
Jim Polson, applicant, was present
Peter Volbeda, applicant, was present

Associate Planner Espinoza indicated that the Board approved this project on June 28, 2007 as DPRB Case No. 07-34; however, the approval expired and no extension was applied for. The applicant resubmitted the same proposal under DPRB Case No. 08-47 and approved by the Board on November 11, 2008 with grading permits issued on March 13, 2009. Staff received complaints regarding excess import of soil. In early September 2009, the project was placed on hold until further review of the approved grading. The original topographic map used by the engineer was incorrect and in actuality the rear portion was five to six feet higher than indicated; however, if the correct topographic map was used, it would have exceeded the allowable 200 cubic yards of cut and fill combined. The applicant submitted a tree removal permit for review as part of the revised plans for the February 24, 2011 Board meeting. At the same meeting, the applicant submitted plans appeared to make an effort to address issues created by additional soil. The Board recommended that the house be redesigned to meet zoning requirements of "C" type lots and the grading requirements and hold off on the Tree Permit until revised plans are reviewed by the Board. Since then, the applicant has been in contact with Staff on progression; however, Staff feels that the new design layout still does not meet zoning requirement and would like the Board's opinion on changes and also review of the Tree Removal application

Associate Planner Espinoza indicated that the main concern is in Specific Plan No. 4 Zone, grading is limited. The applicant has made no effort to address the outstanding issues. A Type C lot should not have any grading but does allow for minimal grading depending on the house design. The house should be integrated into the hillside and not on a flat pad. Staff has worked with the applicant and there has been no significant progress. The adjacent neighbors are concerned with the grading that has occurred with the potential of discharge of soil on their properties. There is a discrepancy on how much soil has been brought onto the property and the project engineer is no longer working on this project. The applicant moved the house to its original location and the garages back to be under the 200 cubic yard allowance. The applicant is proposing 111 cubic yards of grading outside of the building pad which meets the Specific Plan No. 4 Zone allowance. The other concern is the mass of the hillside. Staff is requesting that a condition be added that once the project is engineered during the plan check process,

Mr. Sorcinelli asked if the proposal is to put the original contours on the site plan after 30 days and how long will they have to restore the site.

Associate Planner Espinoza replied they have two options. One is to resubmit plans with a tri-level in 30 days or restore the hillside within 90 days.

Mrs. Garwick pointed out that multiple stop work notices have been issued to this property.

Mr. Beilstein stated that the Building Department has received phone calls that grading is taking place on Holidays when Staff is not around. It has been eight months since the applicant was directed to design a tri-level house to meet the Type C requirements.

Mr. Coleman stated that the proposed pad level is lower than originally approved.

Associate Planner Espinoza indicated that the pad is higher and is noticeable when you see the finished floor. The grade of the house pad is at 698.

Mr. Coleman commented that the originally approved grade was 698, which was in 2007 and 2008.

Mrs. Garwick asked if the homes abutting are in compliance.

Associate Planner Espinoza responded that the homes are different types with different designations. Type C needs a tri-level design built into the hillside.

Mr. Sorcinelli stated that there was a greater separation in the footprint in the home which reduces the amount of fill. The applicant traded a lower grade for a taller building.

Associate Planner Espinoza recommended that both the minimal grading and home be built into a hillside; however the applicant has done neither.

Pete Volbeda, architect, pointed out that the exporting of 400 cubic yards occurred and 111 cubic yards were left outside of the footprint. They have complied with the fill outside of the building. As far as the contour grading on the hill, that is where the dirt is designated for. The house is the same design. He added that retaining walls can be built to save the Oak trees. Type C allows for a 4 ft. retaining wall. The existing grading with the terrace is under the height limit and an Engineer will need to verify those numbers.

Jim Polson, of Aspen Financial, stated that there is a retention basin and not a catch basin. He also asked how would the original grade be determined since on one knows what it was.

Mr. Gilbertson stated that it won't be until the grading material and topographic map are submitted for restoring the hillside.

Mr. Polson stated that the water flows into the neighbor's property but that it has always done so prior to this project. There is a retention basin that fills up and is pumped out frequently. He added that there have not been any floods in over 2 years because of the retention basin.

Paul Feintuch, neighbor, stated that his property is directly behind this property and faces two issues: flooding and visual impact. The home is being compromised to change the terrain to match the design. The slope lot is on a flat pad and is created by brining on a lot of dirt thus a pad was created. In February, the Board asked for the grade to be restored and to respond to the Specific Plan No. 4 Zone which included moving the house up and the applicant has not complied. In regards to the flooding, a big catch basin was built, dug out from natural grade and raised to be higher with sandbags along the wrought-iron fence and fills up to 3 ft. in height. The water then sits on the clay soil and does not drain but instead produces a mud flow that creates property damage. The concern is that the catch basin is bigger than any swimming pool and not structurally designed to hold it and if it ruptures, there is a hazard for the residents below. He explained that he has been there through two rainy seasons and overflow and erosion has occurred.

Mr. Coleman stated that the design of the home should follow the land form.

Mrs. Garwick stated that if the homes should be built into the hillside. She agreed with Staff that a tri-level design home on a hillside is the best.

Mr. Sorcinelli asked RKA Engineering the long term solution for grading and retention at the bottom of the hill.

Mr. Gilbertson stated that the original grading had a retention area. He added that the grading plan needs to be re-addressed. He added that he worked with Mr. Polson during the rainy season to pump out water on a frequent basis.

Mr. Feintuch stated that the traditional catch basin created was to catch debris which allows the water to flow through. The function is different, it is not a retention basin but instead a catch basin.

Mr. Gilbertson stated that it is a retention basin that is the interim solution until the project is approved and built with no erosion.

Mr. Sorcinelli stated that the solution is to mitigate the neighbor's hazard in the long term. The drainage and grading plan would address the concerns of the neighbors.

Associate Planner Espinoza had a discussion with RKA Engineering who indicated that a retention basin will be addressed prior to the home being built.

Mrs. Garwick stated that the slope needs to be restored and the runoff needs to be much less towards the back of the properties with less erosion.

Mr. Sorcinelli stated that the long term grading needs to be evaluated and asked if the original topographic map can include the retention basin.

MOTION: Moved by Dan Coleman, seconded by Shari Garwick to deny the project without prejudices and for applicant to restore the site to its original grading level within three months and submit a new grading plan and obtain a grading permit within 30 days.

Motion carried 4-1-0-2 (Sorcinelli No and Badar and Michaelis Absent)

Mr. Sorcinelli asked if a 30 day grading plan is sufficient amount of time for a grading plan and restoration of a hillside and 60 days to construct it. He asked if they will ever be able to restore the hillside.

Mr. Gilbertson replied that the restoration needs to occur and a new revised grading plan to be submitted.

DPRB Case No. 11-17 & Tree Permit Case No. 11-34

A request to construct a new 4,801 sq. ft. single-family residence, 1,458 sq. ft. detached garage, and 710 sq. ft. second-unit, including the removal of one (1) oak tree, at 674 S Walnut Ave.

APN: 8382-011-050

Zone: Single-Family Hillside, Private Horse Overlay

Ben Kawachi, property owner of 674 S Walnut Ave, was present
Takaaki Koyama, applicant, was present
Robert Meister, 680 S Walnut Ave, was present
Vickie Meister, 680 S Walnut Ave, was present
Sheryl Hurford, 660 S Walnut Ave, was present

Assistant Planner Concepcion stated that the flag-lot property is currently vacant and is 1.1 acres. The applicant is proposing a Japanese-style residence consisting of a 4,801 sq. ft. single-family residence, a 1,458 sq. ft. detached garage and a 710 sq. ft. second-unit. The majority of the mature Oak and Eucalyptus trees will be saved; however, one oak tree is proposed for removal. The development is consistent with horse keeping setbacks for the zone. Horse corrals are not proposed at this time but the buildings are configured in a way that there could be horse corrals while meeting horse keeping setbacks of today. An ingress/egress easement is located on the adjacent property to the west at 680 S Walnut Ave. According to the Title Deed, the easement can be used by both 674 S Walnut Ave and 680 S Walnut Ave. The applicant is proposing to use this easement for the driveway. The style of the home will have Japanese Architectural features like deep overhanging roofs with a low pitch and clay tile.

Assistant Planner Concepcion stated that the ground floor elevations of the house follow the contours of the slope. The 2nd unit is raised on piers contours of the land to remain natural. The main issue is vehicular access onto the property. Instead of using the flag lot's "pole" for access, the property owner is proposing to use an existing 12 foot wide ingress/egress easement going through the neighboring property at 680 S. Walnut Ave. A title deed was provided describing ingress/egress easement. The City would require a minimum 15-foot wide driveway/easement if it were to be used by both properties for access. He mentioned that there has not been much communication between the property owners as well as no agreement regarding shared access between properties. Because of this, Staff has changed its original recommendation of approval to continuation to a date uncertain to allow applicant to work on driveway/easement issues with neighbors.

Mr. Schoonover stated that if this item is not going to be considered for approval then there should not be any discussion.

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: February 24, 2011

TO: Development Plan Review Board

FROM: Marco A. Espinoza, Associate Planner

SUBJECT: **REVISED HOUSE LAYOUT AND GRADING PLAN FROM THE PREVIOUSLY APPROVED PLANS.
DPRB CASE NO. 08-47**

A request to construct a 5,117 sq. ft. two-story, single-family residence and several attached garages totaling 2,136 sq. ft. within Specific Plan No. 4 at 1658 Gainsborough Road (APN: 8426-034-020).

ASSOCIATED CASE: TREE PERMIT 10-48

A request to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages.

FACTS:

- This project was originally approved by the Board on June 28, 2007, as DPRB Case No. 07-34. The applicant let the approval expire without applying for an extension.
- The applicant resubmitted the same proposal under DPRB Case No. 08-47 and was approved by the Board on November 11, 2008.
- Grading permits were issued on March 13, 2009.
- Staff received several complaints regarding excess import of soil. Staff verified the complaints and determined that there was additional soil on-site than was approved. In early September 2009, the project was placed on hold until further review of the approved grading plans and the on-site conditions.
- It was later discovered that the original topographic map that was used by the civil engineer was incorrect, therefore creating inconsistencies in the grading. The topographic map identified the rear portion of the lot to be five to six feet higher than it really was.
- If the applicant had used the correct topographic map, the proposed project would have exceeded the allowable 200 cubic yards of cut and fill combined,

outside the driveway and house pad, and the project would not have been approved.

- Staff has met with the applicant, his soils engineer and architect to try to rectify the issues. Staff feels that the applicant has not made a significant effort to address the issues created by the additional soil. On the contrary, Staff feels that the current proposal exasperates Staff's concerns regarding grading, mass, scale of the residence and the lack of protecting the mature Oak Trees.

ISSUES OF CONCERN:

1. Cut and Fill

The allowable amount of cut and fill for this lot, which is classified as a type "C" lot, is **200 cubic yards** outside of the house pad and access. In cases where the Board determines that additional grading **will reduce the overall mass and bulk** of the proposed structure, the 200 cubic yard limit maybe increased to a total of 500 cubic yards of cut and fill. One cubic yard is a box that measure 3' x 3' x 3' = 27 cubic feet.

The original proposal was less then 200 cubic yards outside of the house pad and access. Due to the error in the topographic map, the amount of soil imported for just the area outside of the building walls is 840 cubic yards; **that is 640 cubic yards more than what is allowed.**

Staff has recommended that the applicant remove a significant amount of the soil imported and redesign the house as a tri-level. The applicant has been firm on his decision not to redesign the house nor remove a large portion of the soil.

The applicant instead has rearranged the location of the garages and moved the house pad approximately 30 feet to the southeast in order to meet the allowable grading maximums.

As part of relocating the garages and house pad, the applicant has submitted two option for the Board to review regarding allowable grading quantities:

Option A – Specific Plan 4 allows for the Board to increase the 200 cubic yard limit to 500 cubic yards, total, if the additional yardage will reduce the overall mass and bulk of the proposed structure. In this option the applicant is proposing 391 cubic yards; the City's Engineer feels it is closer to 450 cubic yards.

Staff feels that this option does not meet the intent of Specific Plan 4. The house is set closer to the rear neighbors without any modification to the design to decrease the mass and bulk of the house. In fact the house would now appear larger to the adjacent neighbors because it would be set 30 feet closer to them and perched on a 12-foot high mound created by the additional imported soil.

The proposal does nothing to reduce the mass and bulk of the proposed structure.

Option B – In this option the applicant is removing four feet of soil around the rear portion of the house reducing the yardage to 167 cubic yards. This might sound like the best option but in reality the house pad is still at the same elevation as in Option “A”, again creating concern about the mass and bulk of the structure and the proximity of the neighbors.

2. Height and Mass of Slope.

Due to the error in the original topographic map, a significant amount of soil was imported creating a large mound with a steep slope. The mound reaches a height of 12 feet within some areas. The edge of the mound is approximately five to six feet from the southwest property line for about 80 linear feet. The applicant is proposing to locate the house atop the flat pad mound that was created. The rear portion of the two-story house will sit approximately 10 to 20 feet from the edge of the mound. As shown on Exhibit “E” of the Specific Plan, Type “C” lots allow for custom design that should be integrated into the hillside and not on created extensive flat pad areas.

3. Mass and Bulk of the residence

Even though the design of the house is not changing, the house has been relocated further to the southeast. The new location of the house towards the edge of the mound further exasperates the scale and mass of the house to the residents below. The house appears to overshadow the other properties at the rear. Staff has recommended to the applicant that the house design should take into consideration the topography of the lot and integrate the house into the hillside. Tri-level designs are typical designs for hillsides, helping to reduce the amount of grading needed and avoid creating flat pad areas on hills.

4. Findings – Standards of Review

In reviewing the proposed project with its modification to the grading plan and new building location, Staff feels that the following Standards of Review under Code Section 18.12.060(A) have not been met:

2. The location, configuration, size and design of the buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures.

5. The location and configuration of buildings should minimize interference with the privacy and views of occupants of surrounding buildings.

6. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves.

5. Tree Permit 10-48

Due to the relocation of one of the one-car garages to the westerly property line, the entire house pad was relocated 30 feet to southeast. The shift of the house pad now encroaches into the drip line and possibly the trunk of one of the Oak Trees. The applicant has submitted an arborist report that indicates that the tree should be removed because it will encroach on the building pad; in addition, the tree has been heavily pruned which has led to bad structure. The pruning which is mentioned in the arborist report was initiated by the applicant at the start of the project, which he mentioned was performed by a certified arborist. The tree was heavily pruned over a year ago and Staff feels that the tree is still viable and should not be removed.

Staff recommends the applicant delete the one-car garage and attached storage area from the westerly property line and relocate back to its original location, therefore allowing the house pad to move back to its original location where it did not encroach into the Oak Trees.

OTHER ISSUES:

Since the project has been on hold the site has had a few occurrences of runoff. Runoff has occurred at the rear of the property spilling into the adjacent neighbors' properties and then into the storm drain. This type of discharge is a violation of National Pollution Discharge Elimination System (NPDES). In order to prevent further discharge Staff is recommending that the applicant be required to restore the lot to its original grade, in addition to hydro seeding the lot, until an acceptable project is approved by the Board.

RECOMMENDATION:

DPRB Case No. 08-47 – Deny without prejudice and require the applicant to restore the lot to its original grade within three months from the Board's decision.

Or

If the applicant wishes to redesign the house into a tri-level design which is integrated into the original slope, a continuance would be appropriate. A timeline of three months should be set in order for the applicant to resubmit plans for Staff and Board review.

Tree Permit No 10-48 - Deny

Attachments:

- Exhibit A – Lot Types Exhibit "E" from Specific Plan 4
- Exhibit B – Lot Grading Techniques Exhibit "G" from Specific Plan 4
- Exhibit C - Arborist Report
- Exhibit D - Email from Concerned Resident Discharge from the subject property.

Mr. Badar asked Theresa Bruns, what the long range oversight includes.

Ms. Bruns responded that she reviewed the preliminary plans and projected that the details make certain that decomposed granite will assist with controlling erosion and washout.

MOTION: Moved by Emmett Badar, seconded by Jim Schoonover to approve with the deletion of Condition No. 28 and the inclusion of minor word changes for the paths and pergolas be added.

Motion carried unanimously, 7-0

DPRB Case No. 08-47 REVISED and Tree Permit Application 10-48

Revised house layout and grading plan from the previously approved plans requesting to construct a 5,117 sq. ft. two-story single-family residence and several attached garages totaling 2,136 sq. ft. within Specific Plan No. 4 located at 1658 Gainsborough Road and associated tree permit application to remove a mature Coast Live Oak in order to accommodate the revised layout of the house and garages.

APN: 8426-034-020 Zone: Specific Plan No. 4

Pete Volbeda, Architect, was present
James Polson, Owner's Agent, was present
Dr. Raymond Bouchereau, Neighbor 1666 Gainsborough Road, was present
John Peggs, Neighbor 1133 Edinburgh Road, was present
Paul Feintuch, Neighbor 1139 Edinburg Road, was present
Dave Gilbertson, RKA & Associates, was present

Chairman Schoonover noted that the Board went on a site visit to 1658 Gainsborough Road at 7:30 a.m. prior to the Development Plan Review Board meeting.

Associate Planner Marco Espinoza explained that this project was originally approved as DPRB 07-34 on June 28, 2007 but the application expired without the applicant applying for an extension. It was resubmitted as DPRB Case Number 08-47 and approved on November 11, 2008 and grading permits were issued on March 13, 2009. He stated that Staff received complaints about excess importing of soil. He noted that Staff reviewed the submitted topographic map again and compared it to the actual site and discovered that the map identified the rear portion of the lot to be five or six feet higher than the original grade. He expressed that if the correct topographic map had been submitted, then the proposed project would have exceeded the allowable 200 cubic yards of cut and fill combined outside the driveway and house pad and the project would not have been approved for Specific Plan No. 4. He noted that Staff has met with the applicant and soils engineer to rectify the issues; however, Staff feels the applicant has not made a significant effort to address the issue of concern mentioned in the fact sheet.

Associate Planner Espinoza continued by stating that there are issues with the cut and fill quantity, height and mass of the slope and added it is difficult to make findings for approval. He added the new location for the house affects two Oak trees, which one (1) is proposed to be removed; however removal was not part of the original proposal. He explained that there are some grading issues and two options were submitted: A and B.

Option "A" will include an increase soil within the 201 to 500 cubic yard limit; this option is allowed if the additional yardage will reduce the overall mass and bulk of the proposed structure. The applicant is proposing 391 cubic yards; the City's Engineer feels it is closer to 450 cubic yards. He pointed out that Staff does not believe this option meets the intent of Specific Plan No. 4. He noted that the house is set closer to the rear neighbors by about 30 feet, which makes the house appear larger to the adjacent neighbors. The house would also now be perched on a 12-foot high mound, created by the additional imported soil. He stated that Option B would require removing four feet of soil around the rear portion of the house reducing the yardage to 167 cubic yards. He noted that this might sound like the best option but the house pad is still the same elevation as Option A which will create concern in regards to mass and bulk of the structure and the proximity of the neighbors.

He stated Specific Plan No. 4 labels various lots as A, B, C, and D with C lots requiring contour grading for the house pad to fit into the limited amount of grading allowed. He stated that the amount of soil brought onto the property was 840 cubic yards which is 640 cubic yards more than allowed in the rear portion. He pointed out that instead of reducing and removing the soil, the applicant wanted to retain it and move the house further back, thus reducing the soil amount. He explained that all of these situations are making it difficult to approve the project and added that the structure is not visually harmonious and recommended that the location be minimized so that the height and bulk of the building does not dominate the property. He stated that there are currently 7 homes in the C Lot that are designed into the hillside with some cross sections that are tri-level. He recommended that the home be designed at a tri-level and be brought down with the front appearing one story and the back as a two-story to meet the Specific Plan No. 4 grading requirements. He reiterated the issue with the tree being removed and added that the City Arborist, Deborah Day, indicated the tree appears to have been trimmed improperly but is viable.

Pete Volbeda applicant stated that the dirt removed from Option B will have the elevation at 4 ft. lower to the 167 cubic yards of dirt. He pointed out that because the house is moved back it gives the appearance that it is 12 ft. higher than the adjacent property. He expressed that the owner prefers the level flat. He added that the Oak tree should not prohibit the design and can be replaced by 2 trees. He stated that they do need to remove excess dirt; however they feel the proposal meets City standard requirements.

Mr. Coleman recommended denial of the project and a submittal of a redesigned home to follow the land form. He asked the applicant if he was willing to redesign project.

In response to Mr. Coleman, Mr. Volbeda responded he is not willing to redesign the project.

Mr. Beilstein stated that the garage is half the size of the home and questioned the creative use of the terrain, grading and the need for that size home.

In response to Mr. Beilstein, Mr. Volbeda responded that the garage is designated for an RV but does not solve the grading problem.

Associate Planner Espinoza stated that the one of the garages can be moved and the house moved back to its original location.

James Polson, owner's agent expressed his concern with the Oak tree and pruning. He stated that the tree grew branches straight down to the ground which were not attractive and noted that is why they were trimmed. He stated that the street view of the RV garage has a 130 ft. setback.

Dr. Raymond Bouchereau at 1666 Gainsborough Road expressed his support and approval for a new home in the vacant lot because it will help eliminate people using the lot for driving their dirt bikes and other unpermitted uses.

Mr. Polson provided a letter to the Board that was sent to the Planning Department in November.

John Peggs at 1133 Edinburgh Road, stated that the new home is a good idea; however there are concerns with the south east corner when it rains. He noted that excess water goes onto his property and added that corrections were attempted; however the dirt and fill has caused erosion. He indicated that there was an area on the proposed project designated to capture water with plastic and noted that it is currently being pumped. He stated that dirt was being place on their fence without permission. He recommended resubmittal of the project to the Board to make necessary corrections that will also include how the water will be controlled and maintained and recommended that the terrain be built more practical and more intoned with the land.

Paul Feintuch at 1139 Edinburgh Road, indicated that his property is directly below and added that he has various concerns. He questioned the visual impact from below with moving the home further back on the lot, and how it will loom over the houses below. He added that there will be a flood control issue since the pond was built to hold water versus letting the water flow to the storm drain on Edinburgh Road. He explained that the pond sits above the house below, and when the pond fills it creates a hazard and added that it is not engineered to hold that amount of water.

James Polson responded to Mr. Feintuch stating that the drainage has always been a problem. He noted that on June 28, 2007, the Development Plan Review Board minutes quoted Mr. Feintuch stating that the drainage on the property has the water flowing onto his property.

Mr. Coleman stated that he is not in favor of the excess imported soil on the lot and felt it should be restored to its original condition.

In response to Mr. Schoonover, Associate Planner Espinoza replied that 840 cubic yards of dirt was brought in, which is in excess by 640 cubic yards.

Mr. Coleman added that 640 cubic yards will then need to be removed.

Mr. Sorcinelli recommended that the applicant proceed with the original plan and original grading that was submitted.

Mr. Coleman stated that the applicant can still use the original house design.

Mr. Michaelis emphasized that the plans should resemble Lot C to conform to the natural lay of land.

In response to Mr. Patel, Associate Planner Espinoza replied that the original house was not a Lot C design and emphasized that the topographic map that was used was incorrect and therefore, the apparent house design would have not been possible and a redesign would have been required

James Polson Owner's Agent, indicated that when the lot was purchased, the previous building plans were not used but the soils report and topographic map were used in the current submittal. He added that the applicant did not know the Specific Plan limitations of dirt to be imported onto the site..

Mr. Sorcinelli asked if the limitation of dirt was discovered after the grading took place.

In response to Mr. Sorcinelli, Mr. Polson responded that the soils/civil engineer was out of town when the grading occurred and it was all accidental.

Mr. Michaelis added that the Lot C design is very attractive and is an exceptional design that works in the neighborhood.

In response to Mr. Sorcinelli, Associate Planner Espinoza responded the average home size in that area is 7,300 sq. ft.

Mr. Sorcinelli expressed his concern with the project being approved twice.

Associate Planner Espinoza reiterated that the topographic map was inaccurate, thus those approvals could be considered granted under false pretenses. He noted that the project would of never been reviewed by the Board if Staff was aware of the inconsistency of the topographic map and would have required redesign of the house layout.

Mr. Sorcinelli asked how much higher the soil is in Option A then the original approval.

In response to Mr. Sorcinelli, Associate Planner Espinoza replied that it is the same; however, the soil is incorrect by 5 to 6 feet from the original grade.

The Board discussed if the proposed house plan could be used with the correct topographical map but concerns were expressed by Mr. Gilbertson that it would change the steepness of the driveway to an unacceptable grade and the best solution would be to remove the house forward to its original position and step the house down along the original contour grade.

Mr. Beilstein interjected and stated that there is no limit for grading of the house but and driving access.

Mr. Badar asked if the pond water issue will be addressed.

Associate Planner Espinoza stated that RKA has seen the proposal and emphasized that the drainage system will be the first thing installed. He noted that the timeframe for resubmission for hillside restoration should be 3 months.

Mr. Schoonover reconfirmed the 90 day timeframe.

Associate Planner Espinoza added that the pond needs to be drained out during that timeframe discussed with the applicant.

Dave Gilbertson, RKA, stated that NPDES regulates that mud needs to be onsite; but added that the existing water retention basin is not the best solution but is working. He added that the ultimate design would contain a larger basin were the water would filter into the ground.

MOTION: Moved by Dan Coleman, seconded by Blaine Michaelis to direct the applicant to redesign the home with a step pad integrated into the slope, with a Type C grading design and being back within the next 3 months, and to continue the Tree permit application 10-48.

Motion carried unanimously, 7-0.

Break occurred from 9:55 a.m. until 10:10 a.m.

Mr. Schoonover stated that Item 4 be heard at this time in the agenda to accommodate Mr. Stevens filling in as voting member for Mr. Coleman, who will be presenting DPRB Case No 07-27.

DPRB Case No. 07-27

Request to construct a 4,690 sq. ft. single story house, 484 sq. ft. detached garage and a 1,892 sq. ft. barn, on 40 acres of land (Falcon Ridge Ranch) located on Sycamore Canyon Road.

Related Case: Precise Plan No. 11-01

APN: 8678-030-005

Zone: Specific Plan No. 25

John DeFalco, Applicant

Mr. Coleman indicated that Staff has been working on this project since May 2007 and noted there have been a number of changes to the proposed one-story home with detached barn and garage. He pointed out that extensive improvements have been done such as clearing out trash and debris near the duck pond area and horse stable. He pointed out that solar panels will be used on the garage and added that currently there is no electricity serving the property. He noted the architectural features are consistent for Specific Plan No. 25 which includes traditional barn wood and stucco being used. He noted that the issue previously was a proposed two-story home which at the time the Specific Plan did not allow to be on a major ridge line, but in January City Council adopted Ordinance 1201 which reclassified this location as a minor ridgeline which allows for development. He noted that over the years the area has created a nature preserve and bird aviaries which have been registered with the Department of Fish and Game. He explained that Ordinance 1201 allows nature preserve as a land use. He noted that fire retardant standards have been met. He pointed out that once the project is approved by the Board it will need Planning Commission and City Council approval.

Mr. Stevens stated it appears the conditions focus on the house versus the entire site.

Mr. Coleman noted only the applicant is working on getting permits for sheds on the property.

SPECIFIC PLAN NO. 4

18.504.110 Grading design.

A. General. All grading must conform to standards set forth in the attached Exhibits and the standards set forth in this section both of which outline the intended grading techniques.

B. Lot Type Classification. All lots within the specific plan have been classified into one of three categories: Type A, Type B or Type C lots. Lot classifications are indicated on Exhibit B.

1. Type A Lots. Type A lots are located in areas that are relatively flat. Grading of the entire developable lot area is permitted on Type A lots. The drainage of runoff water will be redirected to the adjacent streets.

2. Type B Lots. Type B lots are grouped throughout the specific plan. These lots are characteristically located on minor inclined terrain that represents moderately sensitive landform. Grading on Type B lots is permitted for the placement of an access to permitted uses. This grading may include a slab-on-grade foundation and driveway access to the garage. The grading of the entire lot is not consistent with the intent of a Type B classification. The drainage of runoff will follow its natural course. Minor grading outside the house pad and access may be permitted with development plan review board approval. For the purposes of this section, minor grading shall mean grading that does not exceed a total of two hundred cubic yards of cut and fill (e.g., one hundred fifty cubic yards of cut and fifty cubic yards of fill). The two hundred cubic yard limit does not count export required for in-ground pools and spas. The maximum height of retaining walls created by minor grading shall be four feet. In cases where the development plan review board determines that additional grading will reduce the overall mass and bulk of the proposed structure, the two hundred cubic yard limit may be increased to five hundred total cubic yards (e.g., three hundred cubic yards of cut and two hundred cubic yards of fill).

3. **Type C Lots.** Type C lots are predominately located along major changes in topography and are highly visible to the surrounding community. These lots are located on the most sensitive landform. Grading on Type C lots is restricted to only that earth movement necessary for roadway access and excavation for retaining-type building foundations where there will be no visible signs of grading beyond the structure's main walls. The drainage of runoff will follow its natural course. Minor grading outside the house pad and access may be permitted with development plan review board approval. For the purposes of this section, minor grading shall mean grading that does not exceed a total of two hundred cubic yards of cut and fill (e.g., one hundred fifty cubic yards of cut and fifty cubic yards of fill). The two hundred cubic yard limit does not count export required for in-ground pools and spas. The maximum height of retaining walls created by minor grading shall be four feet. In cases where the development plan review board determines that additional grading will reduce the overall mass and bulk of the proposed structure, the two hundred cubic yard limit may be increased to five

hundred total cubic yards (e.g., three hundred cubic yards of cut and two hundred cubic yards of fill).

C. **Cut and Fill Slopes.** No manufactured slopes shall exceed a maximum of two feet horizontal to one foot vertical unless approved by the planning commission through the conditional use permit process as set forth in Chapter 18.200. Manufactured slopes of less than two-to-one may be permitted where adequate slope control measures such as retaining walls or rip-rap embankments are utilized. The slope shall in no case exceed the natural angle of repose of the material. Cut and fill slopes shall be constructed to eliminate sharp angles of intersection with the existing terrain and shall be rounded and contoured as necessary to blend with the natural topography to the maximum extent possible.

D. **Erosion Control.** All manufactured slopes, other than those constructed in rock, shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slopes with the surrounding terrain and development. Manufactured slopes in rock shall be provided with soil pockets to contain landscaping where appropriate. Irrigation facilities shall be required where necessary to provide for property maintenance of the planted areas.

E. **Slope Maintenance.** All slopes shall be maintained in accord with one or both of the following provisions:

1. A declaration of covenants, conditions and restrictions relating to the maintenance of the slope areas, signed and acknowledged by those parties having any record title to the land to be developed and which are enforceable by the city shall be recorded. The covenants, conditions and restrictions shall ensure that:

a. All improvements included within the slope areas, such as landscaping and irrigation, shall be maintained in a safe condition and a state of good repair.

b. Failure to maintain such improvements, located on slope areas, is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

2. A landscape maintenance district established pursuant to the provisions of the Landscape and Lighting Act of 1972.

F. Grading Design Approach. The reshaping of the natural terrain to permit access and construction shall be kept to the absolute minimum. The improvements should be designed to conform to the terrain. Where grading is necessary, the following guidelines shall apply to Type B and Type C lots:

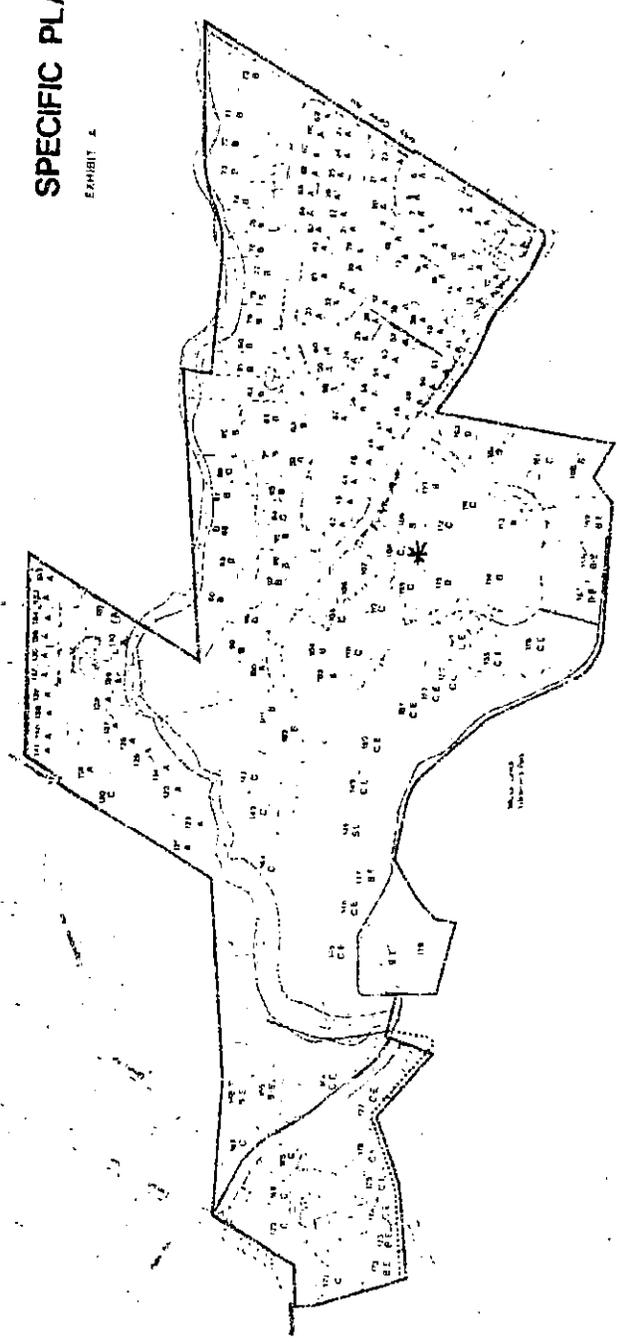
1. Transition Design. The angle of the grading slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular Forms. Angular forms shall not be permitted. The graded form shall reflect the natural rounded terrain.

3. Exposed Sloped. Graded slopes shall be concealed wherever possible.
(Ord. 1137, Exh. A (part), 2003)

SPECIFIC PLAN

EXHIBIT A



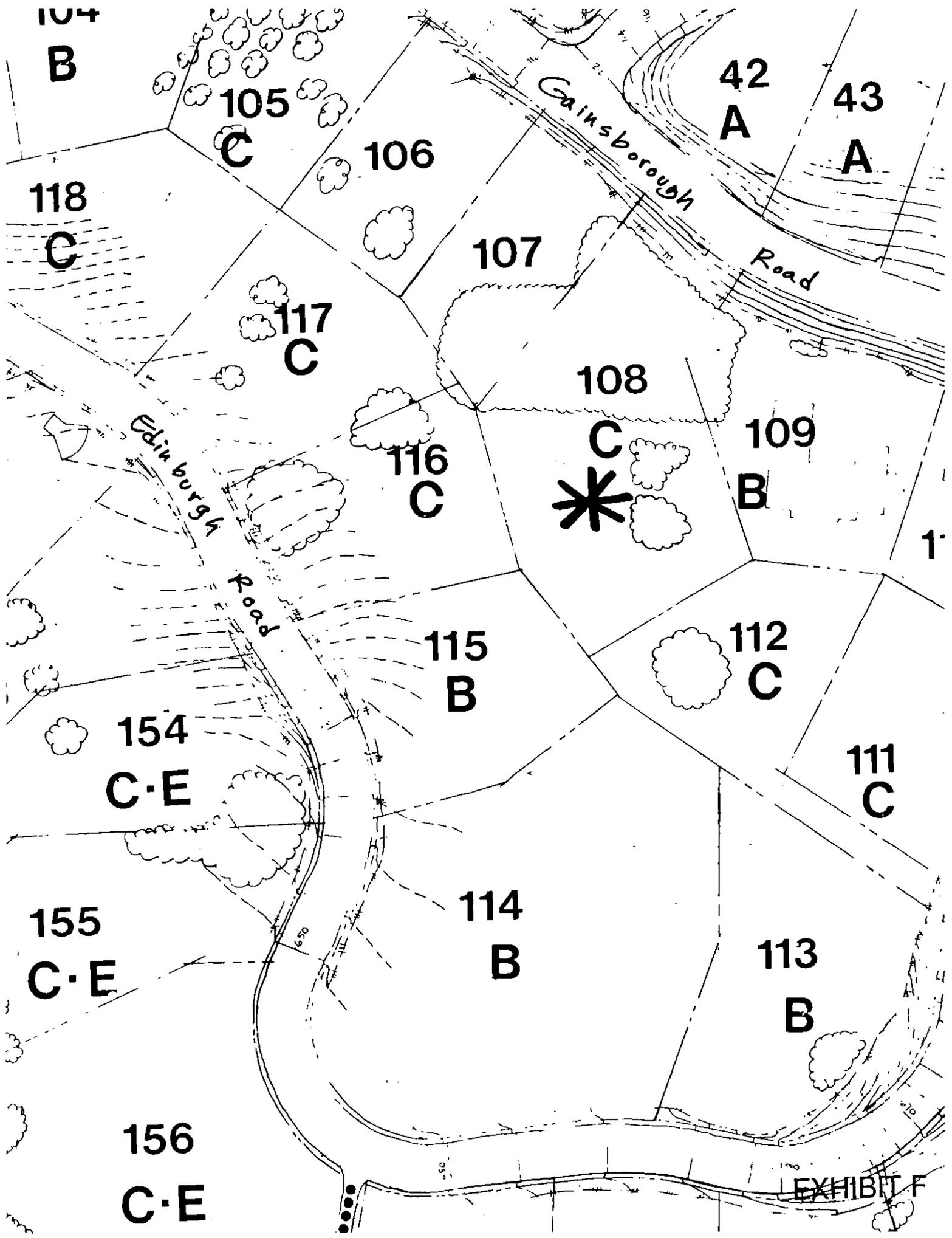
Legend

- 125 LOT NUMBERS
- B CRAYON TECHNIQUE
- E BENCHMARK LOT



OAKRIDGE ESTATES
A PLANNED COMMUNITY BY M.J. BROCK & SONS, INC.

EXHIBIT F



LOT TYPES

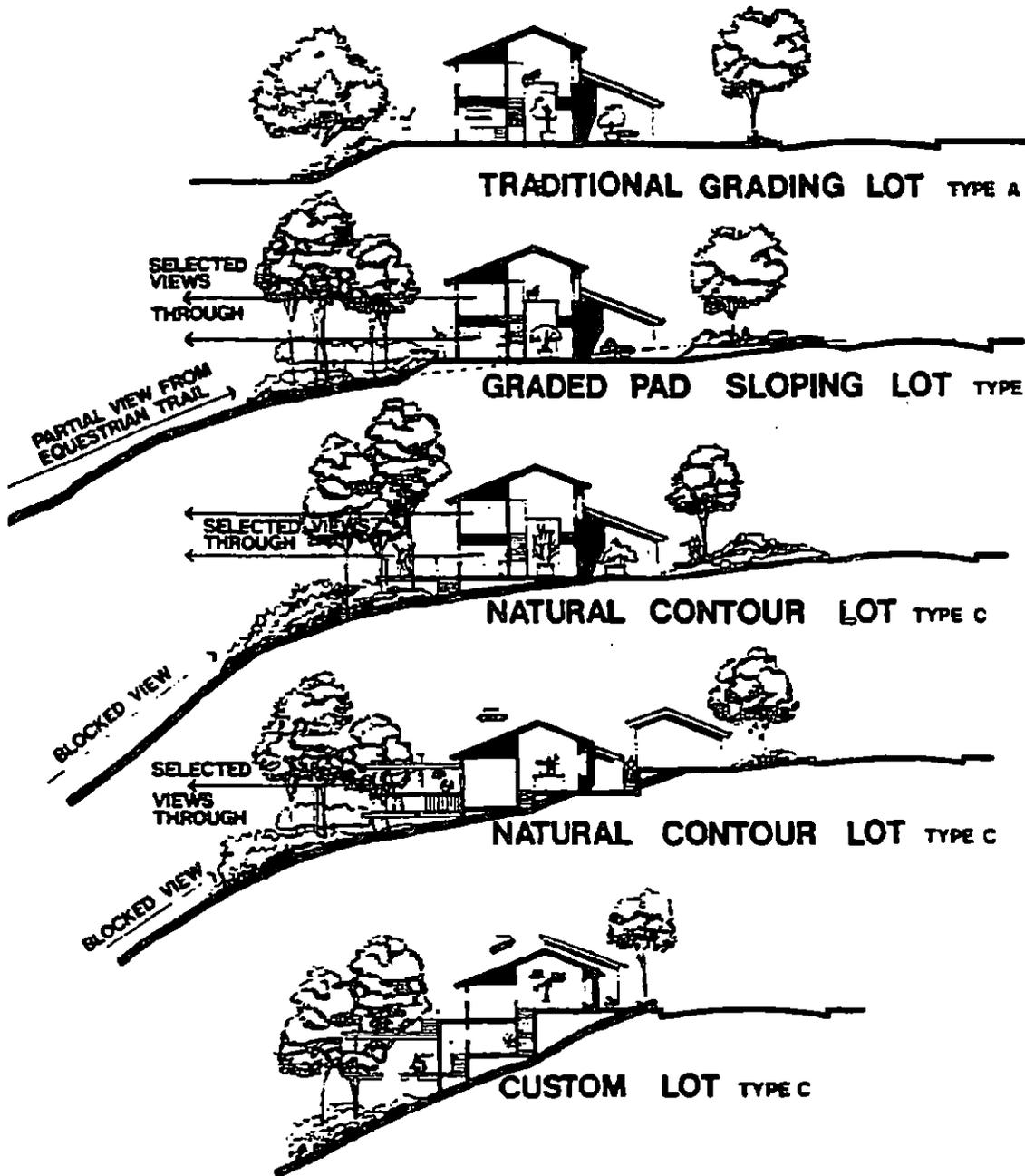
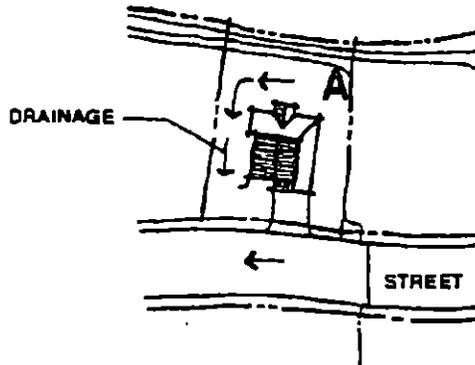
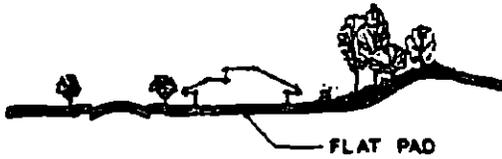


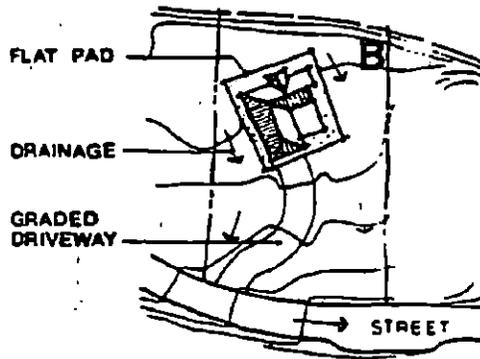
EXHIBIT E

EXHIBIT F

LOT GRADING TECHNIQUES
TRADITIONAL GRADING
Conventional Product
LOT TYPE A



GRADED PAD SLOPING LOT
Conventional Product
LOT TYPE B



NATURAL CONTOUR LOT
Customized Foundation
LOT TYPE C

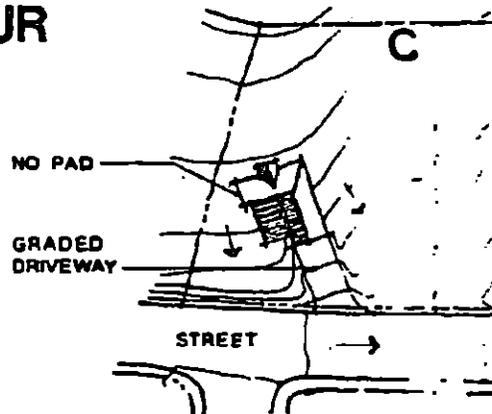
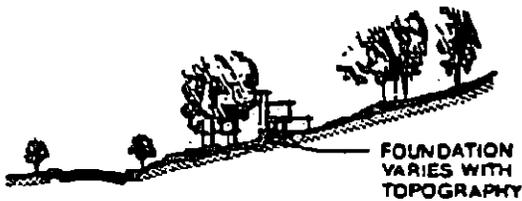
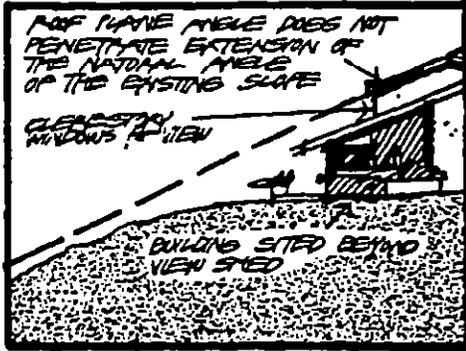


EXHIBIT G

LOW PROFILE PERFORMANCE STANDARDS

Do This



Instead of This

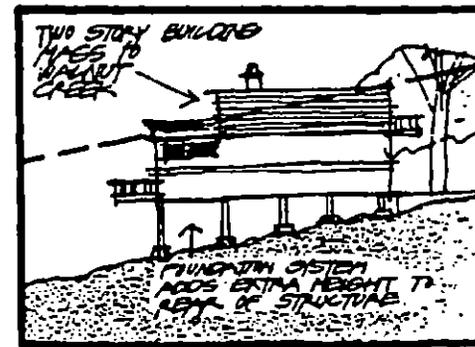
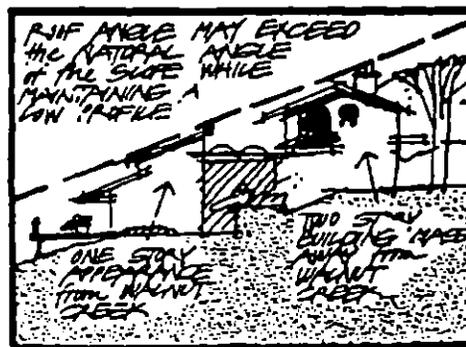
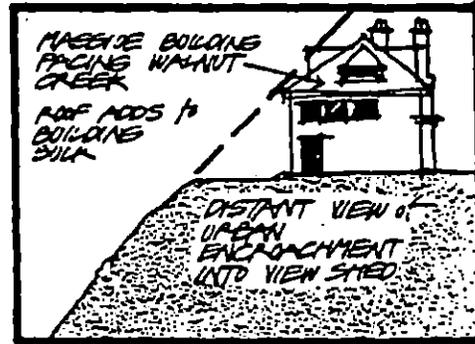
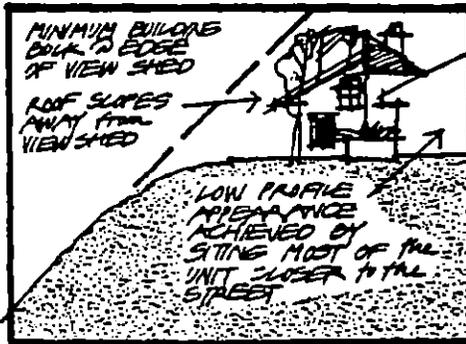
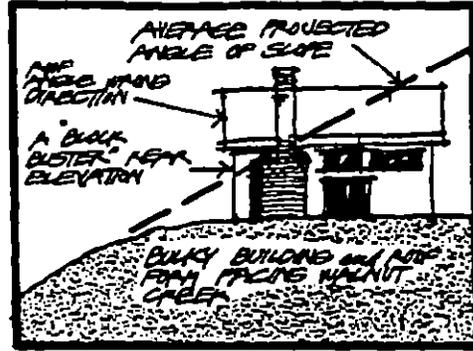
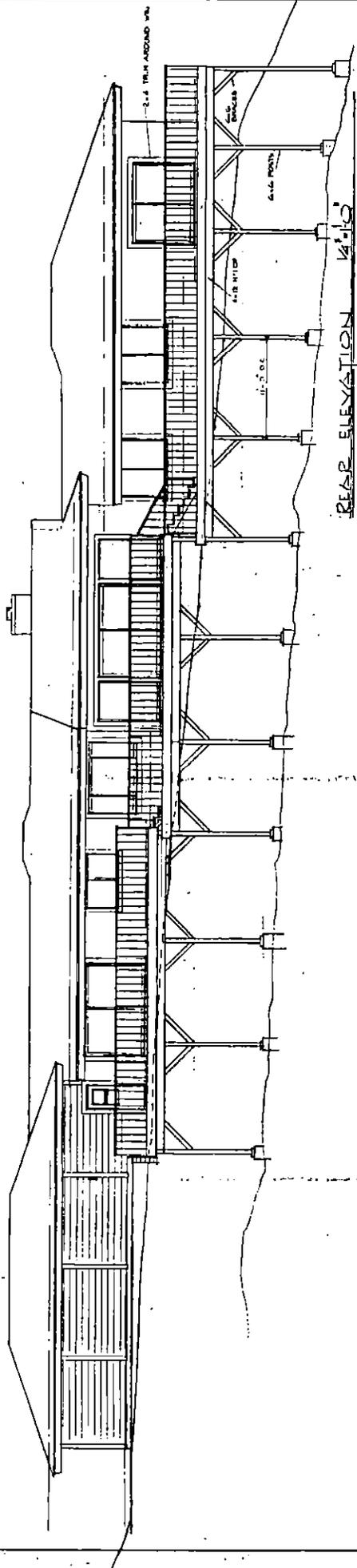


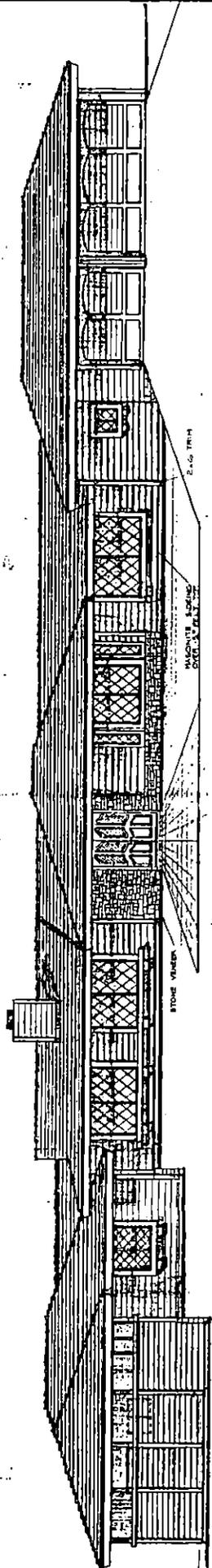
EXHIBIT H



Aerial Identification of "B" and "C" lots including the subject site highlighted in red.



REAR ELEVATION 1/4" = 1'-0"

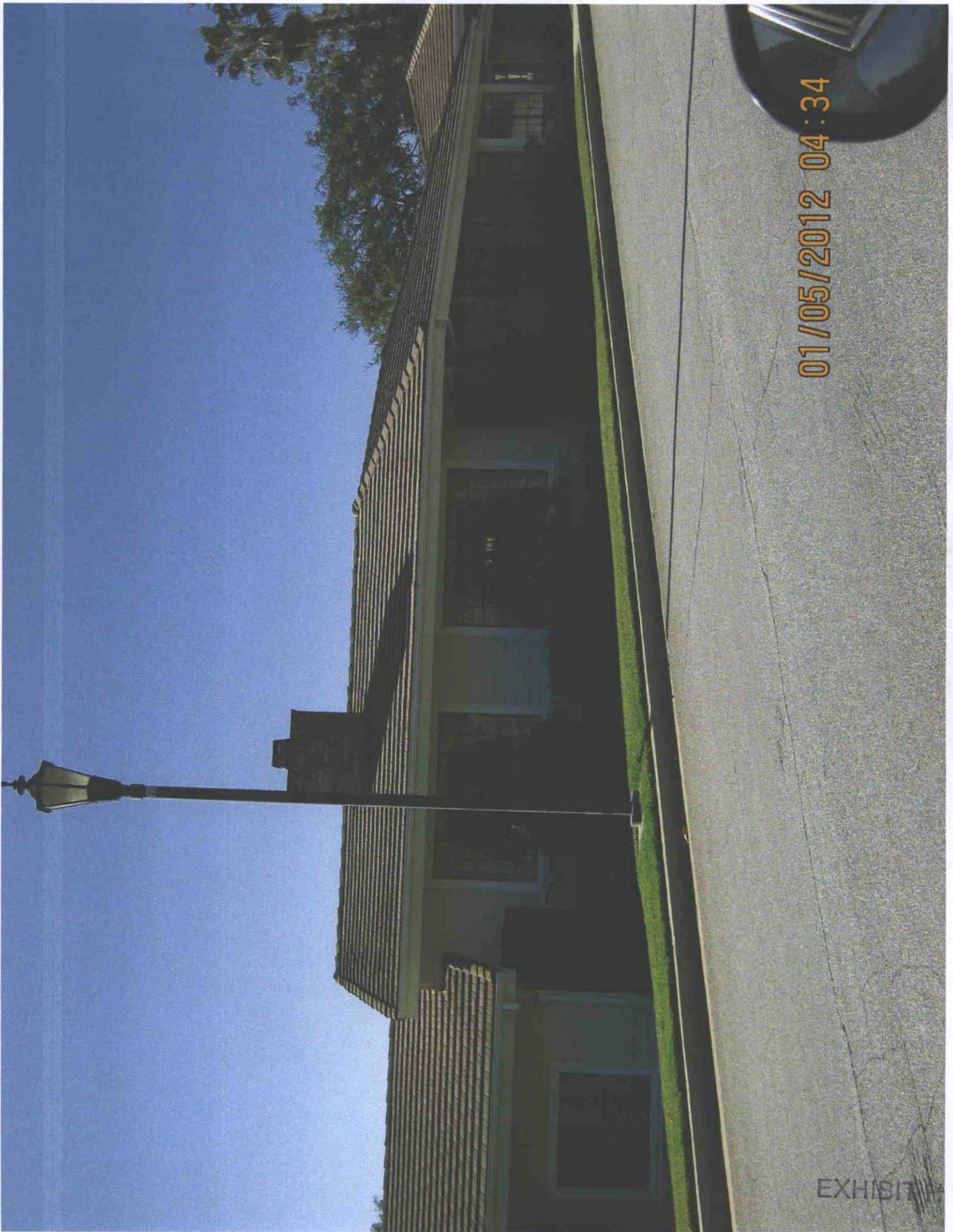


FRONT ELEVATION 1/4" = 1'-0"

FOR THE OFFICE OF
ANDRE HAJAGOS
 ARCHITECTS & ENGINEERS
 1111 ...
 PHONE 381-3178

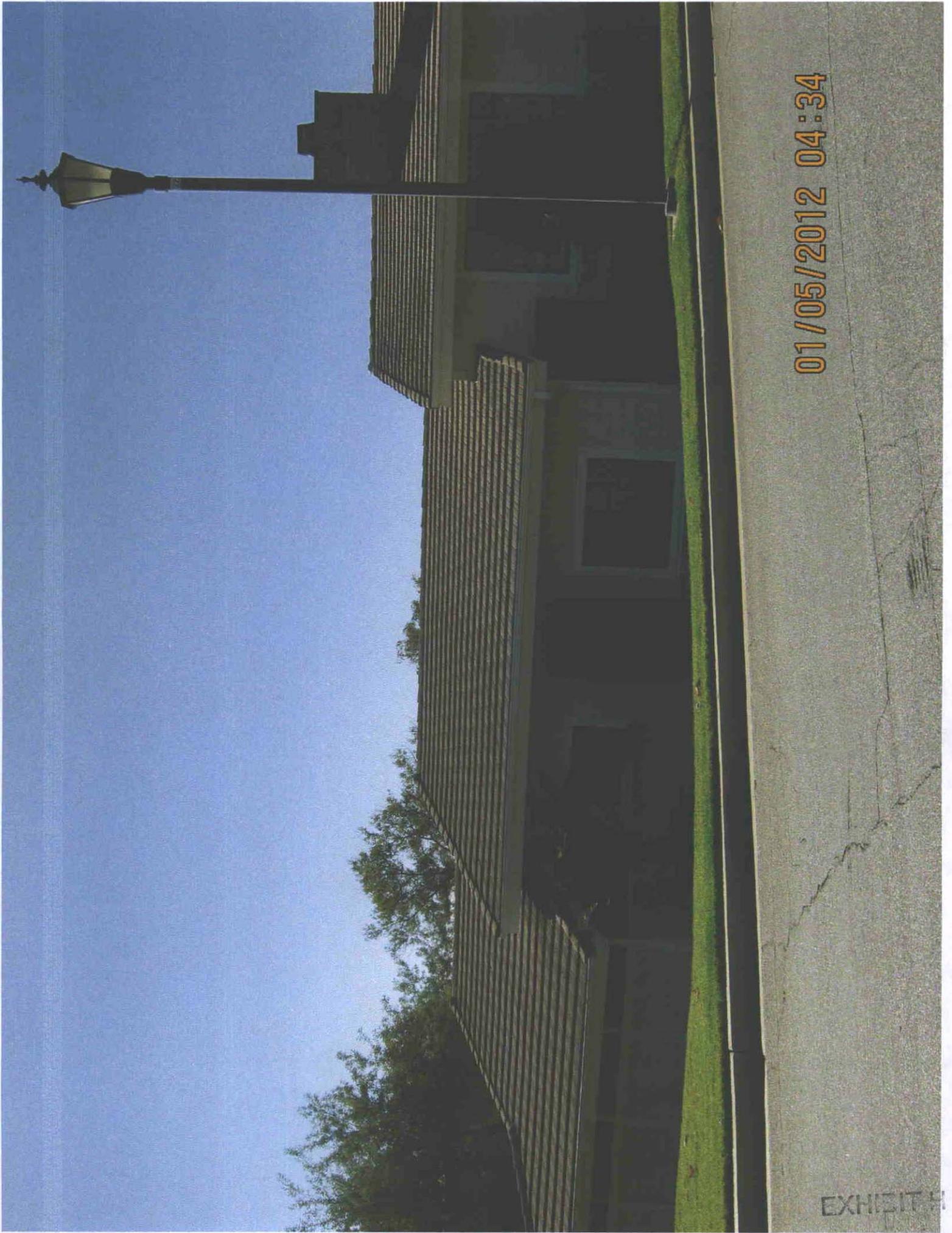
RESIDENCE FOR
 MR. & MRS. ROBERT W. JOHNSON
 PHONE 381-3178

DATE	1960
SCALE	1/4" = 1'-0"
NO. OF SHEETS	6
SHEET NO.	6



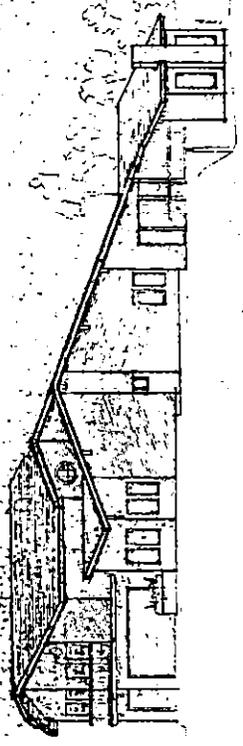
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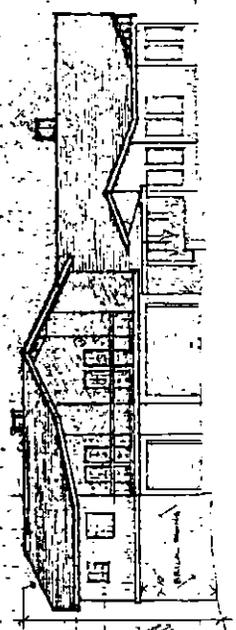


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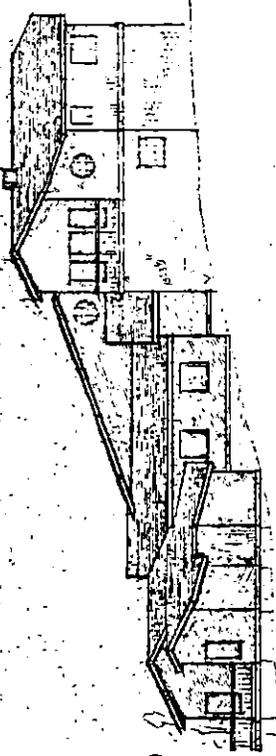


WEST ELEVATION
 MADE BY [Name]

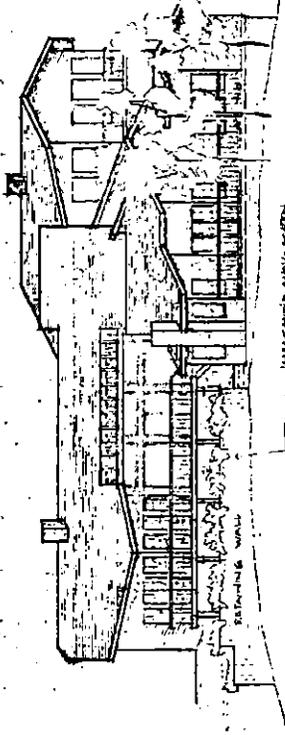


NORTH ELEVATION
 MADE BY [Name]

ELEVATION



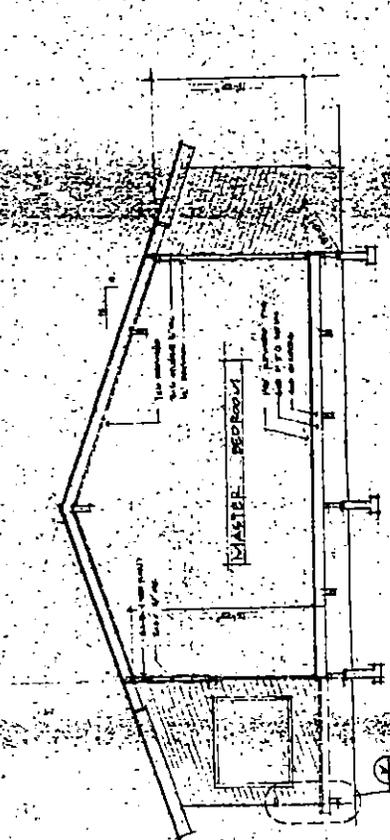
EAST ELEVATION
 MADE BY [Name]



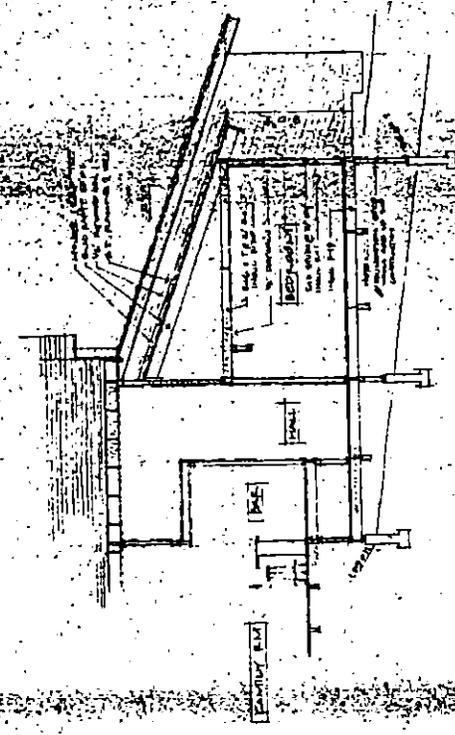
SOUTH ELEVATION
 MADE BY [Name]

- NOTES:
- 1. ALL DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.
 - 2. FINISHES TO BE DETERMINED BY THE CLIENT.
 - 3. MATERIALS TO BE DETERMINED BY THE CLIENT.
 - 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BUILDING CODES.

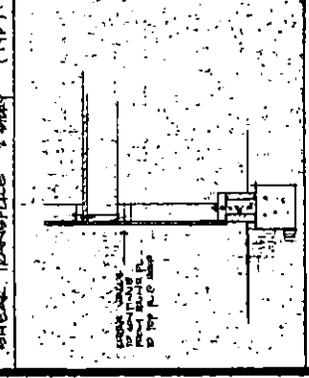
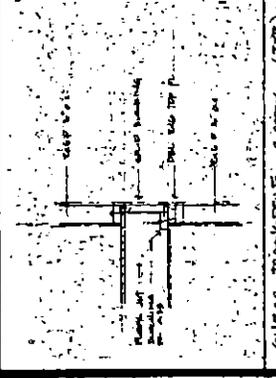
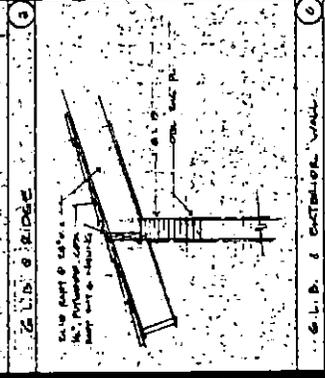
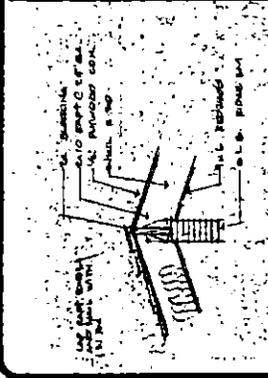
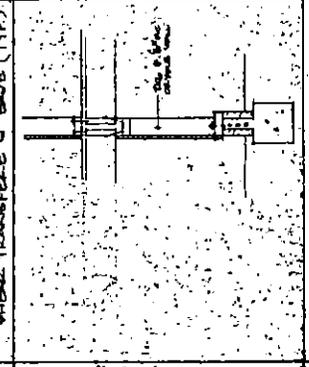
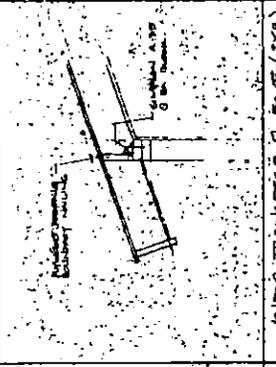
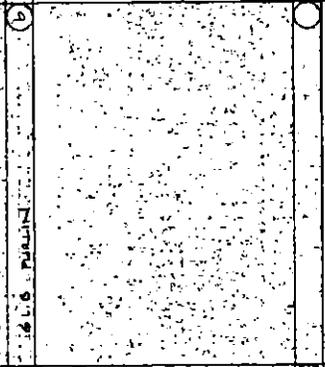
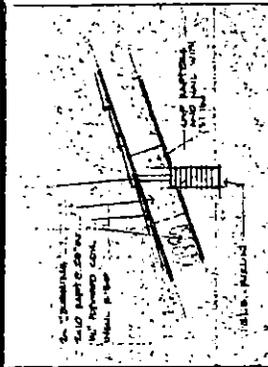
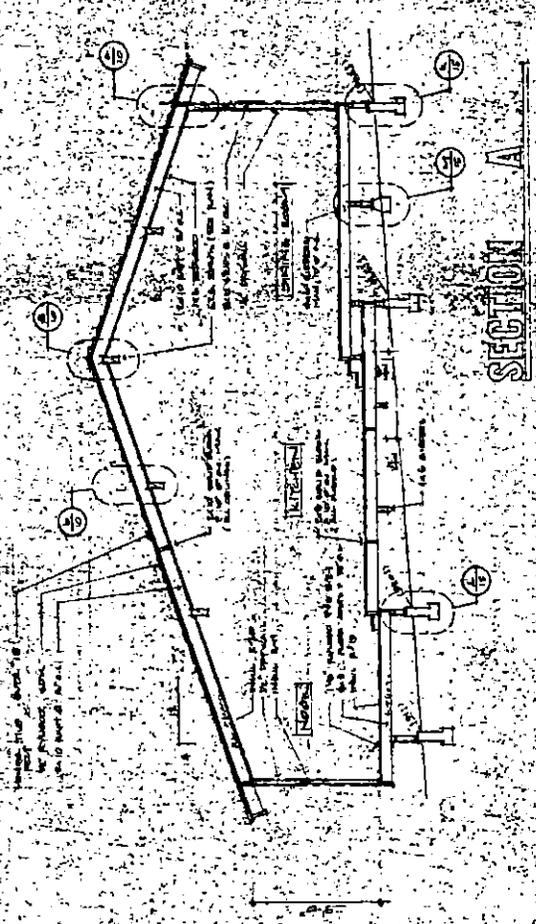
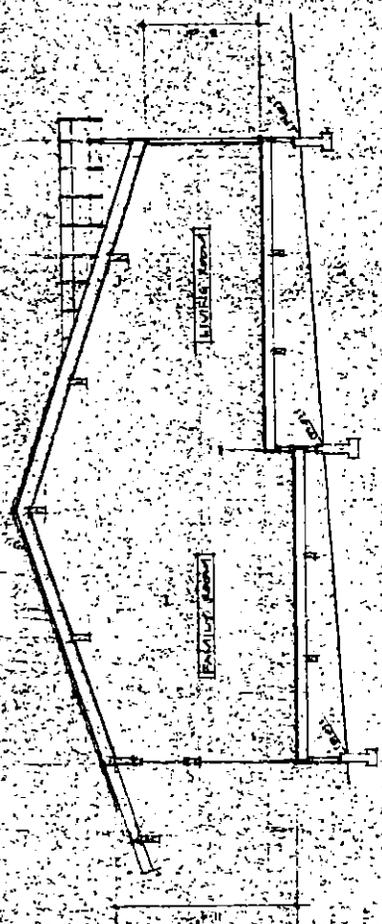
C-Cot
 1172 EdinBorough Rd.

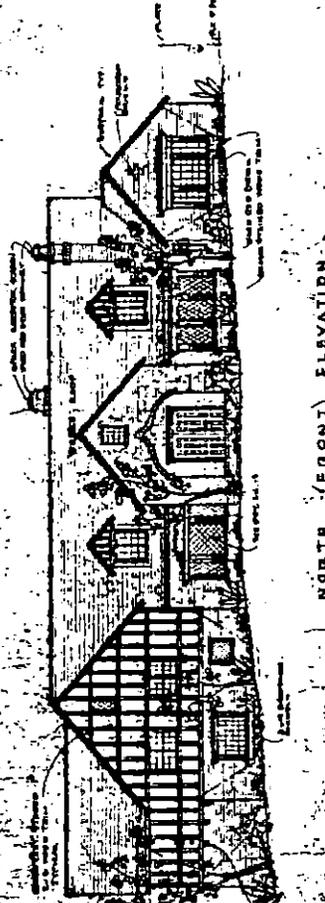
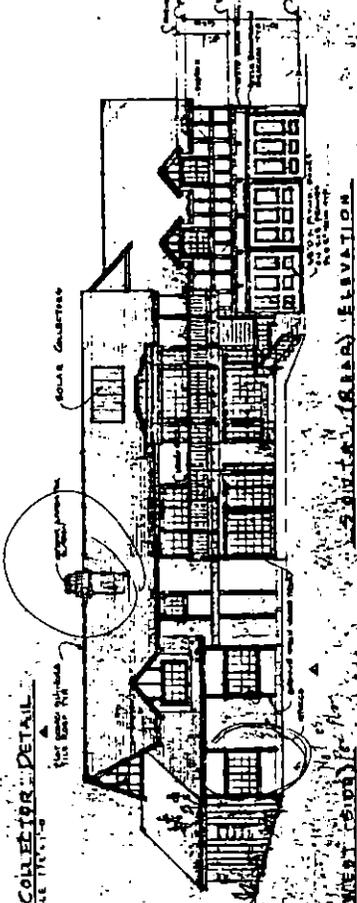
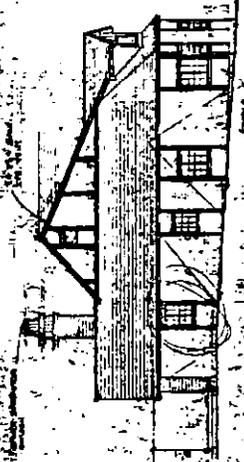
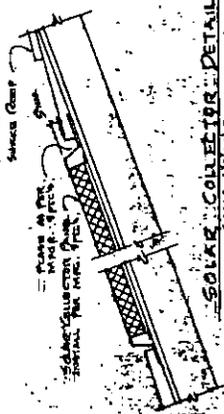


SECTION F



SECTION E



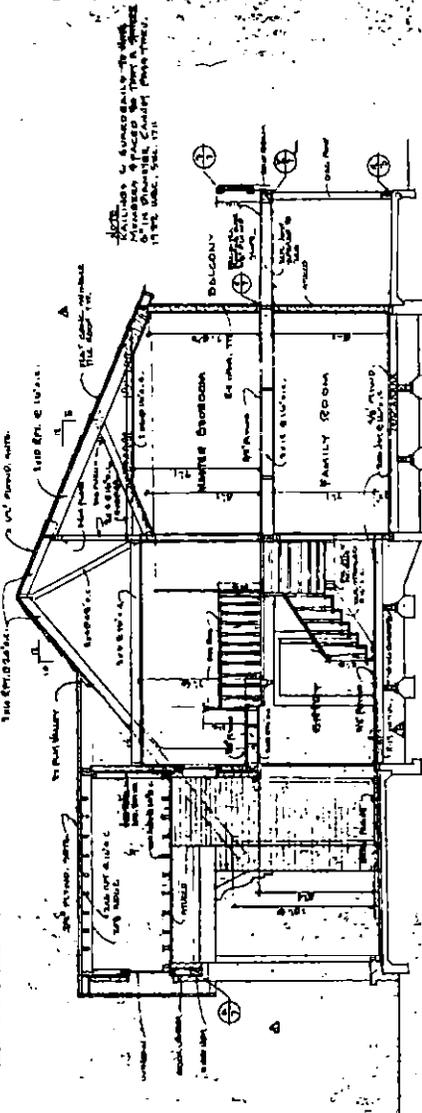
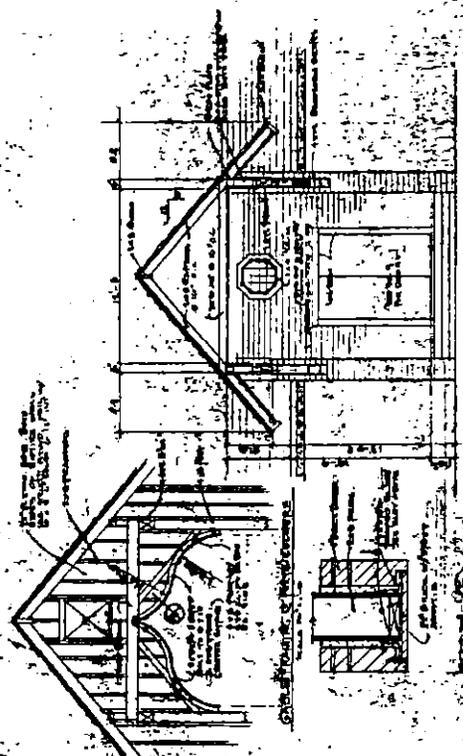


<p>RESIDENCE & GARAGE 2,400 S.F. 1,200 S.F. 1,200 S.F.</p>	<p>RESIDENCE & GARAGE 2,400 S.F. 1,200 S.F. 1,200 S.F.</p>
<p>GEORGE STOOPS ASSOCIATES ARCHITECTS 111 E. Wacker Drive, Chicago, Ill. Telephone: 4-3711</p>	<p>RESIDENCE & GARAGE 2,400 S.F. 1,200 S.F. 1,200 S.F.</p>

C-60
 1160 EDINBURGH RD.

TYPICAL ROOF RAFTERS

3" x 10 @ 24" o.c. TO 11' 0" SPAN
 3" x 6 @ 12" o.c. TO 14' 0" SPAN
 2" x 8 @ 12" o.c. TO 10' 0" SPAN
 2" x 6 @ 12" o.c. TO 8' 0" SPAN
 ALL RAFTERS TO BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED BY ARCHITECT.



SECTION

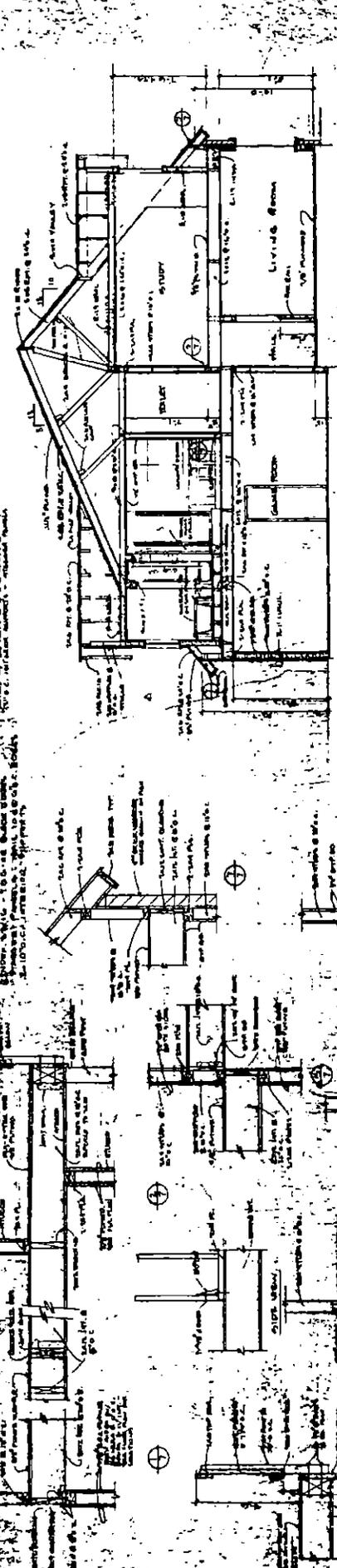
SECTION

SECTION

SECTION

SECTION

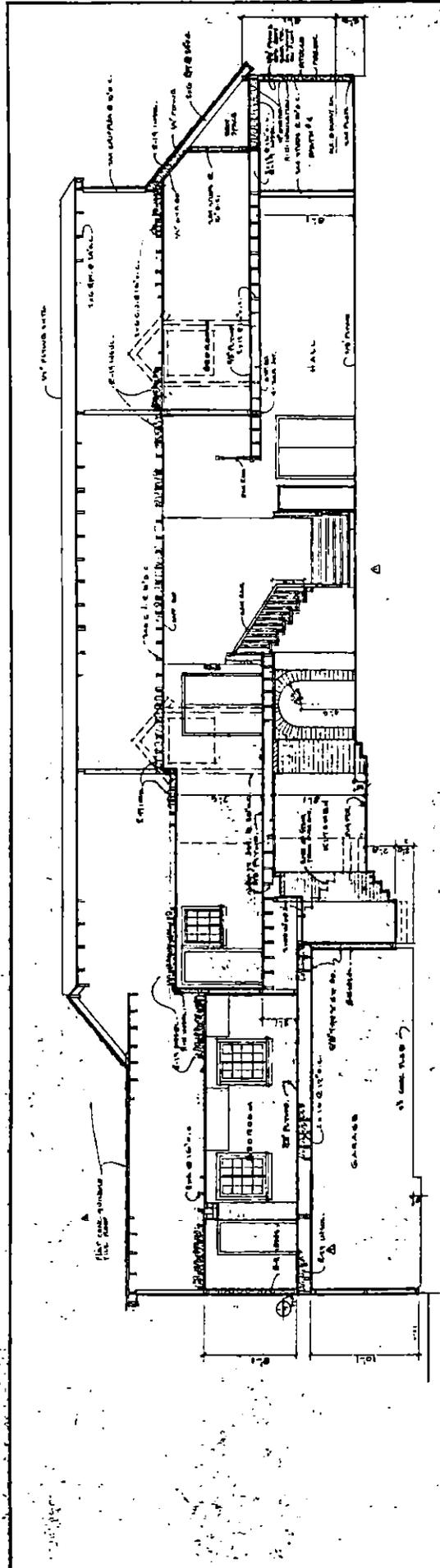
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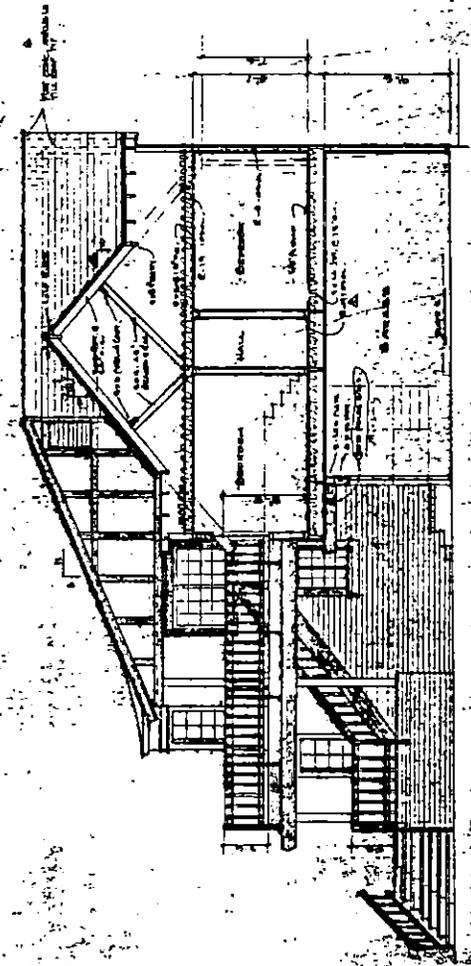
GEORGE STOOPS ASSOCIATES
 ARCHITECTS
 1115 N. 10TH ST., SUITE 100, DENVER, CO. 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW: WWW.GEORGESTOOPS.COM

RESIDENCE L. GARAGE
 FOR MR. ARLESTED KING
 1115 N. 10TH ST., SUITE 100, DENVER, CO. 80202
 DATE: 11/11/11

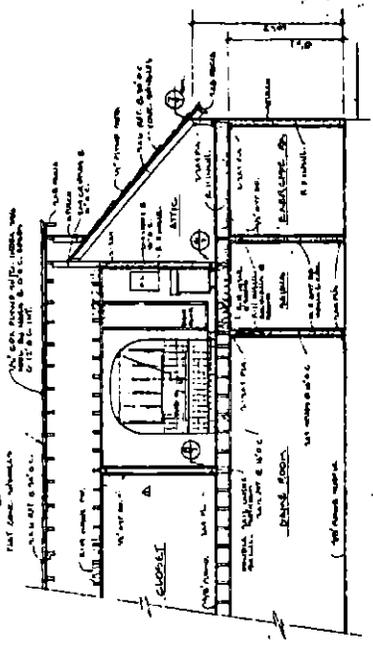
7



SECTION A-A
SCALE 1/4" = 1'-0"



SECTION B-B
SCALE 1/4" = 1'-0"



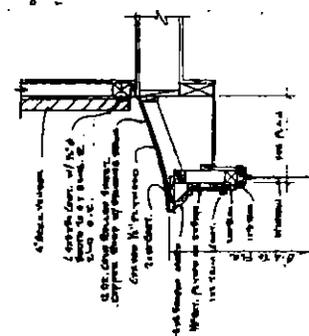
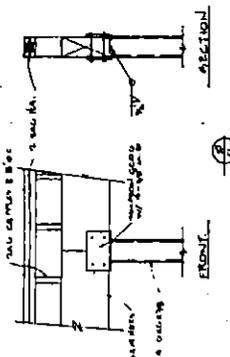
SECTION C-C
SCALE 1/4" = 1'-0"

GEORGE STOOPS ASSOCIATES
 ARCHITECTS
 1111 14th Street, N.W.
 Washington, D.C. 20004

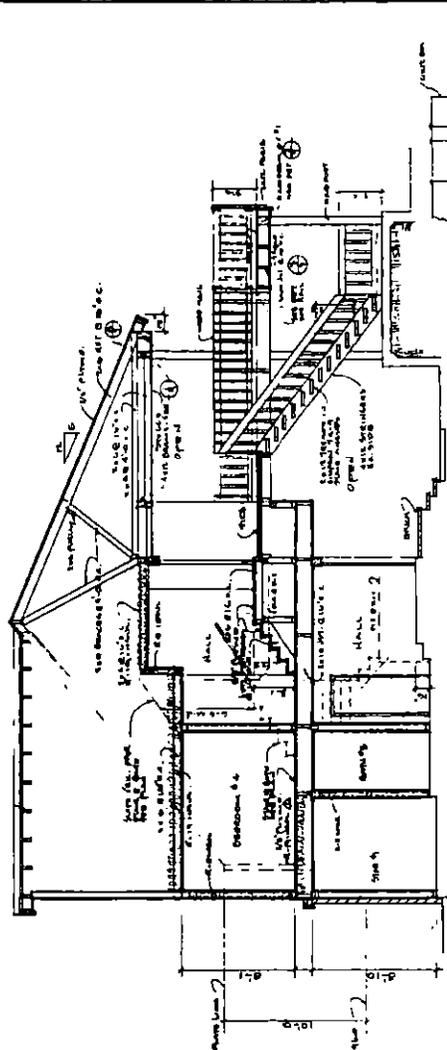
GEORGE & GARAGE
 1111 14th Street, N.W.
 Washington, D.C. 20004

DATE: 10/1/58
 DRAWN BY: J. M. B. (A.S.B.)
 CHECKED BY: G. M. (G.M.)

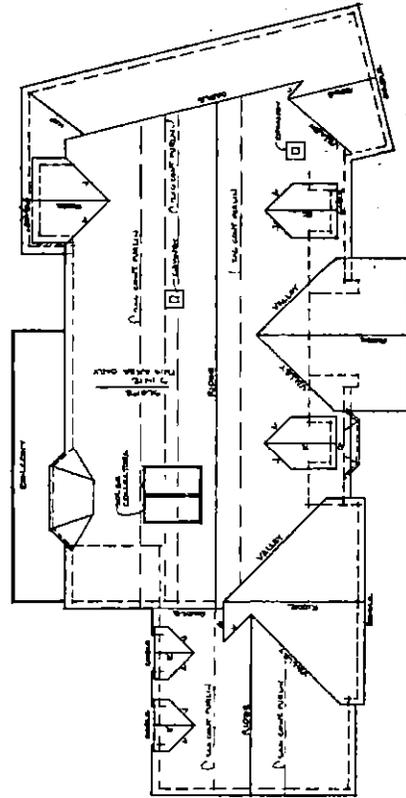
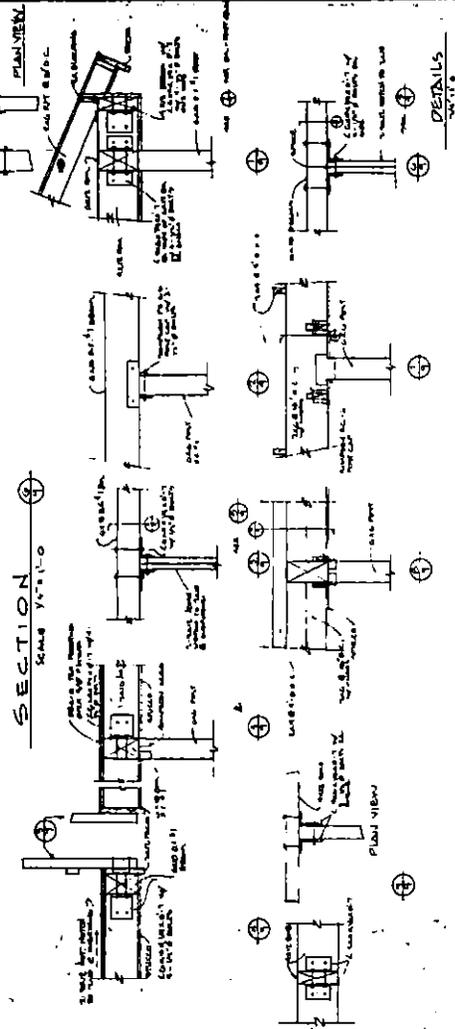
8



BAY WINDOW DETAIL
DINING ROOM SHOWN - OTHERS SIM.



SECTION
SCALE 1/8" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"

Roof structure for garage, kitchen, dining room, living room, and bedrooms. All work to be in accordance with specifications and drawings. All materials to be of standard quality.

View 1/8" = 1'-0" *George Stoops* \$110.00

GEORGE STOOPS ASSOCIATES
A.I.C.D.

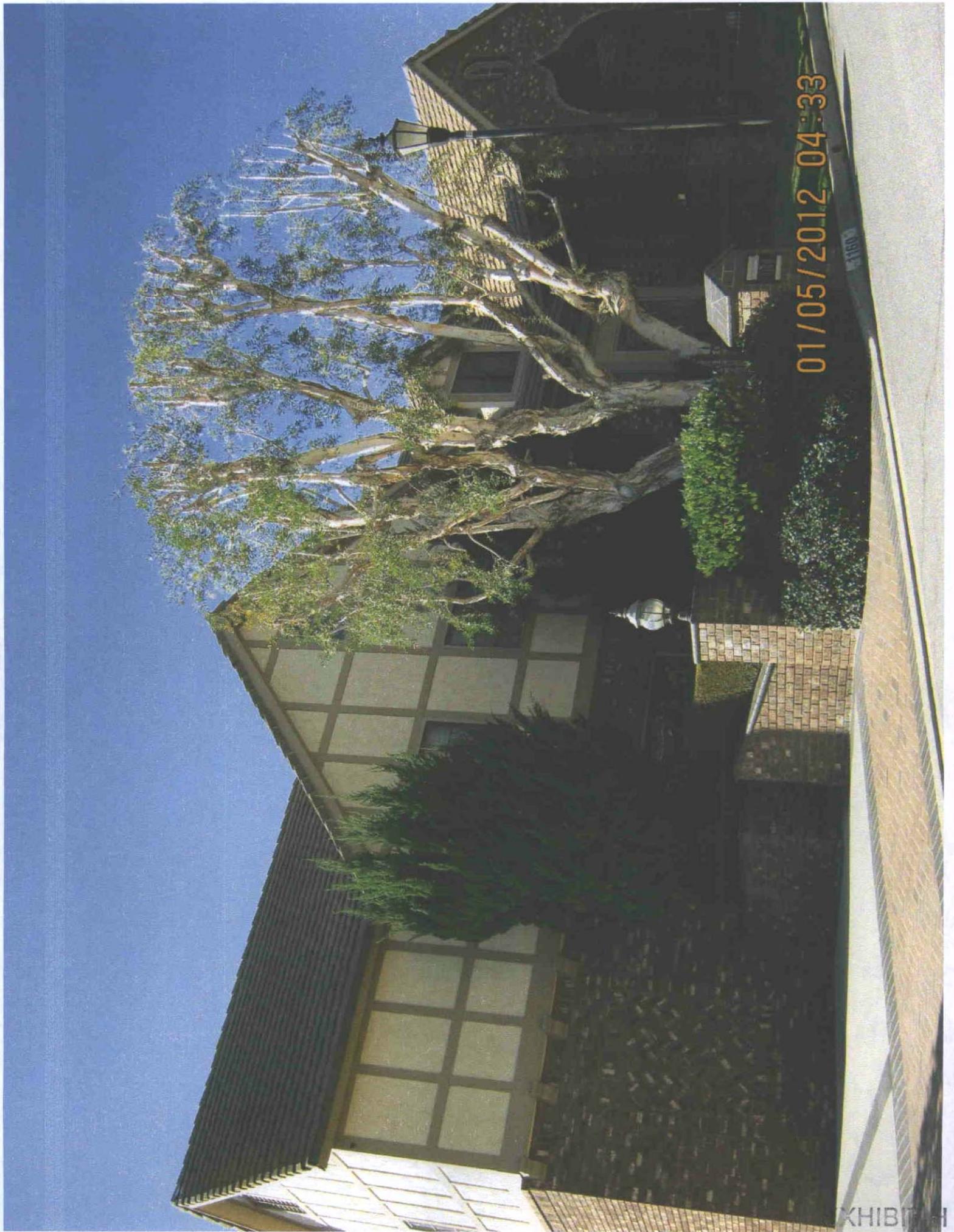
171 E. CHERRY ST. CHICAGO, ILL. 60601
TELEPHONE 312-467-1111

DATE: 12/15/50

BY: G.S.

PROJECT: RESIDENCE & GARAGE FOR MR. ARLESTER KING

214 S. DEMPSTER ST. CHICAGO, ILL.



01/05/2012 04:33

KHIBIT

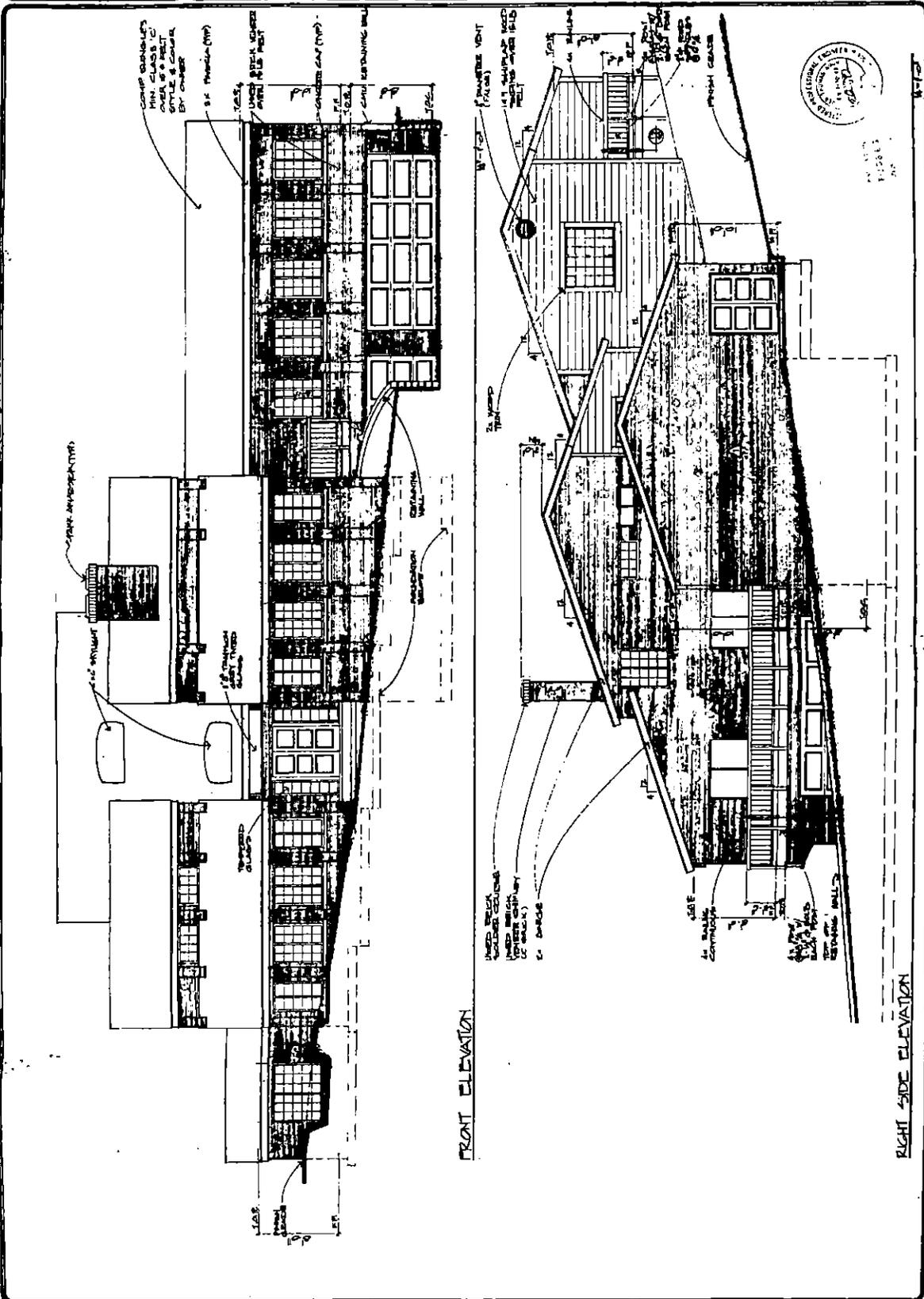
REVISIONS

NO.	DATE	DESCRIPTION

PREPARED BY
 ARCHITECTS
 1001 10th Street
 Berkeley, California

MR. & MRS. DON BRUNN
 822 NORTH AVENUE
 BERKELEY, CALIF. 94704
 PHONE: (415) 754-2917

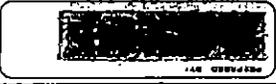
DATE
 SHEET NO.
 OF SHEETS



- 1157 EDINBURGH RD.
 - C-Lot

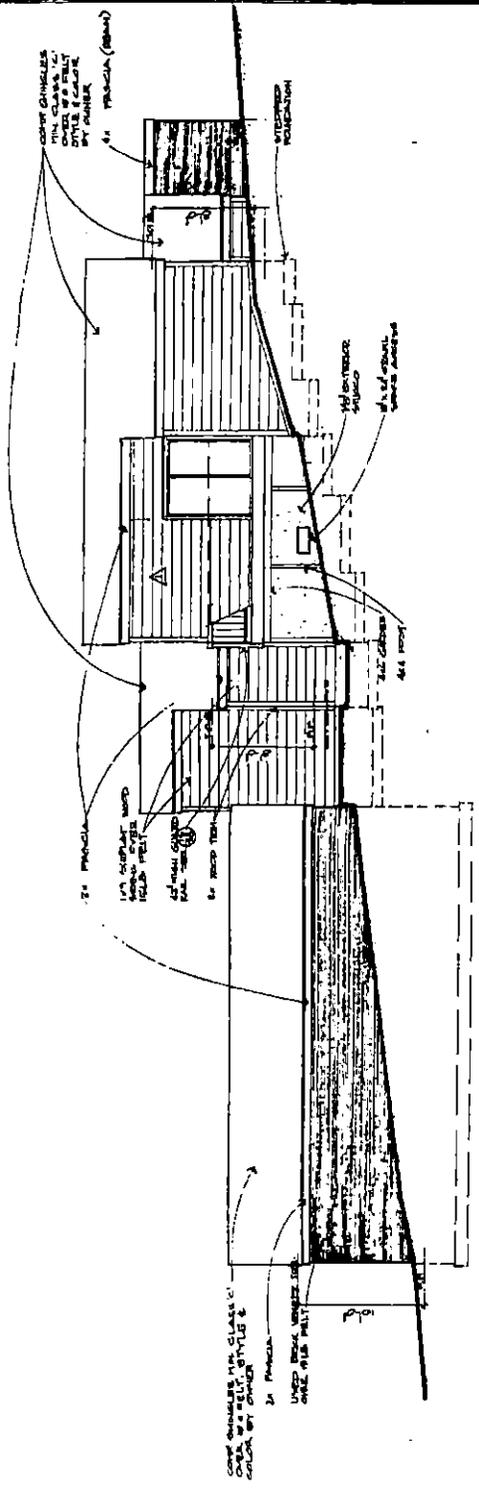
EXHIBIT H

DATE	REVISION

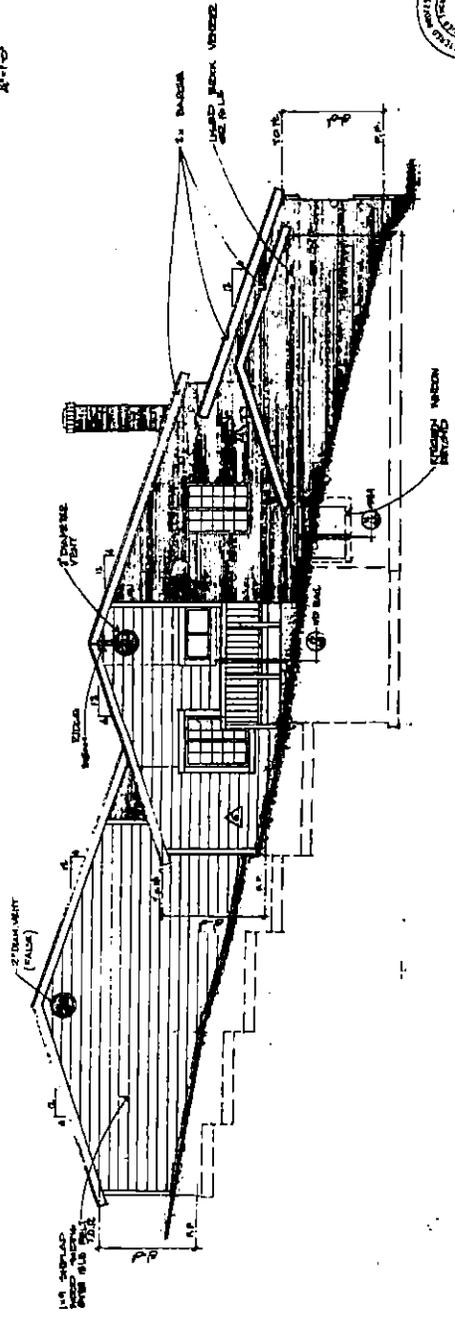


MR. B. W. DON BRICK
 ARCHITECT
 1001 ...

PROJECT NO. ...
 SHEET NO. ...



REAR ELEVATION



LEFT SIDE ELEVATION

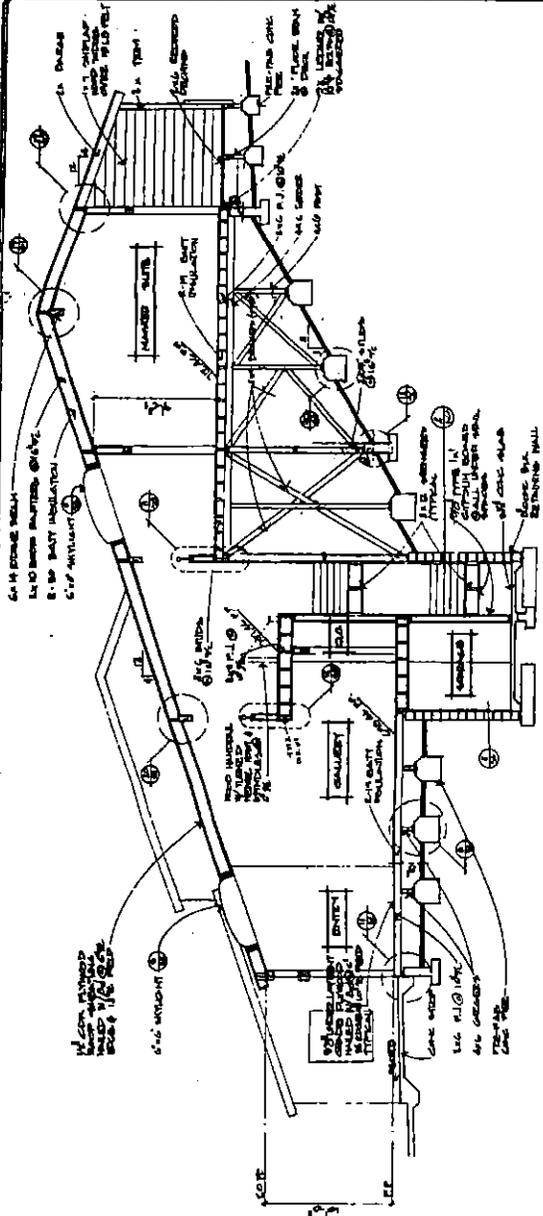


NO.	REVISION	DATE

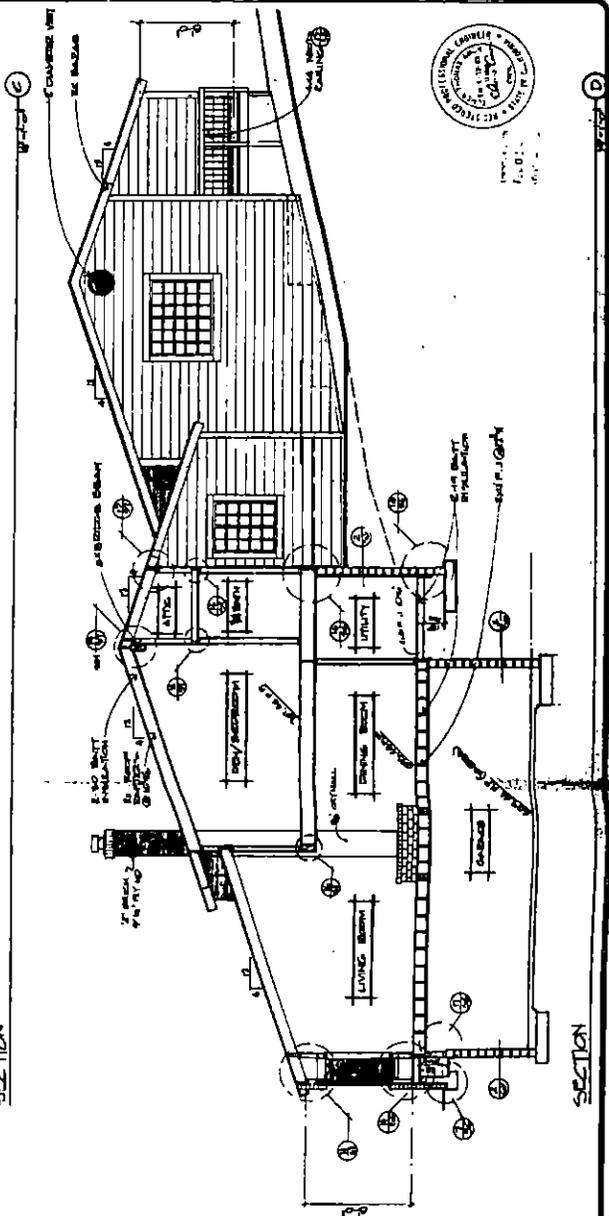
Prepared by: *[Signature]*
 Checked by: *[Signature]*
 Date: *[Date]*

PREPARED FOR:
MR. & MRS. DON BRUSH
 88 BRIDGE AVENUE
 BOSTON, MASS.
 PHONE, BR. 7-24-227

PROJECT NO. 11
 DATE: 11/1/34



SECTION



SECTION

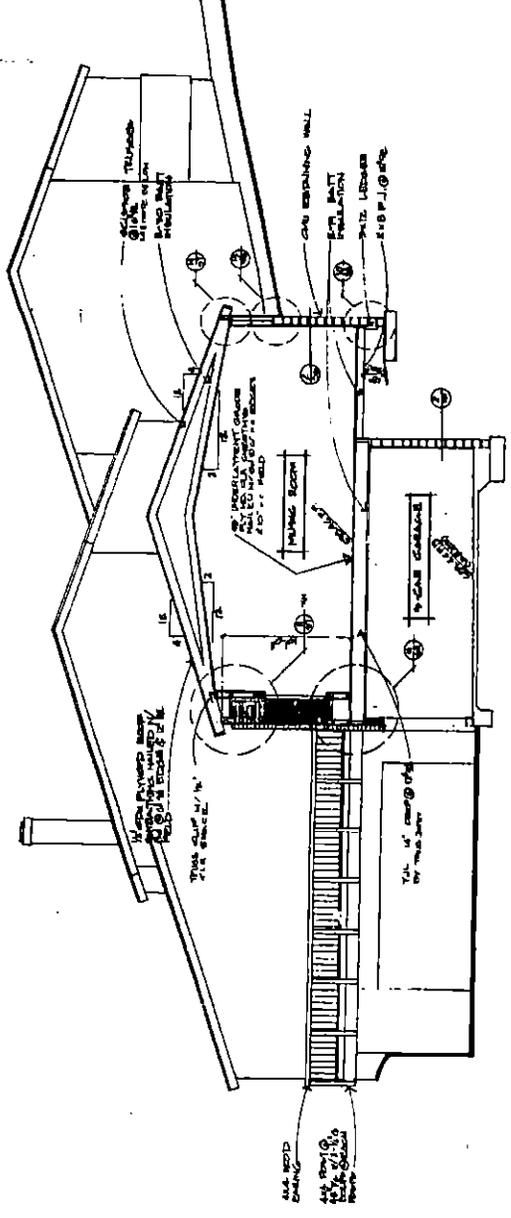


NO.	REVISION

Prepared by
Adco Engineering Corporation
 425 East Coast Avenue, Suite 10
 Los Angeles, CA 90040
 (213) 437-1111

FOR MR. & MRS. DON BRUHN
 12001 W. 10th Street
 Los Angeles, CA 90040

PROJECT NO. 12
 DATE 12/1/71



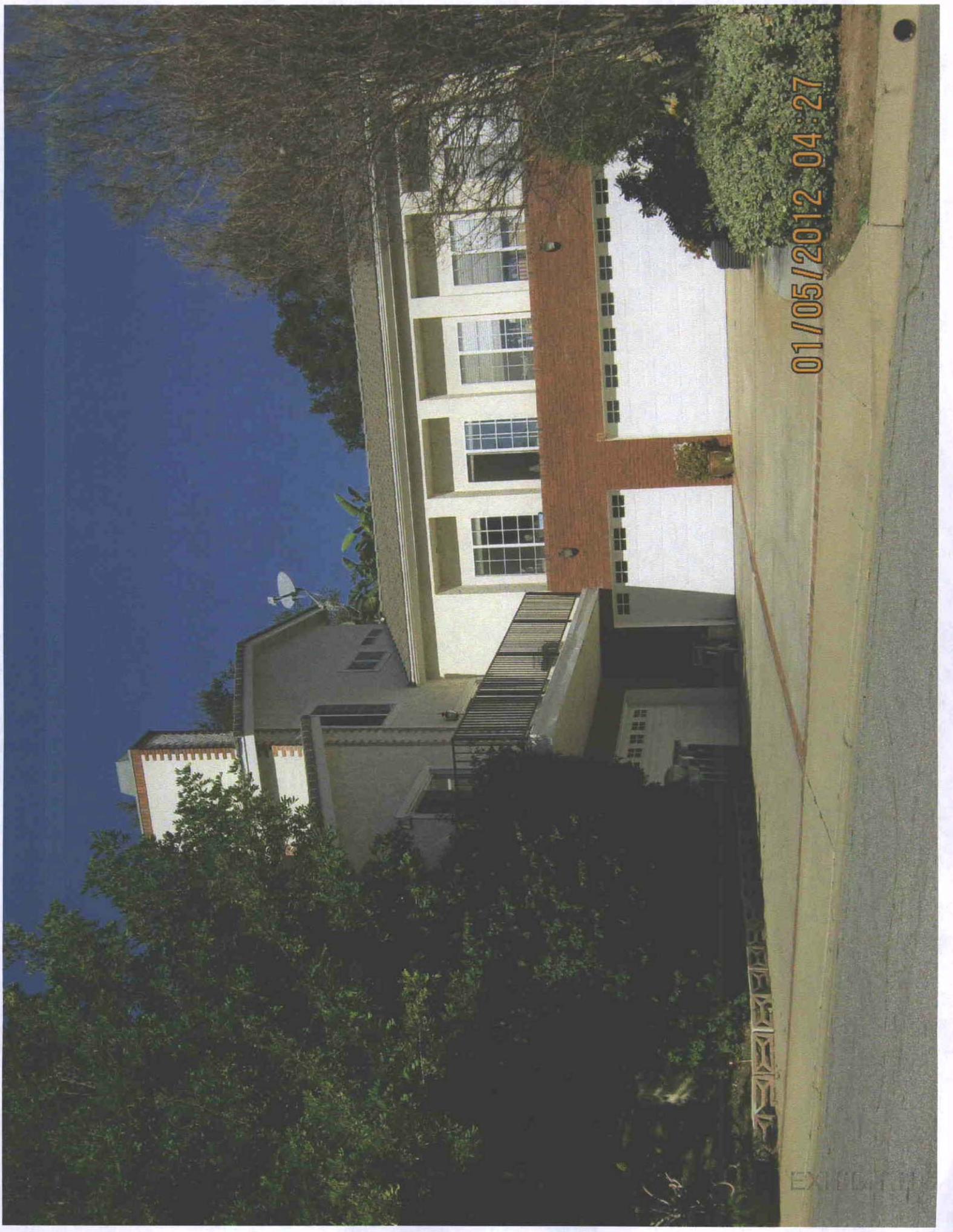
NOTE:
 CALCULATIONS AND DRAWING FOR THE
 SCISSOR TRUSS ARE TO BE SUBMITTED
 FOR APPROVAL PRIOR TO INSTALLATION.
 ALL APPROVALS AND SHOP DRAWINGS
 BY MANUFACTURER.

SECTION



01/05/2012 04:27

EXHIBIT H

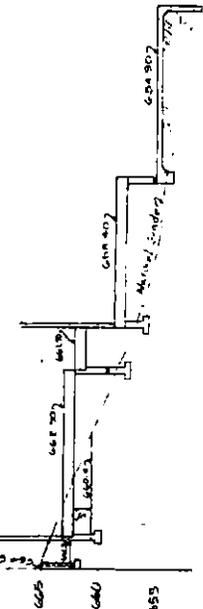


01/05/2012 04:27

EXEDITION

EDINBURGH ROAD

655
660
665
650



Section A-A
Vertical Scale
1" = 10'

1. The City Engineer shall be responsible for the design of the drainage system...
2. The City Engineer shall be responsible for the design of the drainage system...
3. The City Engineer shall be responsible for the design of the drainage system...

Section B-E
NO SCALE
ATTENTION

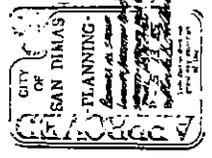
THIS PLAN AND THE SPECIFICATIONS...
1. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE DRAINAGE SYSTEM...
2. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE DRAINAGE SYSTEM...

LEGEND

- 1. 66.00 Proposed Finishing
- 2. 66.00 Existing Contour
- 3. 66.00 Daylight Line
- 4. 66.00 Finish Floor
- 5. 66.00 Finish Grade
- 6. 66.00 Top of Wall
- 7. 66.00 Finish Surface
- 8. 66.00 Finish Line

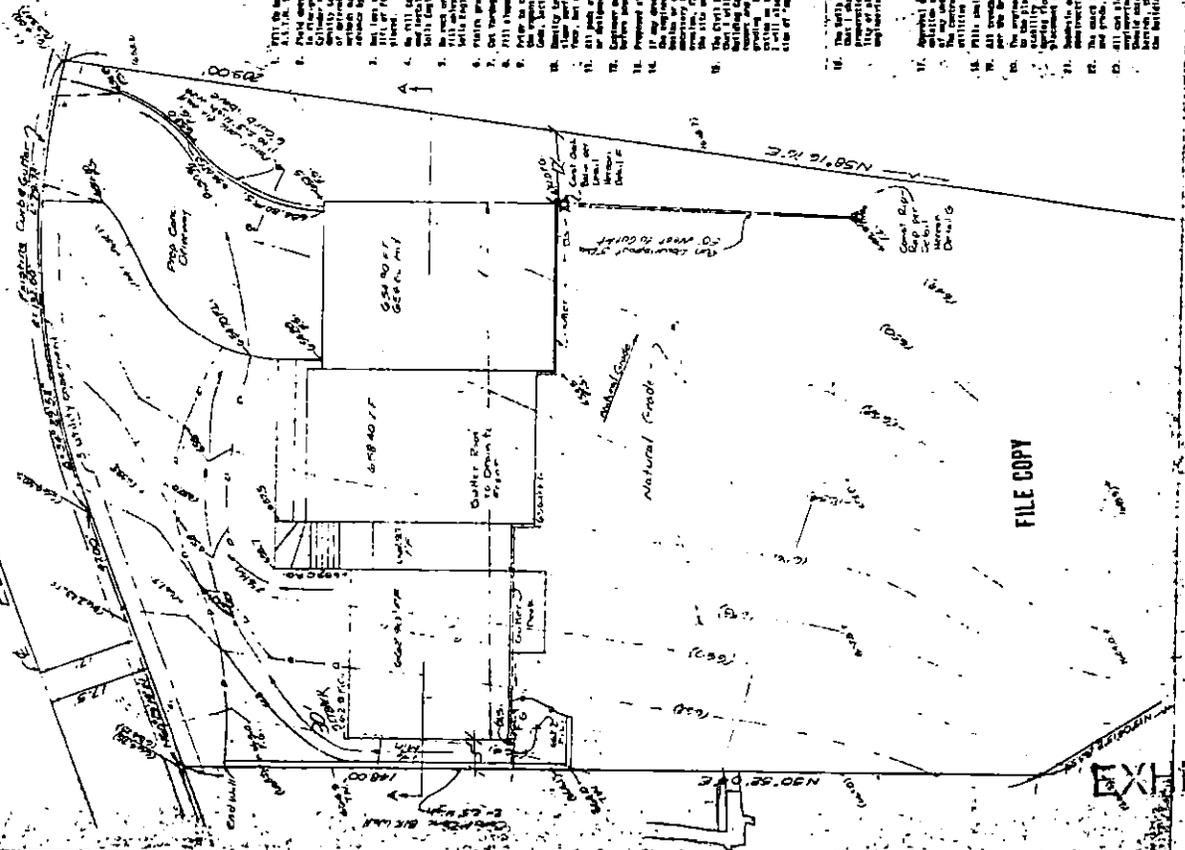
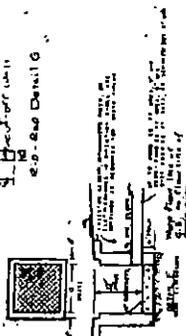
Prepared For:
John E. Abell Inc.
4425 Braby St
Covina, Ca 91722
(913) 915-7671

FILE COPY



1. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE DRAINAGE SYSTEM...
2. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE DRAINAGE SYSTEM...

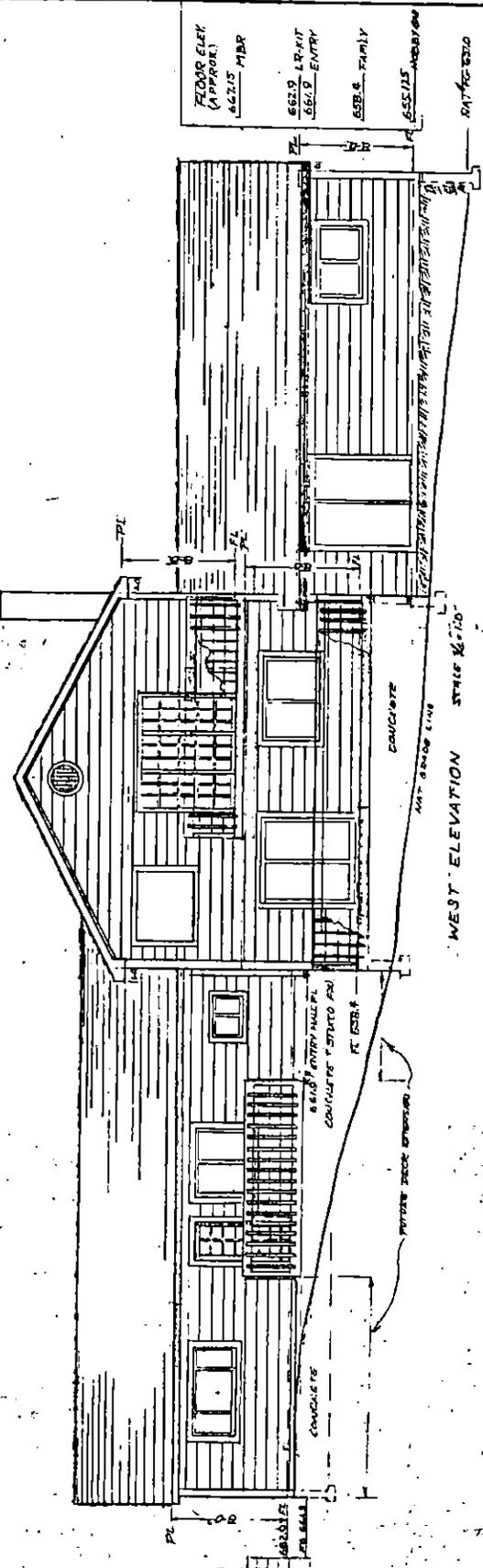
FILE COPY



FILE COPY

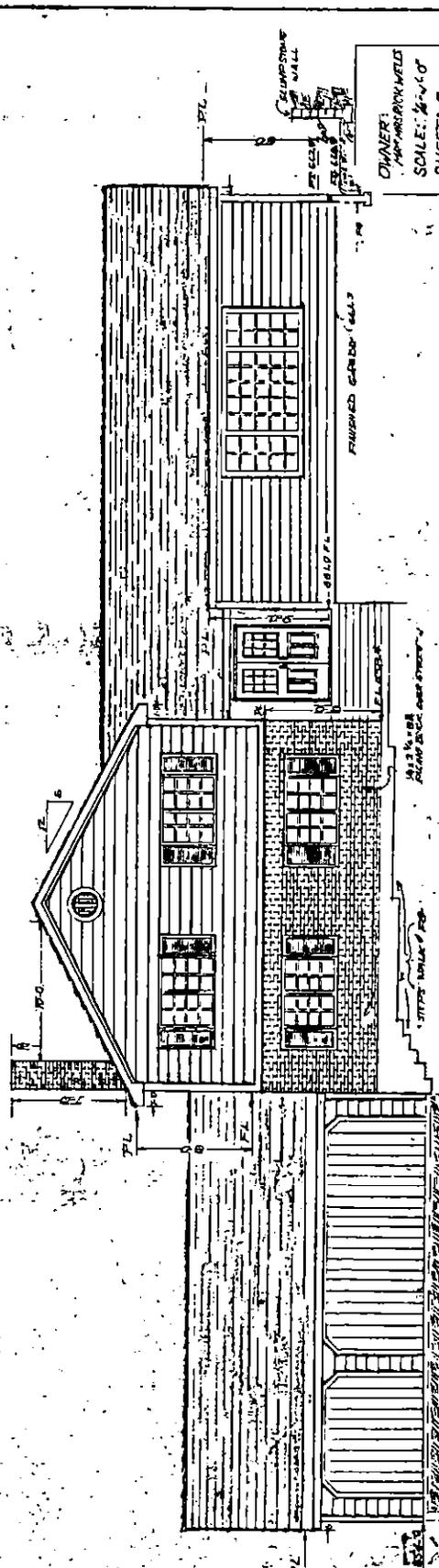
EXHIBIT H

C-607
1154 EDINBURGH RD.



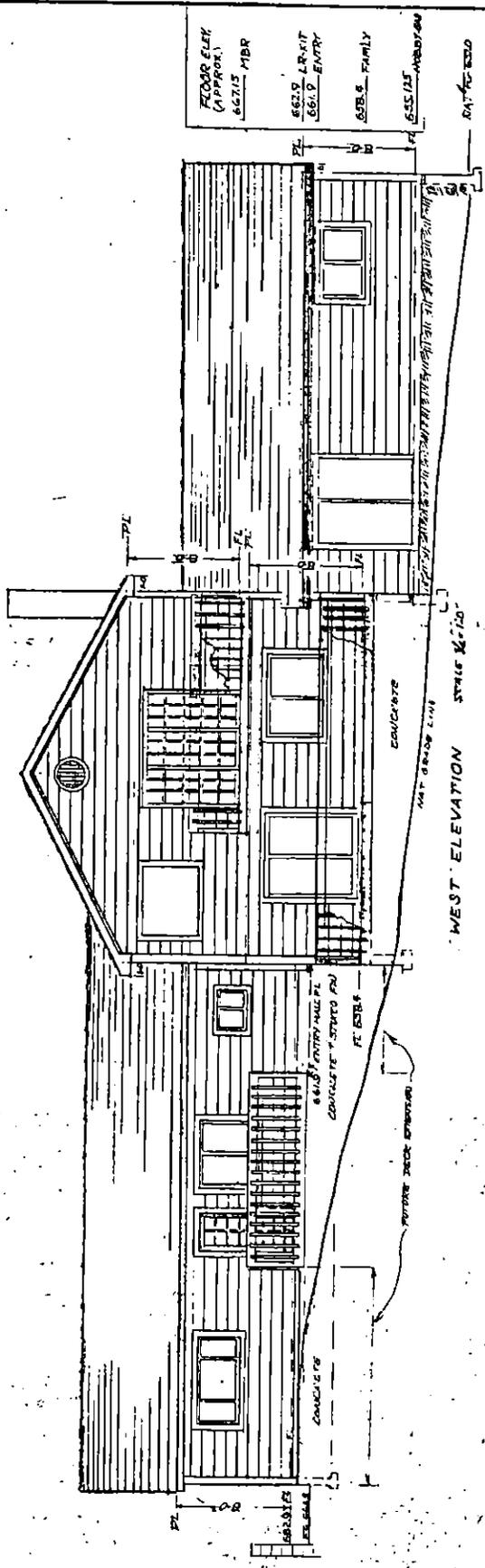
WEST ELEVATION SCALE 1/4" = 1'-0"

FLOOR ELEV (APPROX)	662.0	LR KIT
	662.0	ENTRY
	662.15	M.B.R.
	662.8	FAMILY
	665.15	ACCOMMODATION



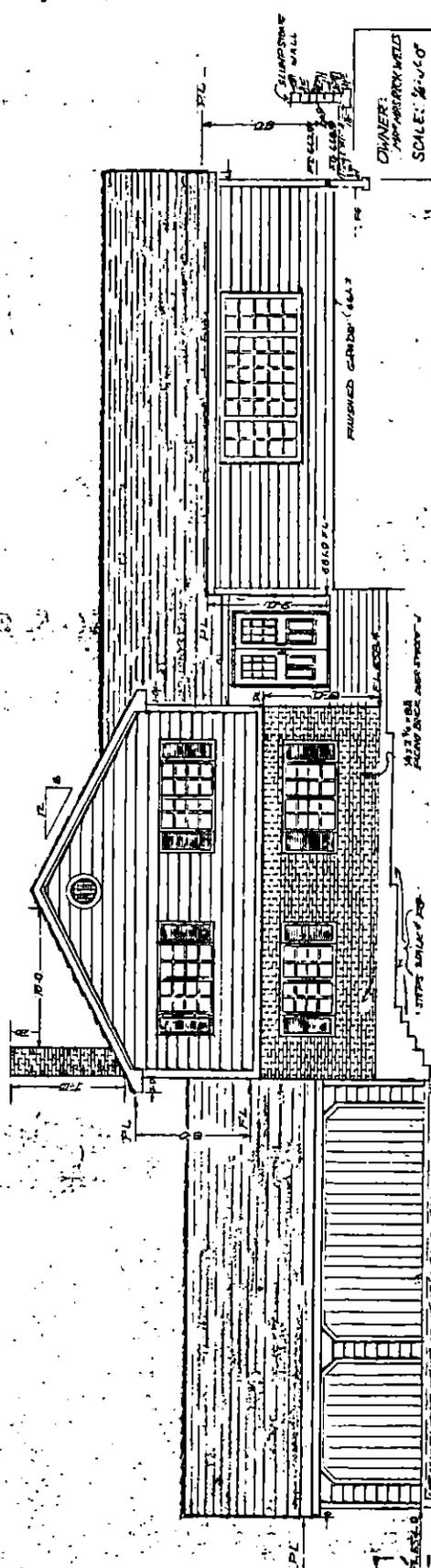
EAST ELEVATION SCALE 1/4" = 1'-0"

OWNER:	MR. & MRS. J. W. WELLS
SCALE:	1/4" = 1'-0"
SHEET:	5
DATE:	7-94
BY:	G.W. STONE



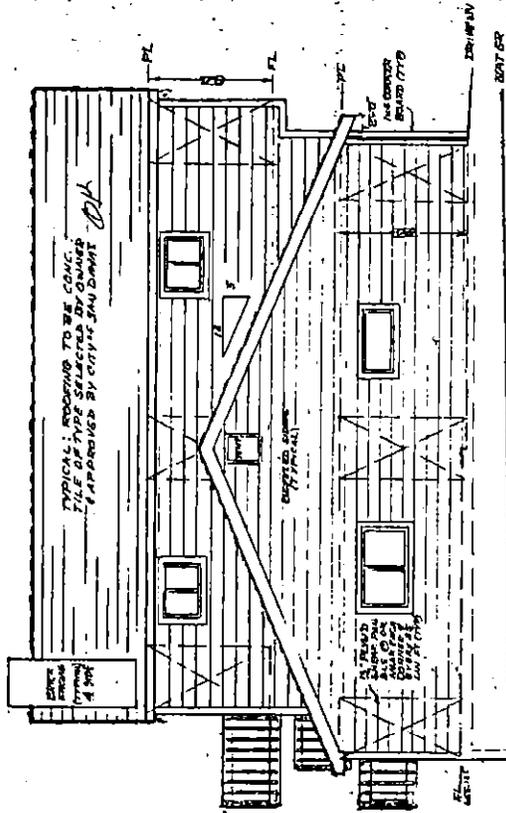
FLOOR PLAN (APPROX.)
 66715 - HBR
 66230 - L.R. KIT
 66110 - ENTRY
 66115 - FAMILY
 655125 - HBR/7.00

WEST ELEVATION SCALE 1/4" = 1'-0"

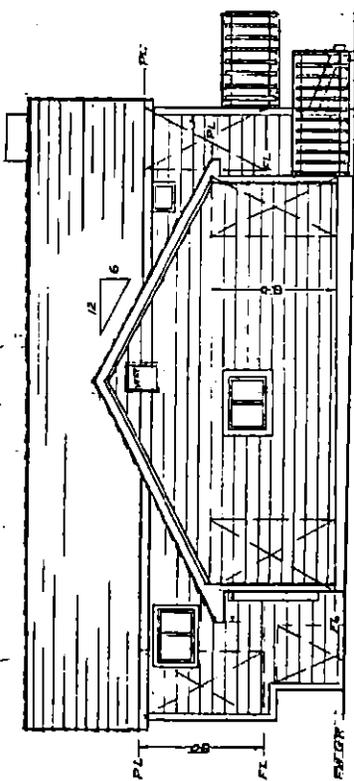


DRAWN BY: J. W. HARRIS
 SCALE: 1/4" = 1'-0"
 SHEET: 5
 DATE: 7-84
 BY: G. W. STONE

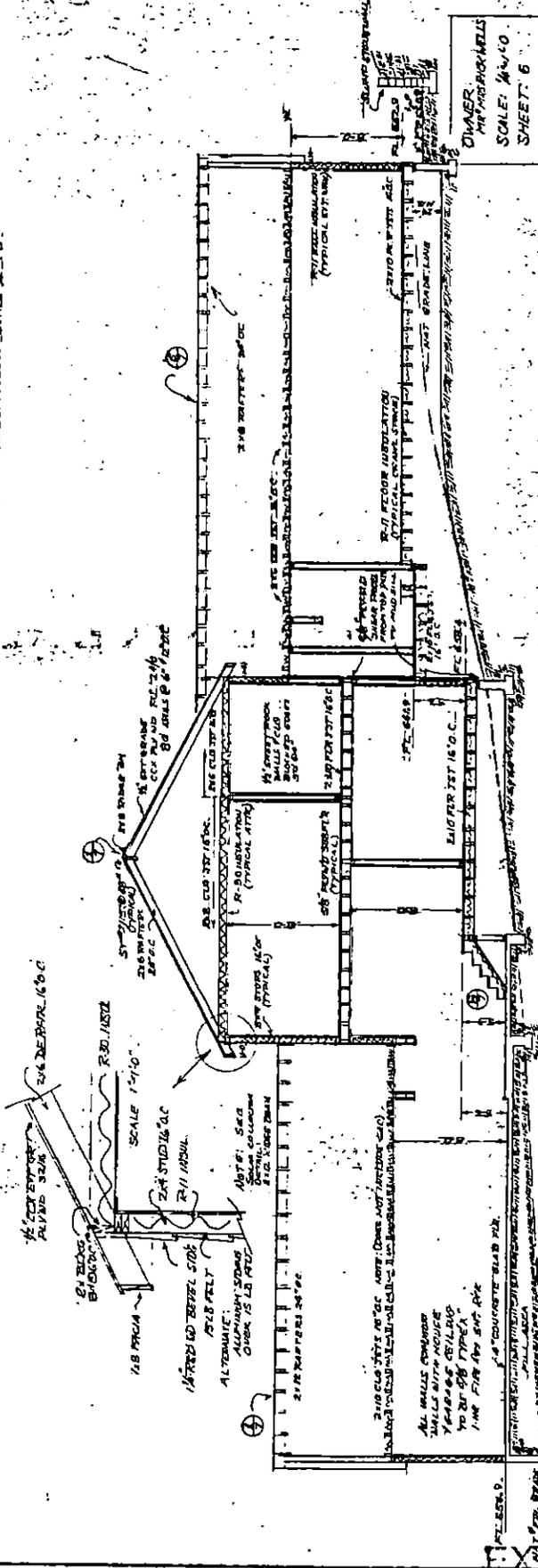
EAST ELEVATION SCALE 1/4" = 1'-0"



NORTH ELEVATION SCALE 1/4" = 1'-0"



SOUTH ELEVATION SCALE 1/4" = 1'-0"



SECTION A-A SCALE 1/4" = 1'-0"

DWG. BY: M. H. HICKS
 SCALE: 1/4" = 1'-0"
 SHEET: 6
 DATE: 7-84
 BY: G. W. STONE



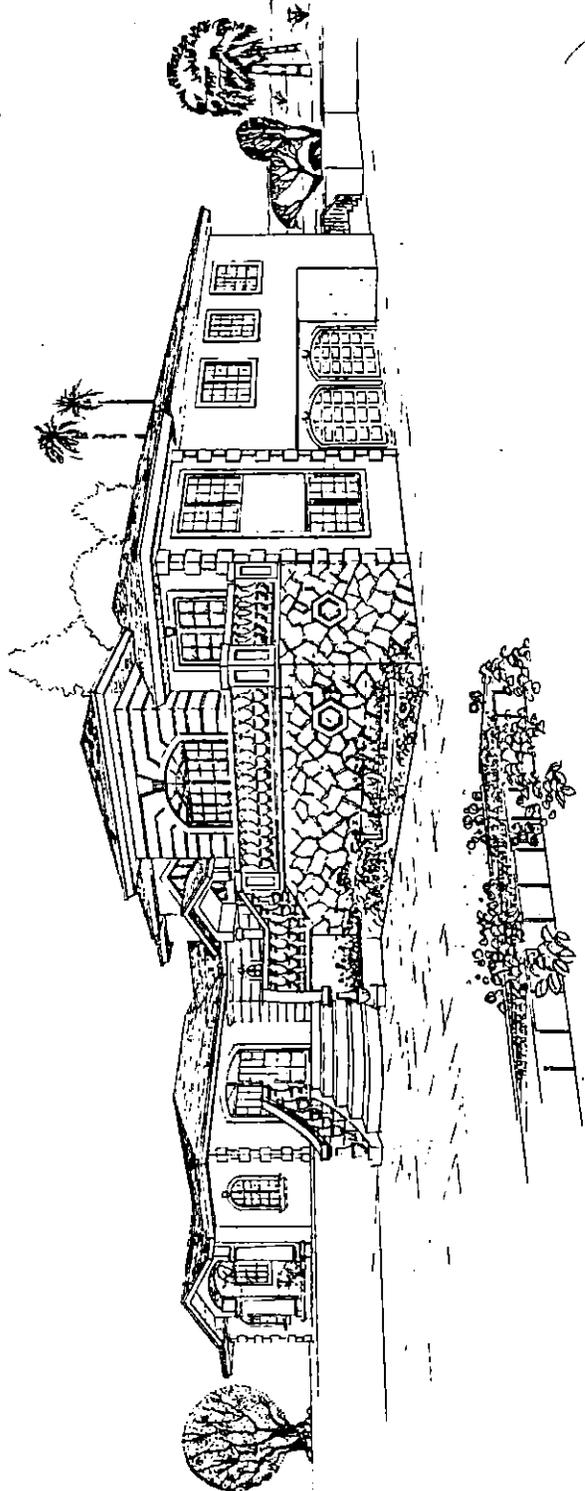
01/05/2012 04:32

FILE COPY -

ORDER FOR FILES
DR. & MRS. NAJIB J. BOUZ
1151 EDINBURGH RD.
SAN DIMAS, CALIF. 91773-2848

DESIGNED BY
AGOP G. KHANJAN
272 KACHOAN AVE. PASADENA CA 91105
TEL. (823) 577-5003

DATE
SCALE
SHEET NO.
R 1



RECEIVED
DEC 1 1981
OFFICE OF THE ARCHITECT
RENDERING DIVISION



RESIDENCE FOR DR. BOUZ
1151 EDINBURGH DR. S. DIMAS.

EXHIBIT H

1151 EDINBURGH RD.
C-607

DATE	
BY	
CHECKED BY	
APPROVED BY	

DRAWING TITLE
SECTIONS A, B, C, D
DR. & MRS. NAJIB J. BOUZ
1151 EDINBURGH RD
SAN DIMAS, CAL 91773-3615

DESIGNED BY
AGOP G. KHANJIAN
228 MCCORMAN AVE., PASADENA CA 91104
TEL (828) 577-8803
DATE 1/4-74
SCALE 1/4"=1'-0"
SHEET NO. 1
A 6

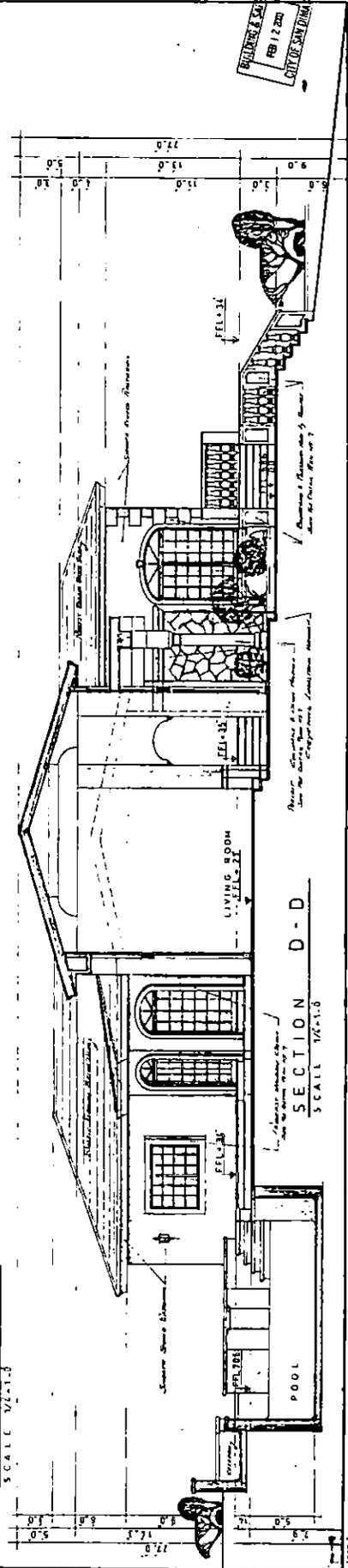
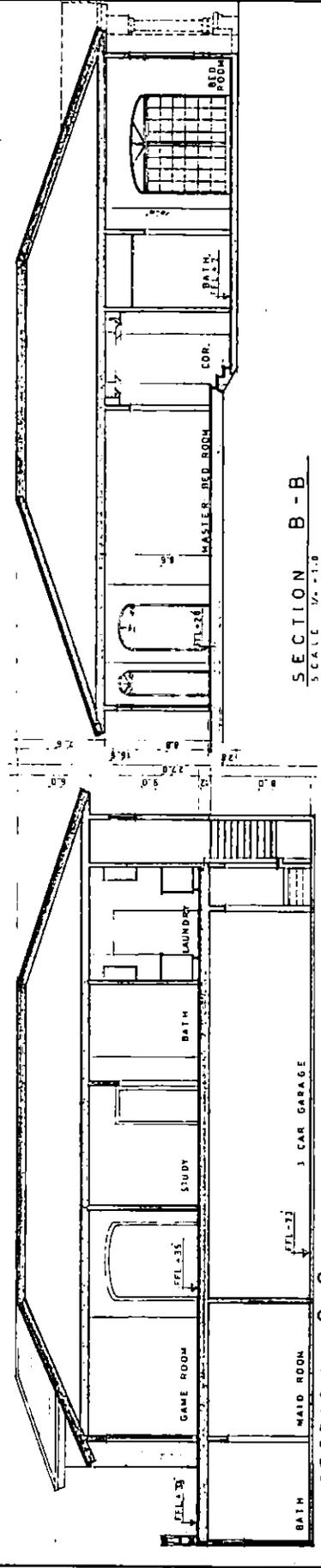
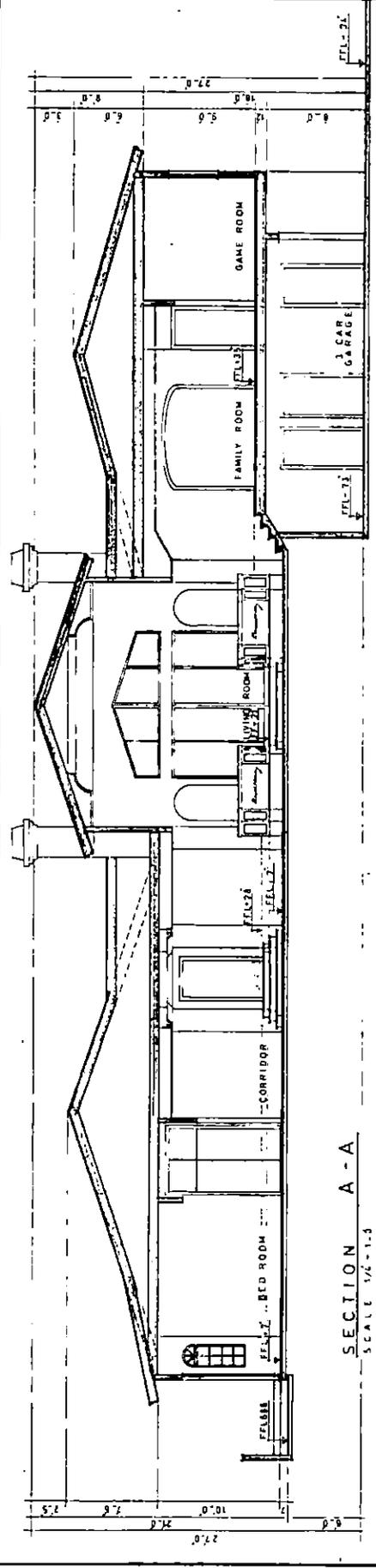
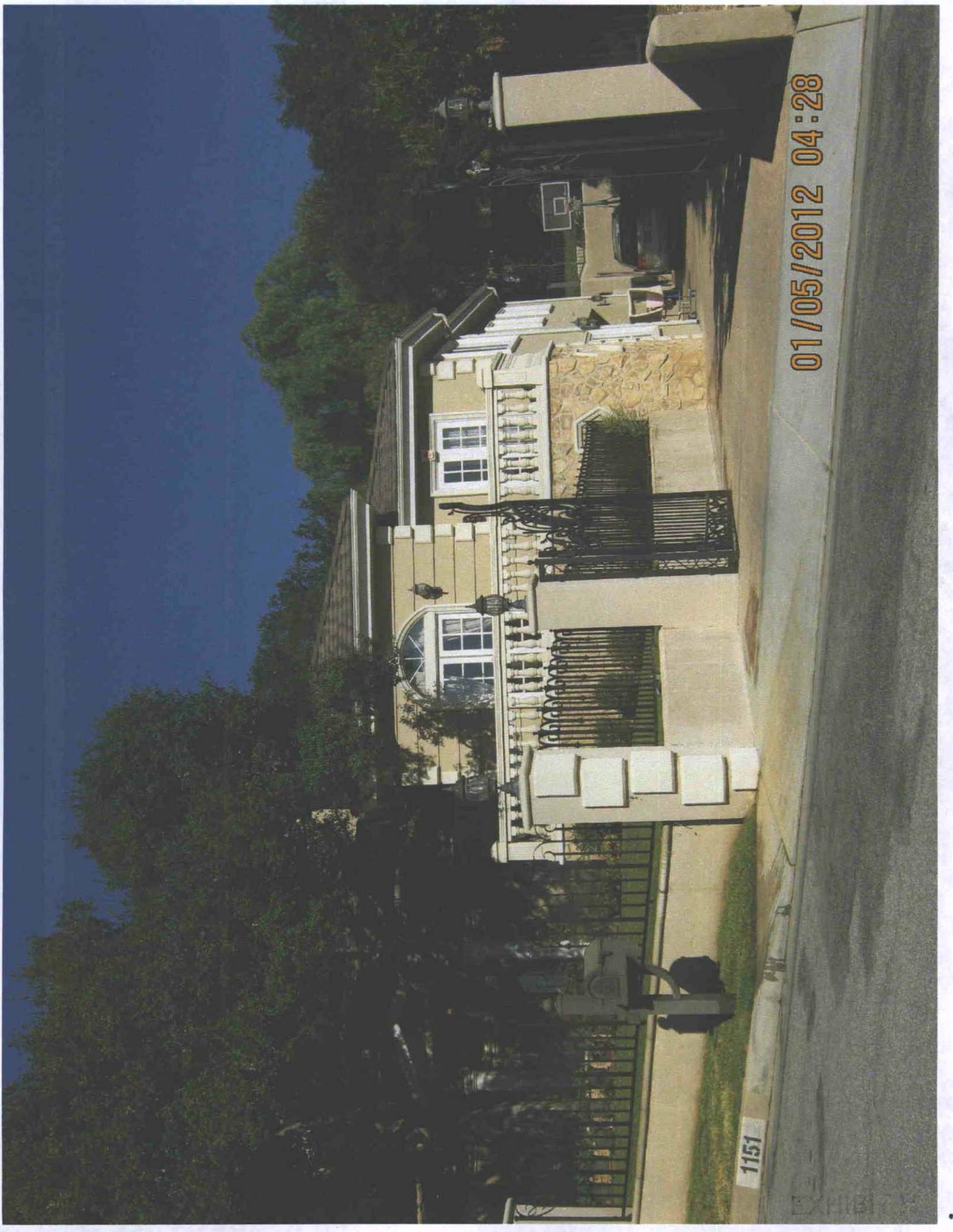
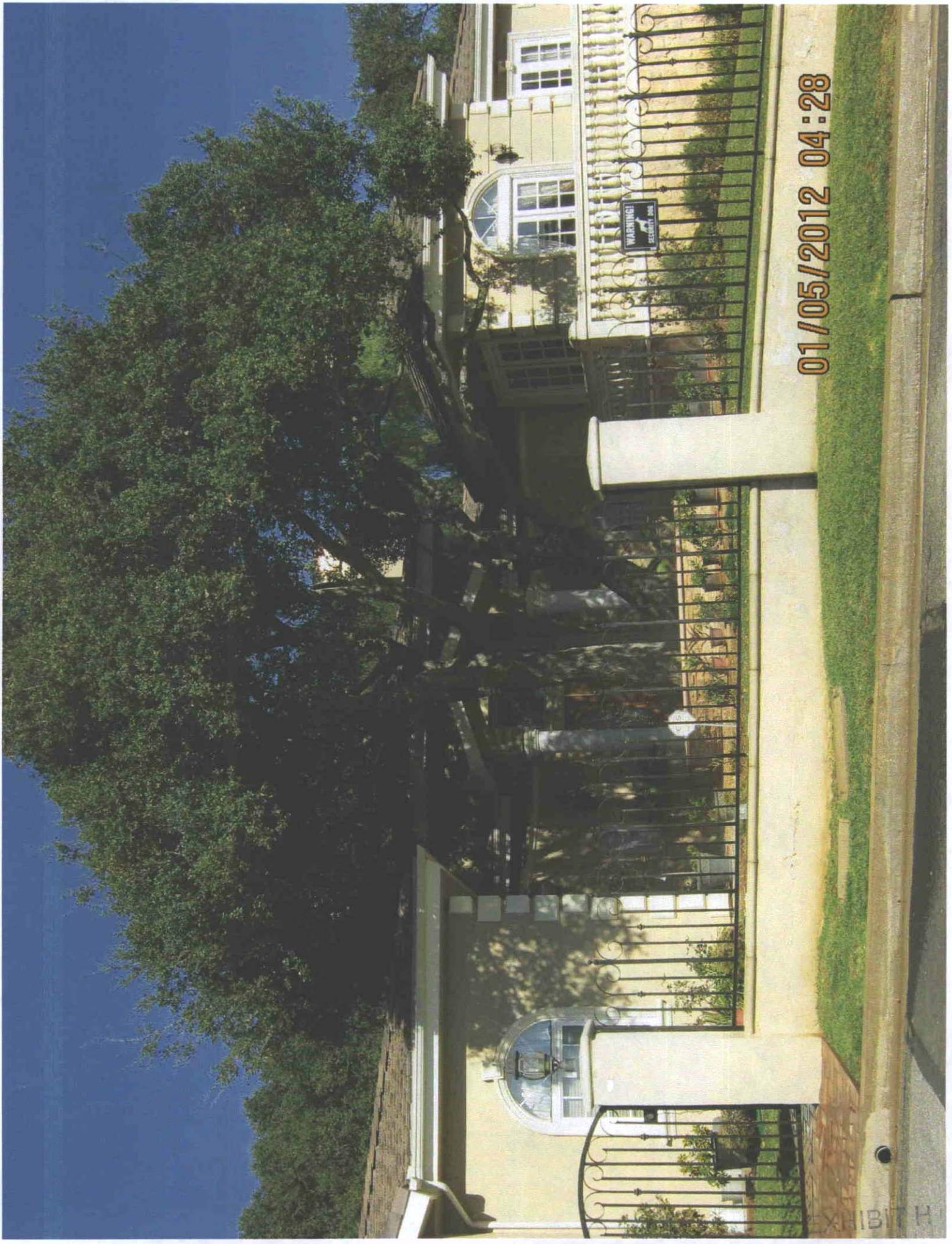


EXHIBIT H



01/05/2012 04:28

1151

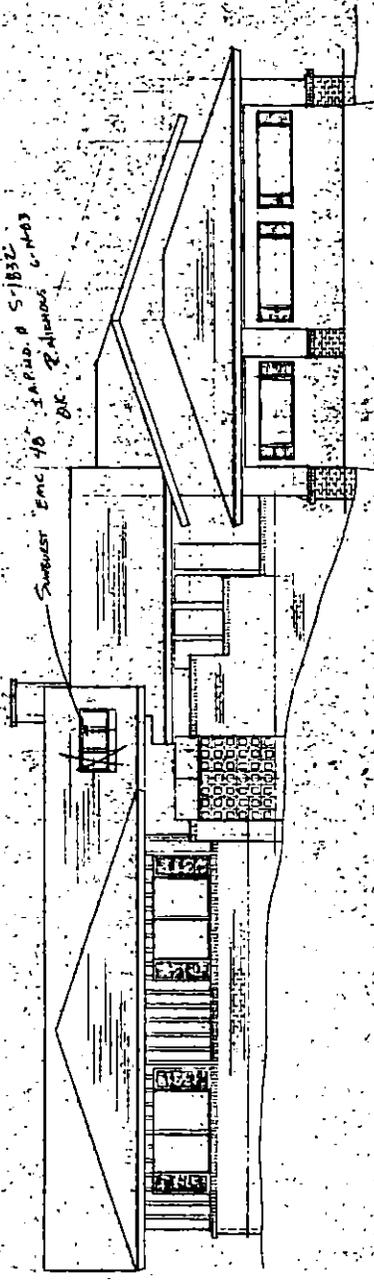


01/05/2012 04:28

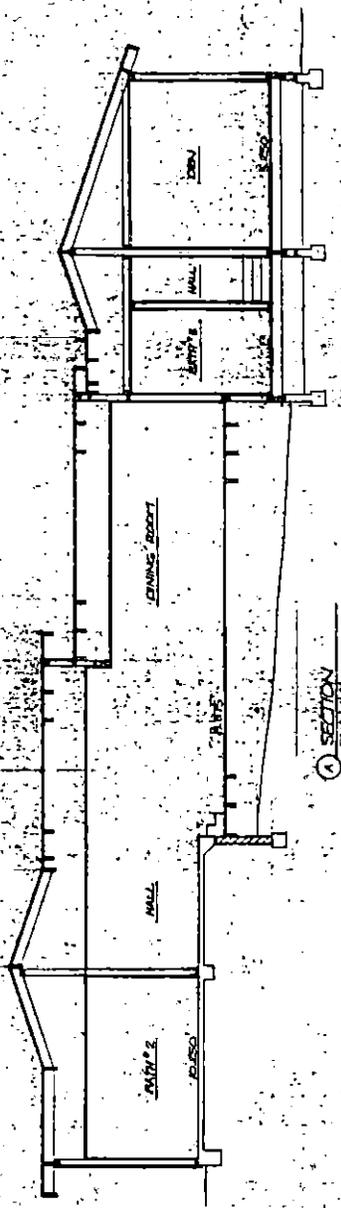
EXHIBIT H



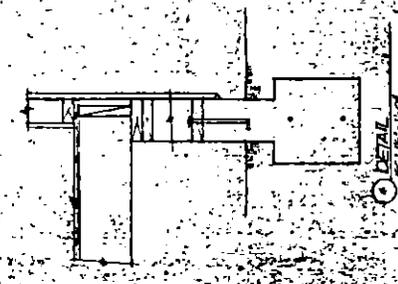
Submit EMC 40 S.A.R.D. & S-1832
of R. Alonius C. No. 3



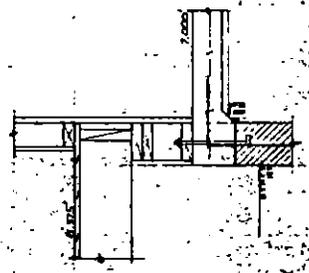
SOUTH ELEVATION
SECTION 1/16



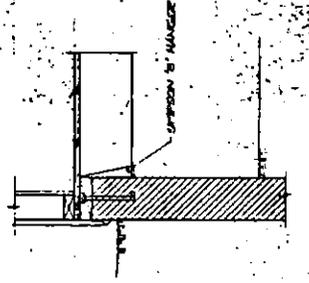
SECTION
SECTION 1/16



DETAIL
SECTION 1/16

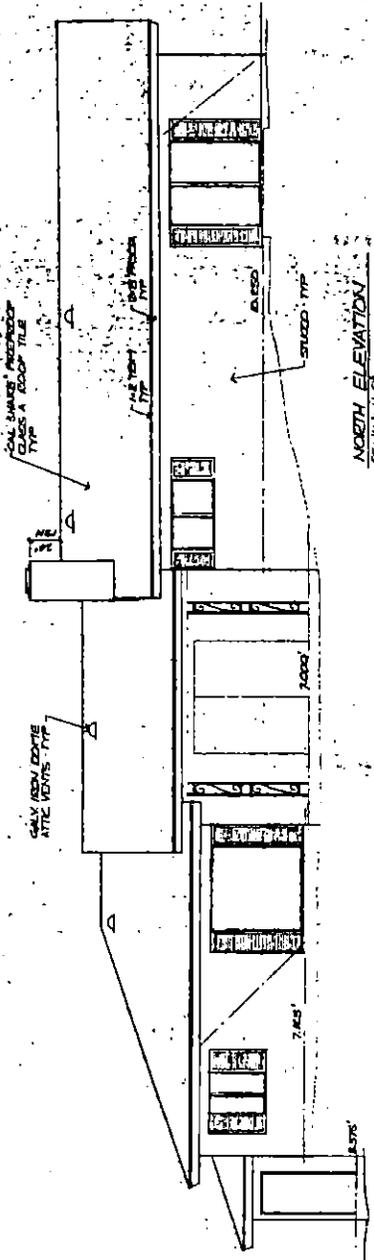


DETAIL
SECTION 1/16

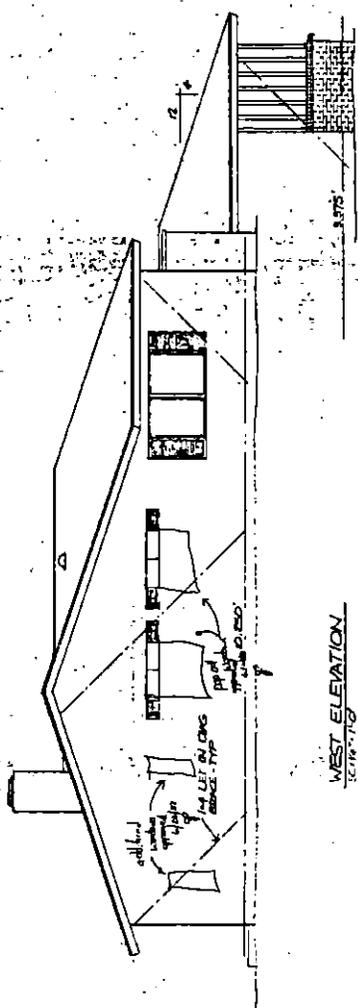


DETAIL
SECTION 1/16

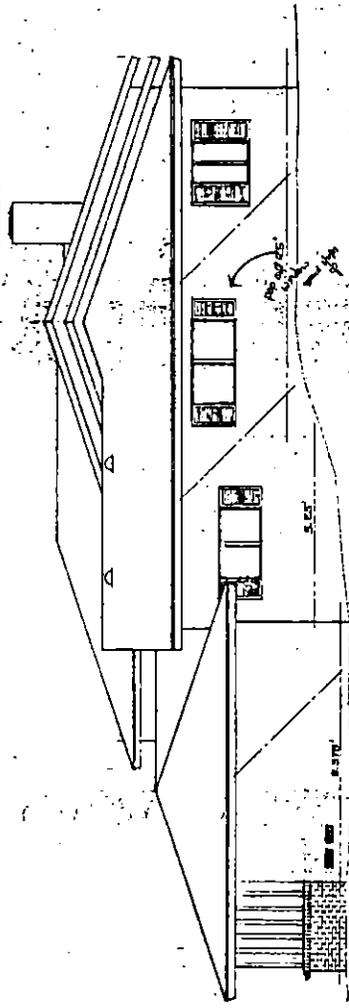
- C-607
- 1145 EDINBURGH



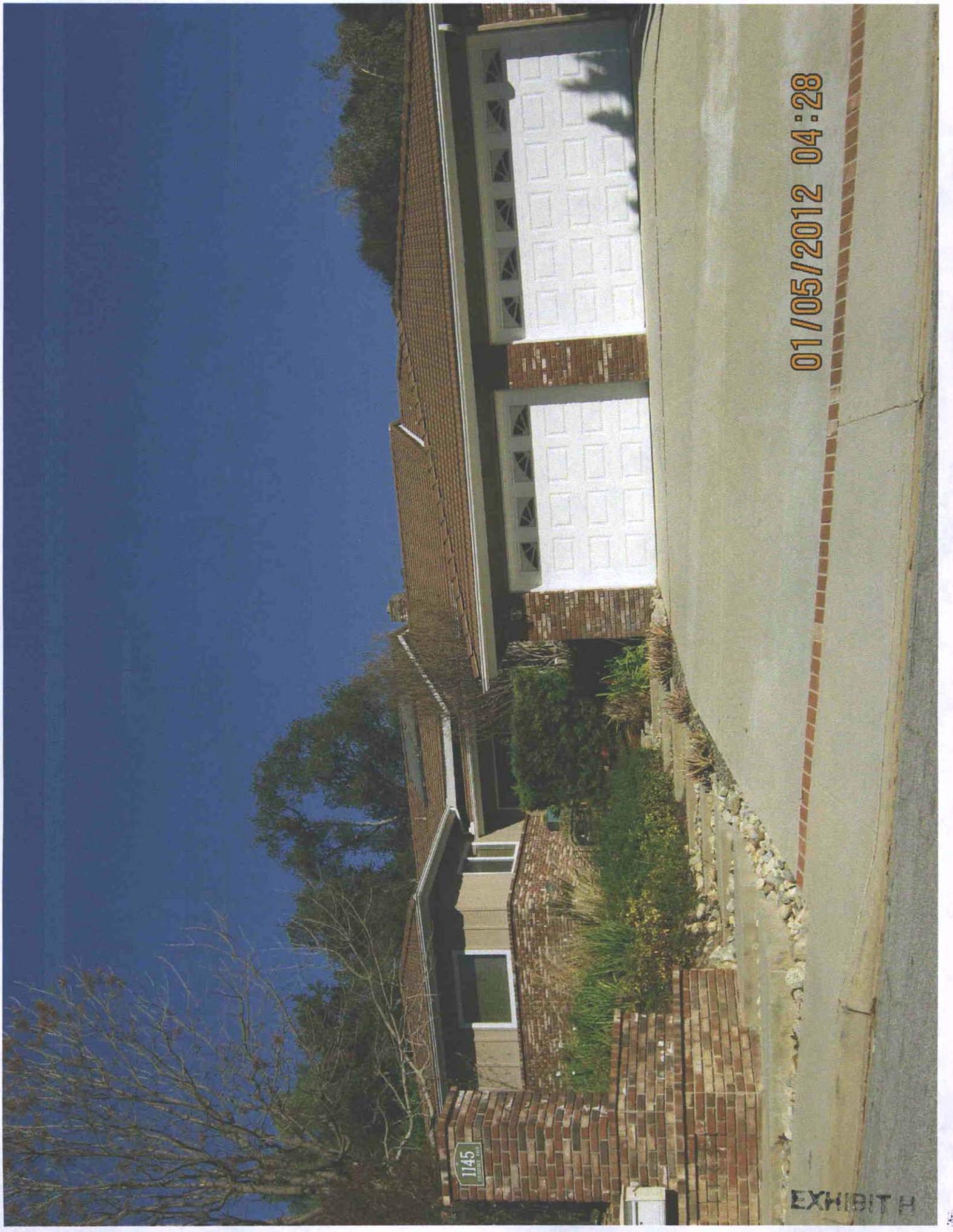
NORTH ELEVATION SECTION



WEST ELEVATION SECTION



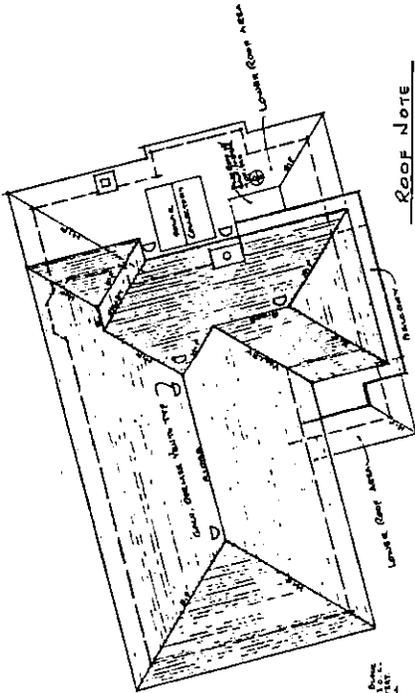
EAST ELEVATION SECTION



1145
EASTVIEW DRIVE

01/05/2012 04:28

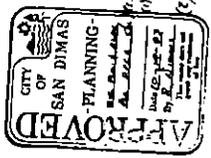
EXHIBIT H



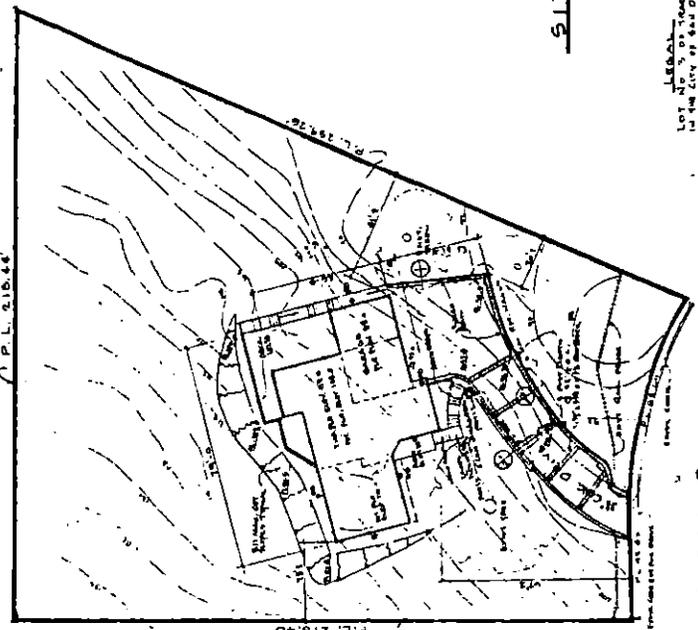
ROOF NOTE
 CONCRETE SHINGLE TILE OVER
 1-3/8" FELT INTERLAYMENT &
 SPACED SHEATHING - FITTED 4" IN 12

ROOF PLAN
 SCALE 1/8" = 1'-0"

- GENERAL NOTES**
1. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 2. ALL DIMENSIONS TO BE GRABED MEASURED TO FACE UNLESS OTHERWISE SPECIFIED.
 3. ALL LATH SHALL BE PROVIDED TO MATCH ALL EXISTING WORK.
 4. ALL EXTERIOR FINISHES TO BE 1/2" MIN. 15 GA. GALV. CORRUGATED SHEET METAL WITH 1/2" MIN. 1500 PSI 2x4 OR 2x6.
 5. CONCRETE SHALL BE 3000 PSI COMPRESSIVE STRENGTH WITH 4% MIN. STEEL.
 6. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 7. ALL EXTERIOR FINISHES TO BE 1/2" MIN. 15 GA. GALV. CORRUGATED SHEET METAL WITH 1/2" MIN. 1500 PSI 2x4 OR 2x6.
 8. ALL EXTERIOR FINISHES TO BE 1/2" MIN. 15 GA. GALV. CORRUGATED SHEET METAL WITH 1/2" MIN. 1500 PSI 2x4 OR 2x6.
 9. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 10. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 11. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 12. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 13. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 14. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.
 15. FINISH SHALL VERIFY ALL DIM. LOCATIONS, ELEV., & EXISTING CONDITIONS BEFORE STARTING.



APPROVED
 CITY OF SAN DIMAS
 PLANNING
 DATE: _____
 BY: _____



SITE PLAN
 SCALE 1" = 20'

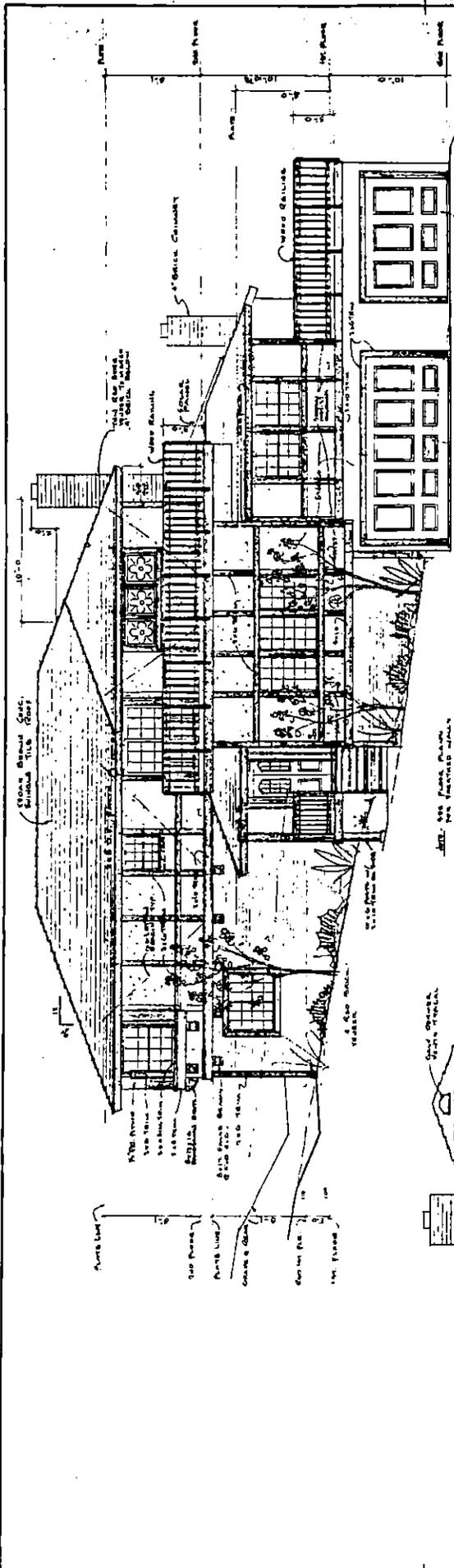
LEGAL
 LOT 10, TRACT 10, MAP 10
 IN THE CITY OF SAN DIMAS, CALIF.
 DIMAS
 ALL UTILITIES UNDERGROUND FROM ST.

GEORGE STOOPS ASSOCIATES
 A-I-B-D
 111 S. BRIDGE ST. CORRAL, CALIFORNIA 91713
 REGISTERED CIVIL ENGINEER

C-607

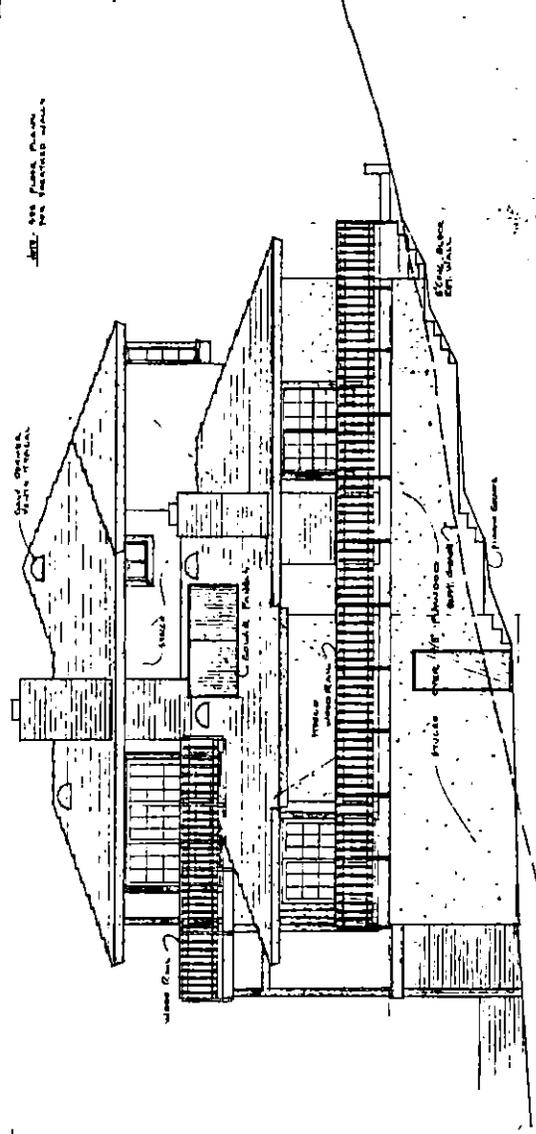
1112 EDINBURGH RD.

EDINBURGH ROAD



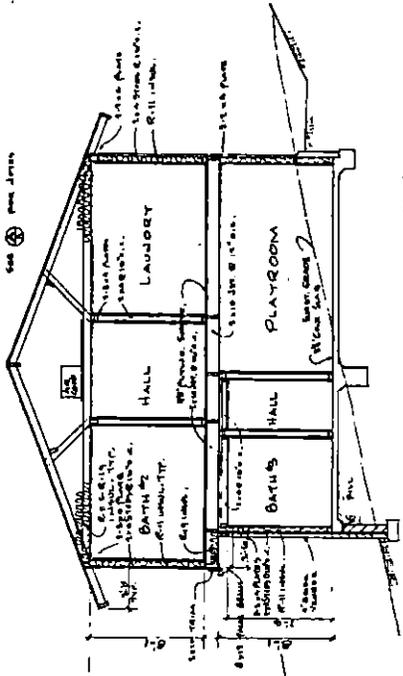
FRONT (WEST) ELEVATION
SCALE 1/8" = 1'-0"

NOTE: ALL WOOD SIZES, COLORS, FINISHES, ETC., TO BE OAK EXCEPT WHERE SHOWN OTHERWISE. ALL STUCCO TO BE ROUGH FINISH - LIGHT BEIGE.

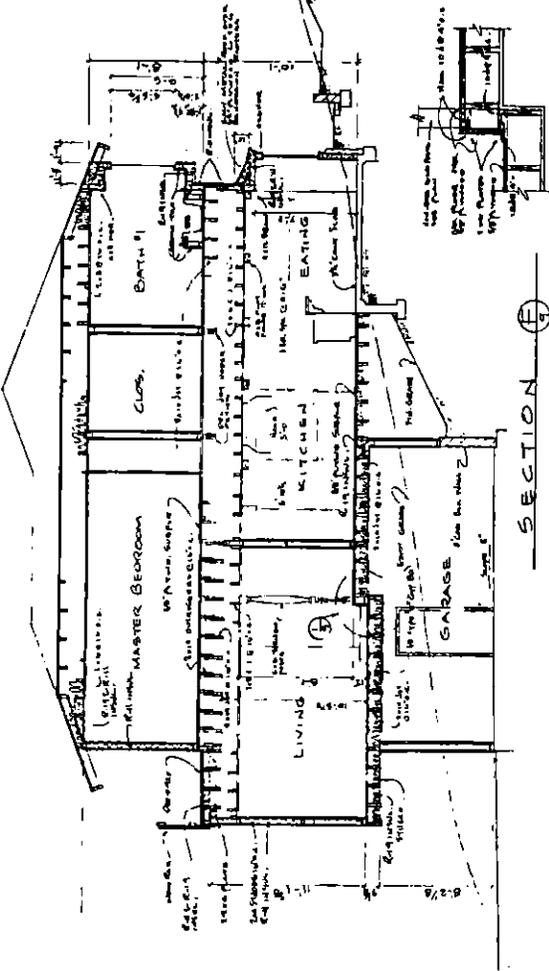


SOUTH ELEVATION
SCALE 1/8" = 1'-0"

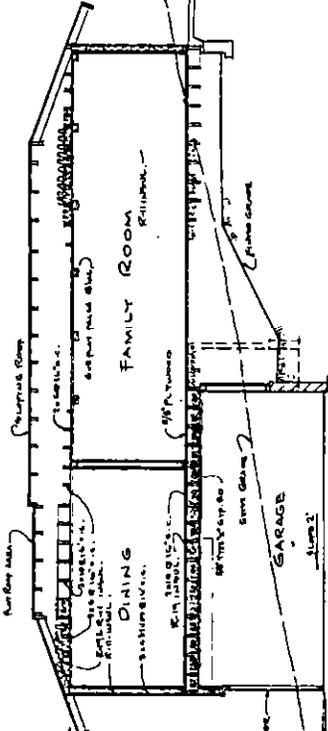
GEORGE STOOPS ASSOCIATES ARCHITECTS 175 S. GILBERT ST., OAKLAND, CALIF. 94612 ARCHITECTS LICENSE NO. 10180		RESIDENCE & GARAGE FOR: MR. & MRS. ARCHIE GALEA EDENBROUGH ROAD SAN DIMAS, CALIF.
DATE: 10/1/58 DRAWN BY: G.S.		SHEET NO. 6



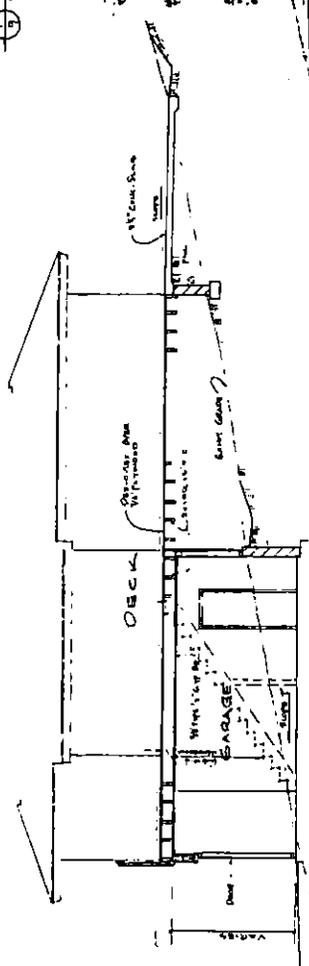
SECTION 1



SECTION 2

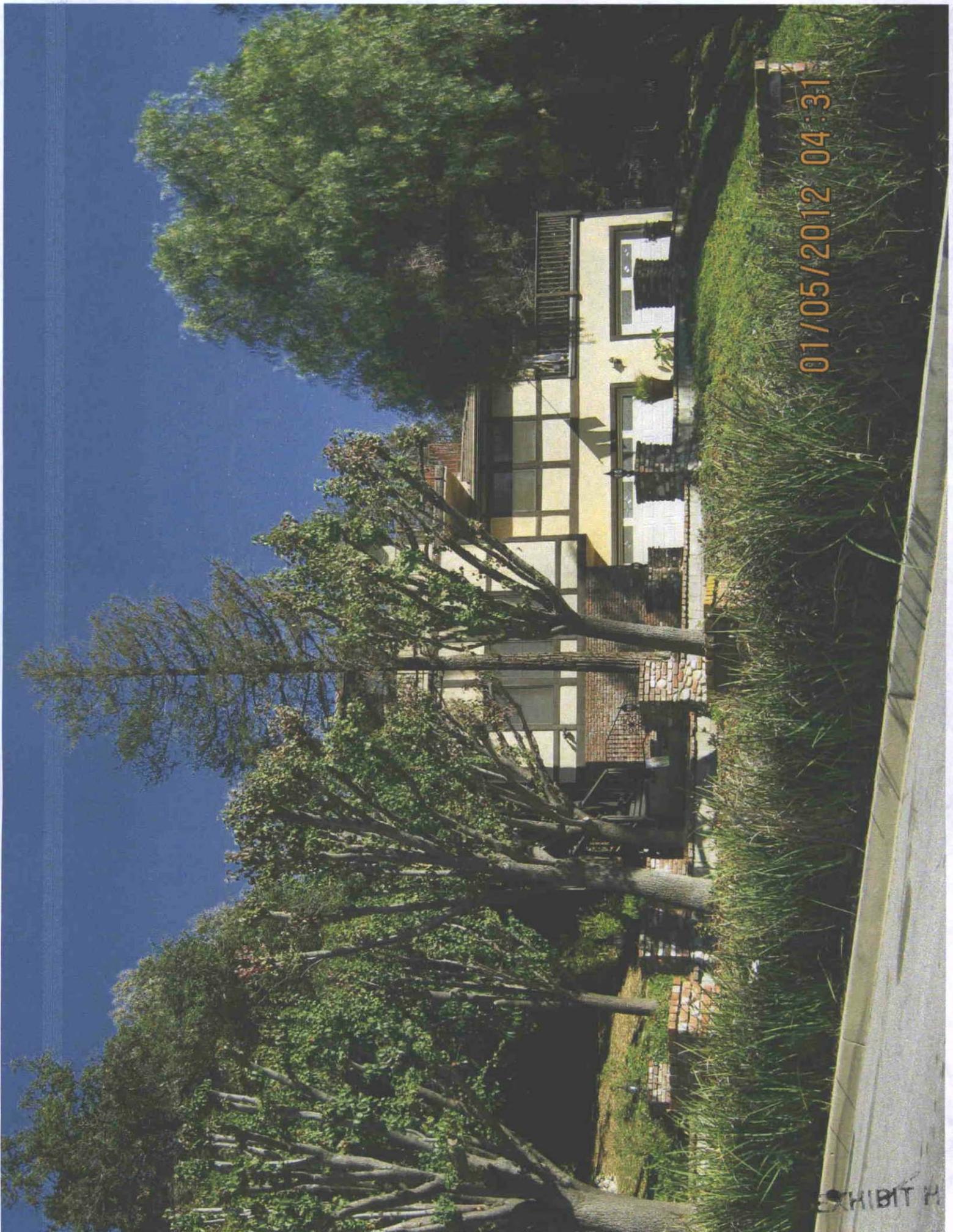


SECTION 3



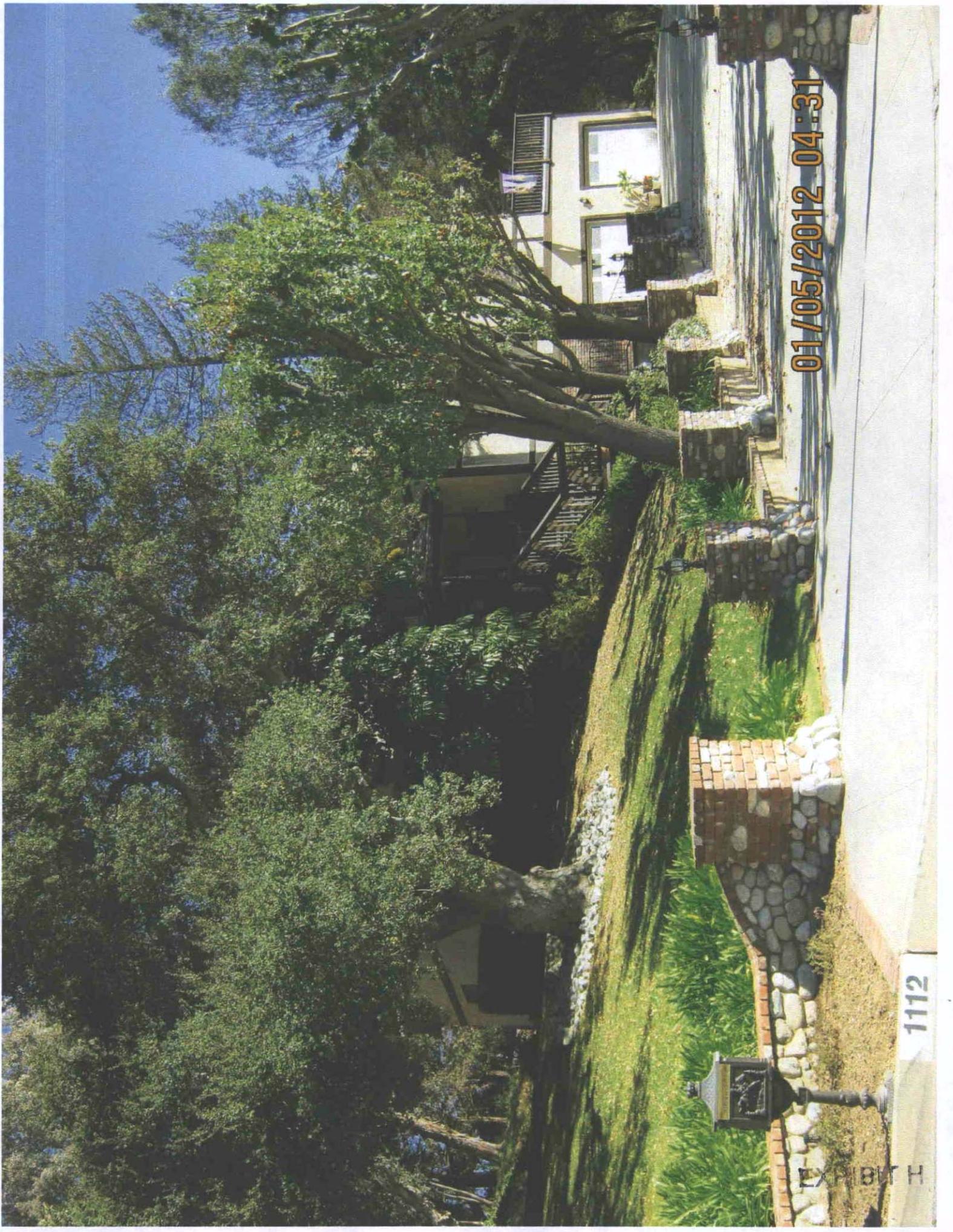
SECTION 4

<p>GEORGE STOOPS ASSOCIATES A.I.B.D. 178 S. COLBERT BL., COSTA MESA, CALIFORNIA 92626 REGISTERED ARCHITECTS</p>		<p>RESIDENCE & GARAGE FOR MR. & MRS. ARNOLD GALEA 3401 BROADWAY ROAD COSTA MESA, CALIF.</p>
<p>DATE: 10/1/68</p>	<p>SCALE: 1/8" = 1'-0"</p>	<p>NO. 9</p>



01/05/2012 04:31

EXHIBIT H



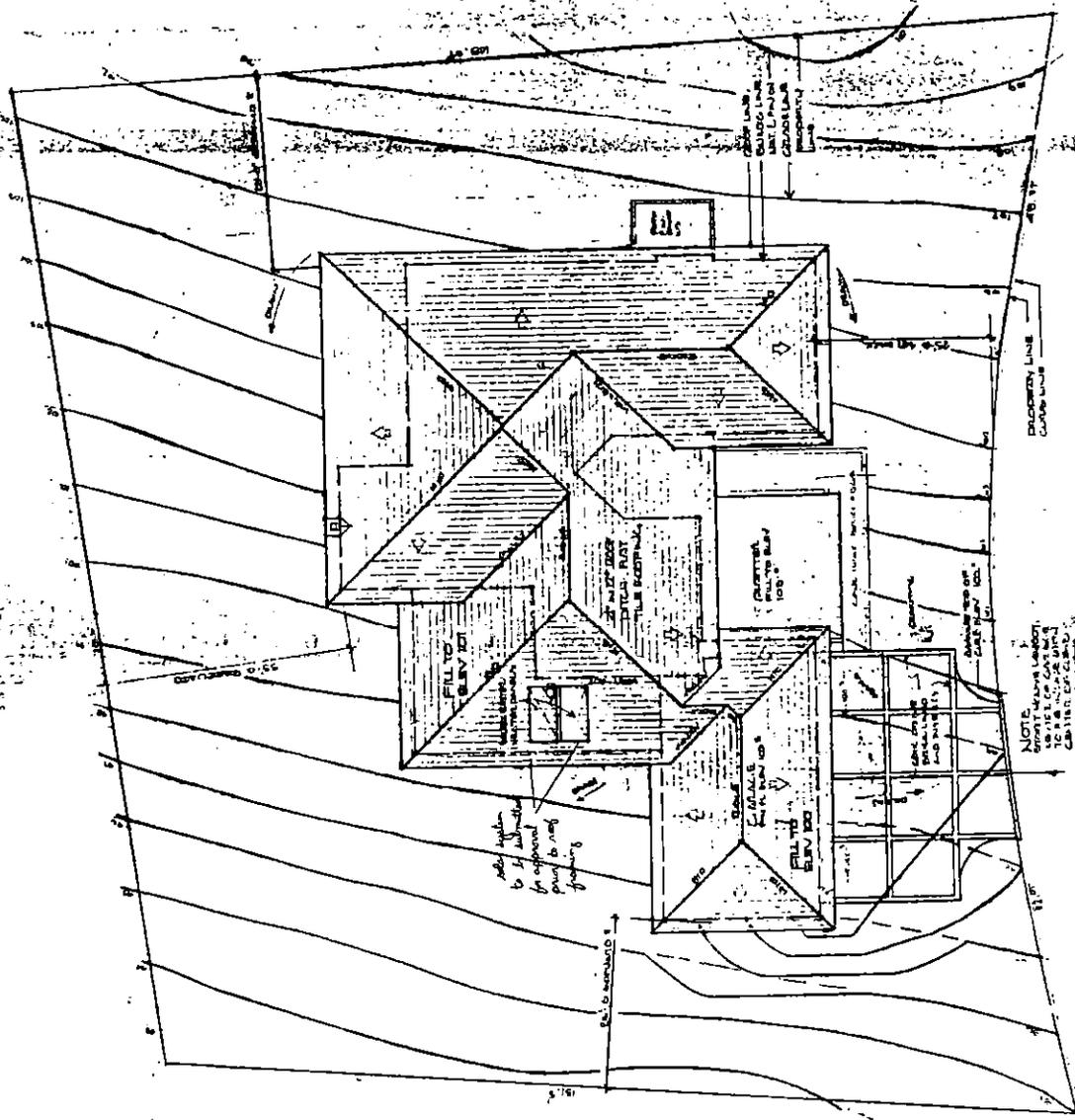
01/05/2012 04:31

1112

EXHIBIT H

KLN BULLESS
 BUILDING DESIGNER, P.C.
 150 W. LEHIGH AVE. CHICAGO
 ILL. 60607 TEL. 447-0700

MR & MRS JERRY VELDHOVE, RESIDENCE
 1109 EDINBURGH DR.
 SAN DIMAS CALIF. 91761
 OWNERS HOME PHONE 215 216-0945

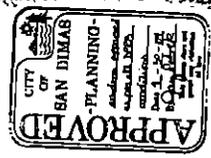


1109 EDINBURGH DR
 2

NOTE:
 SEE PLAN FOR
 TO BE A 10' WIDE
 CONCRETE PATIO
 APPROXIMATELY

NOTE:
 Although irrigation plans to be
 submitted, A.S.P.S. Burdick and
 Irrigation plans shall be approved prior
 to construction and installed and functioned
 within 90 days.

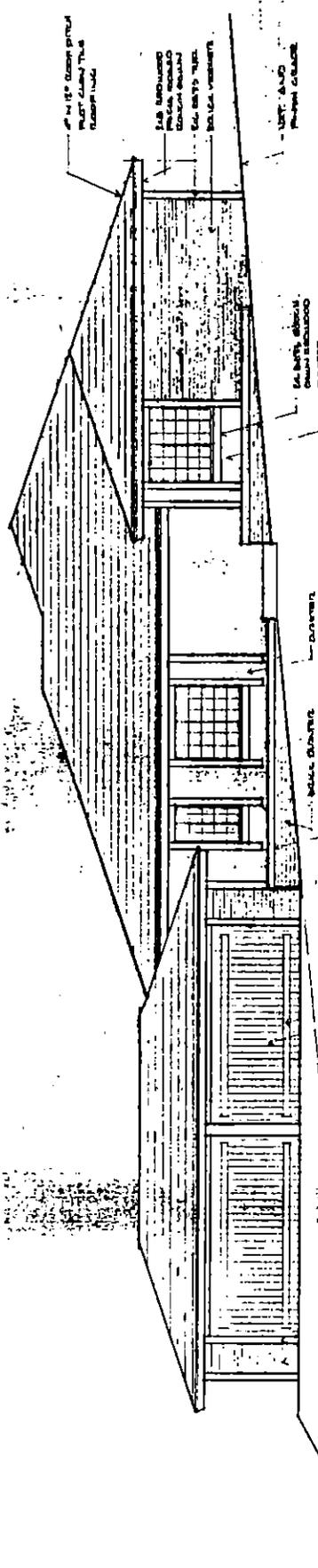
ATTENTION:
 THESE PLANS HAVE BEEN REVIEWED
 BY THE PLANNING AND ZONING BOARD
 OF THE CITY OF SAN DIMAS
 AND APPROVED FOR THE CITY OF SAN DIMAS
 AND THE COUNTY OF SAN BERNARDINO
 AND THE COUNTY OF RIVERSIDE
 AND THE COUNTY OF SAN JUAN BAPTISTA
 AND THE COUNTY OF SAN RAFAEL
 AND THE COUNTY OF SANTA CLARA
 AND THE COUNTY OF SANTA CRUZ
 AND THE COUNTY OF SANTA FE
 AND THE COUNTY OF SANTA TERESA
 AND THE COUNTY OF SANTIAGO
 AND THE COUNTY OF SAN VICENTE



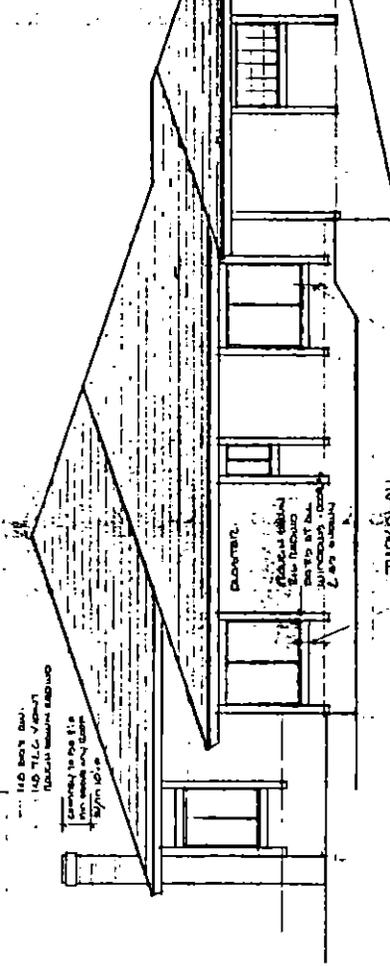
SEE PLAN

-- C-LOT
 -- 1109 EDINBURGH DR.

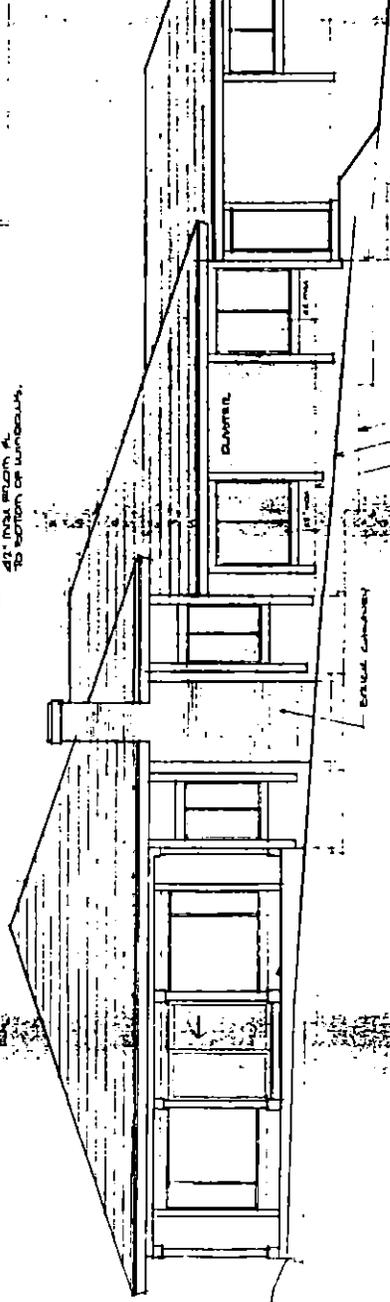
H LIBIHXE



FRONT

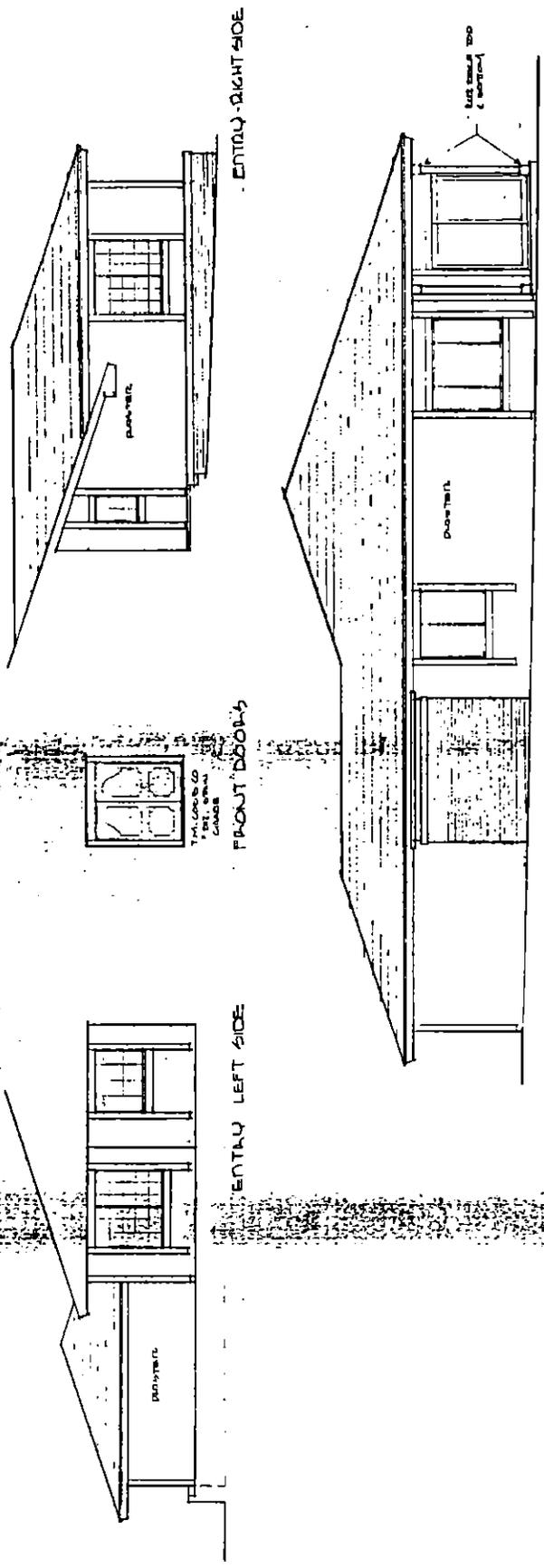


SOUTH SIDE



REAR

ELEVATIONS



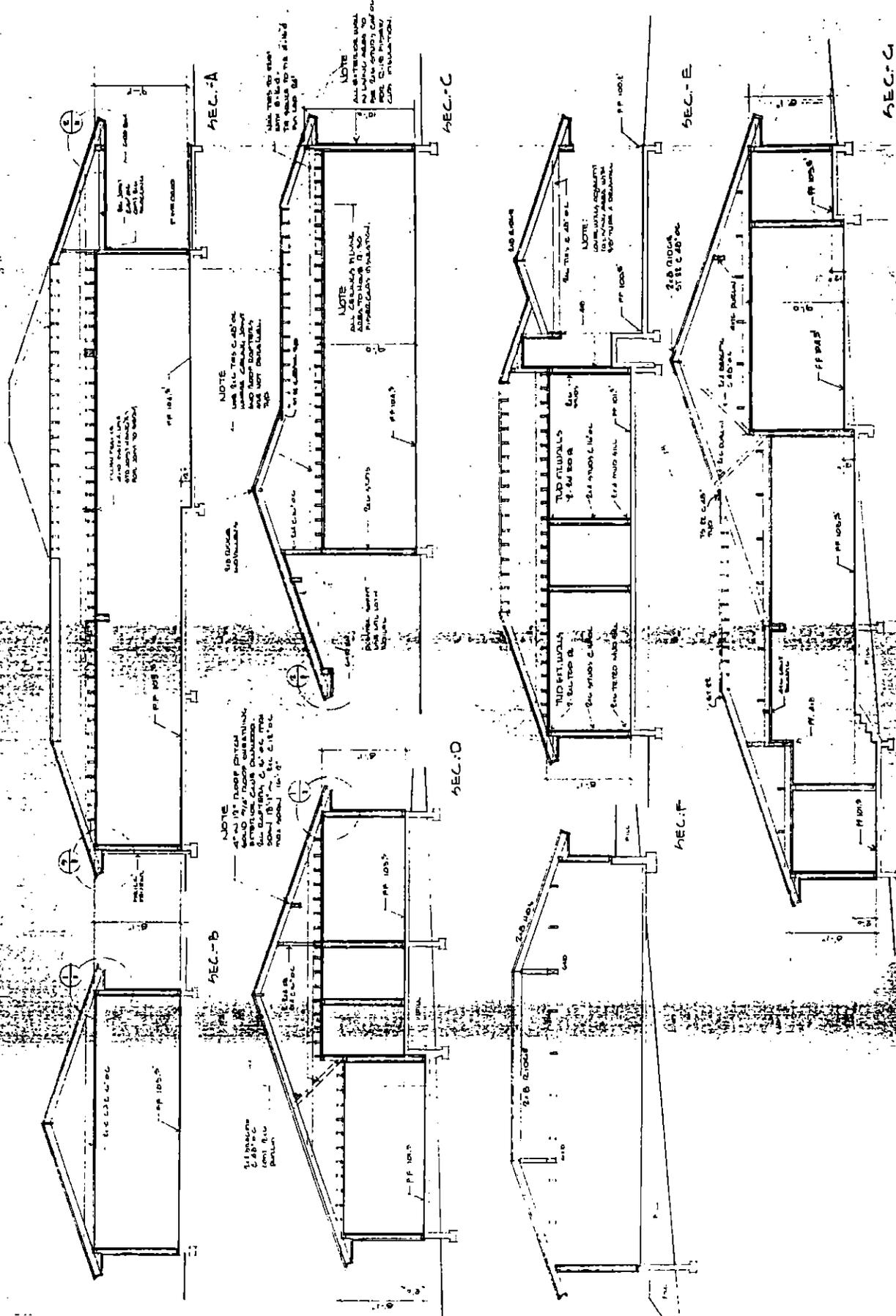
ELEVATIONS CONT

NORTH

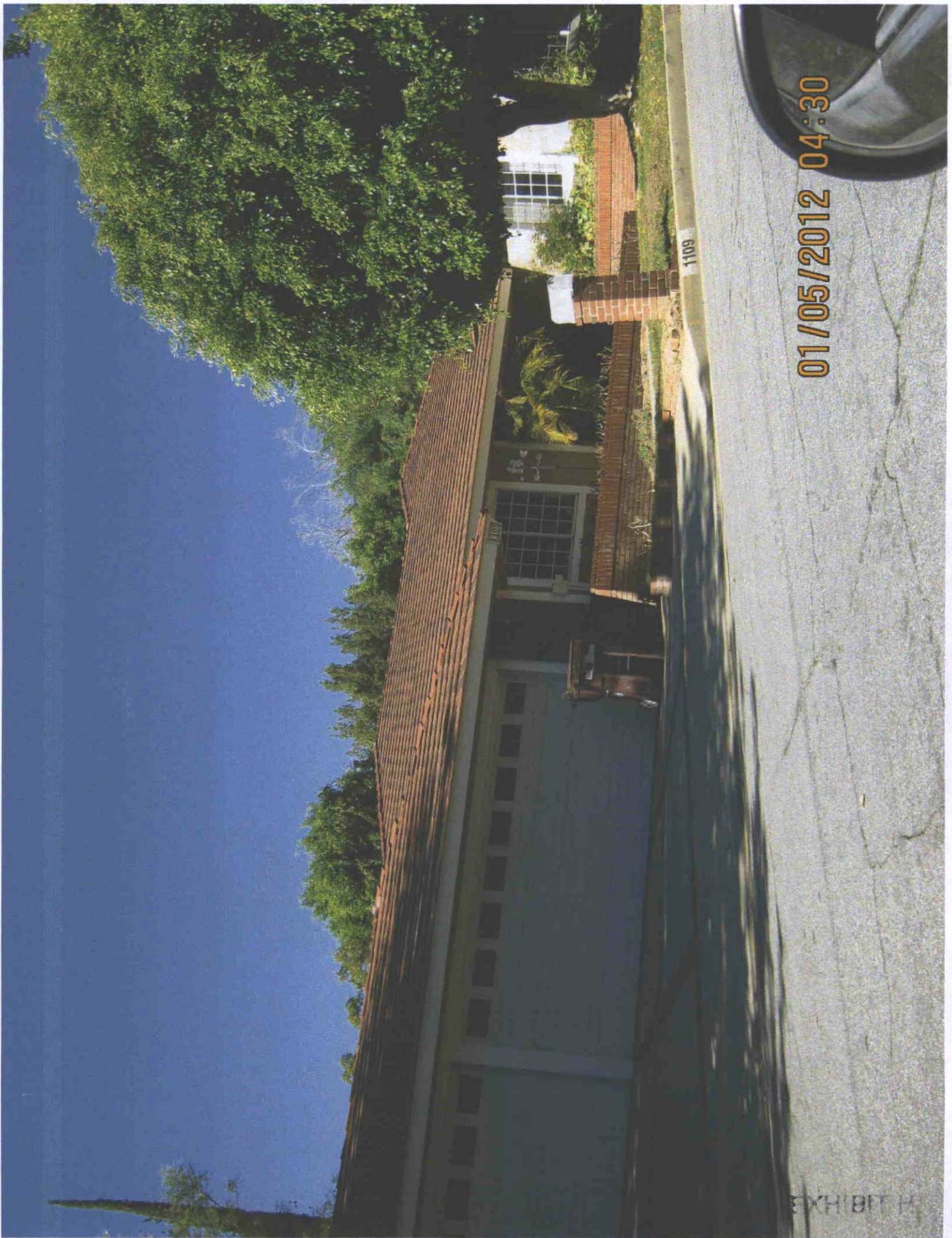
ENTRY RIGHT SIDE

FRONT DOORS

ENTRY LEFT SIDE

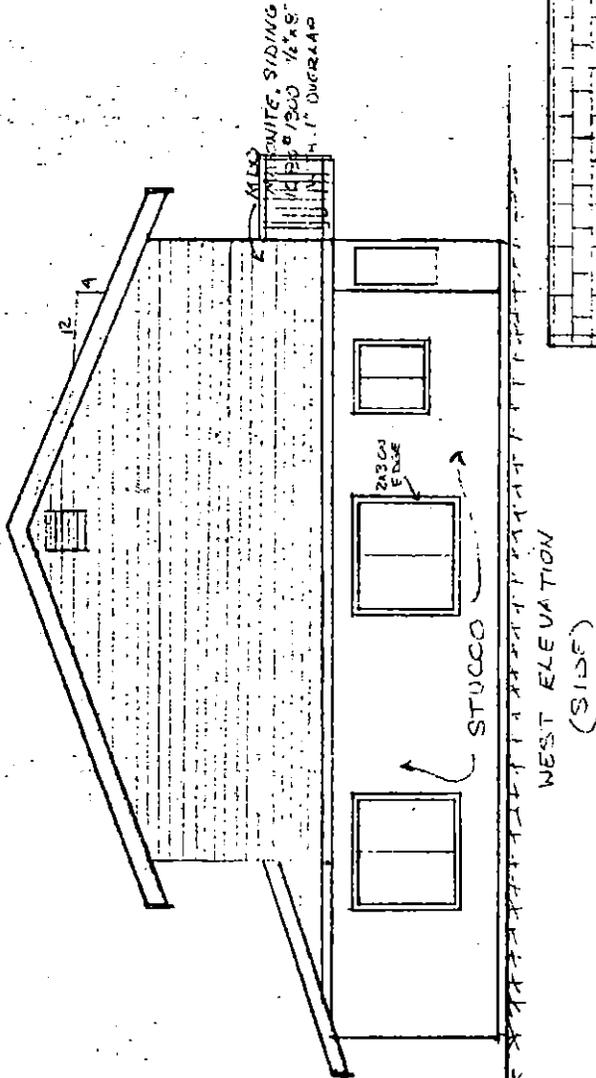


CROSS SECTIONS

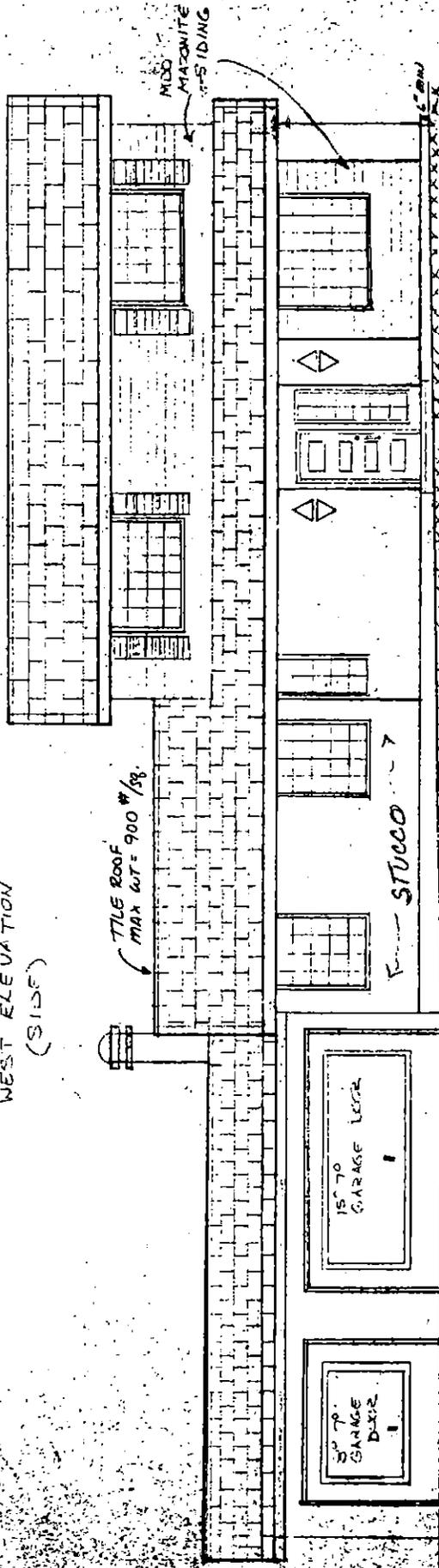


01/05/2012 04:30

EXHIBIT H



WEST ELEVATION (SIDE)



NORTH ELEVATION (FRONT)

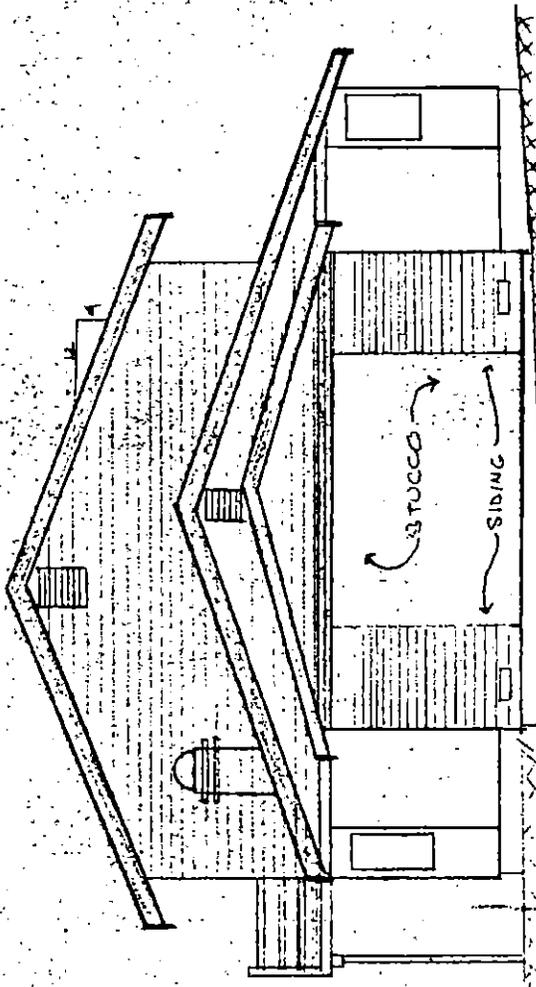
MISSION TILE FOR ROOF TILE

REVISED		BY		DATE		REASON	
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
1		1		1		1	
2		2		2		2	
3		3		3		3	
4		4		4		4	
5		5		5		5	

1710 GAINSBOROUGH

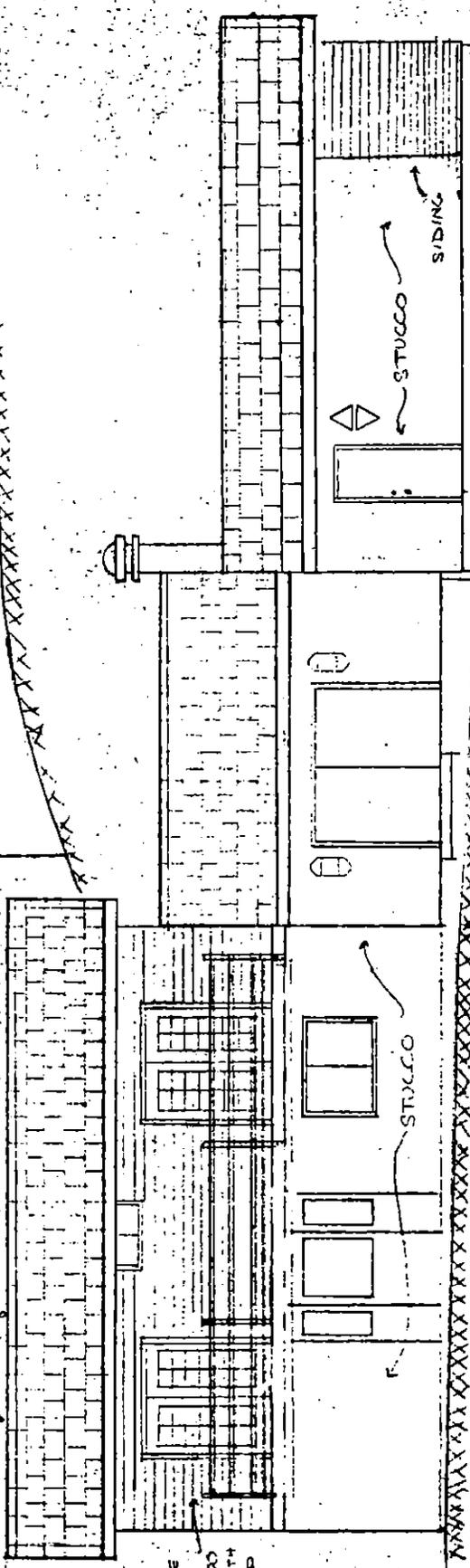
Plotted 6/10/83
RG 14723

C LOT 1710 GAINSBOROUGH



TILE ROOF
900°/54 max

MDO
MASSITE
SIDING
1080° 1830
1/118 WITH
110/82LAD



SOUTH ELEVATION
(REAR)

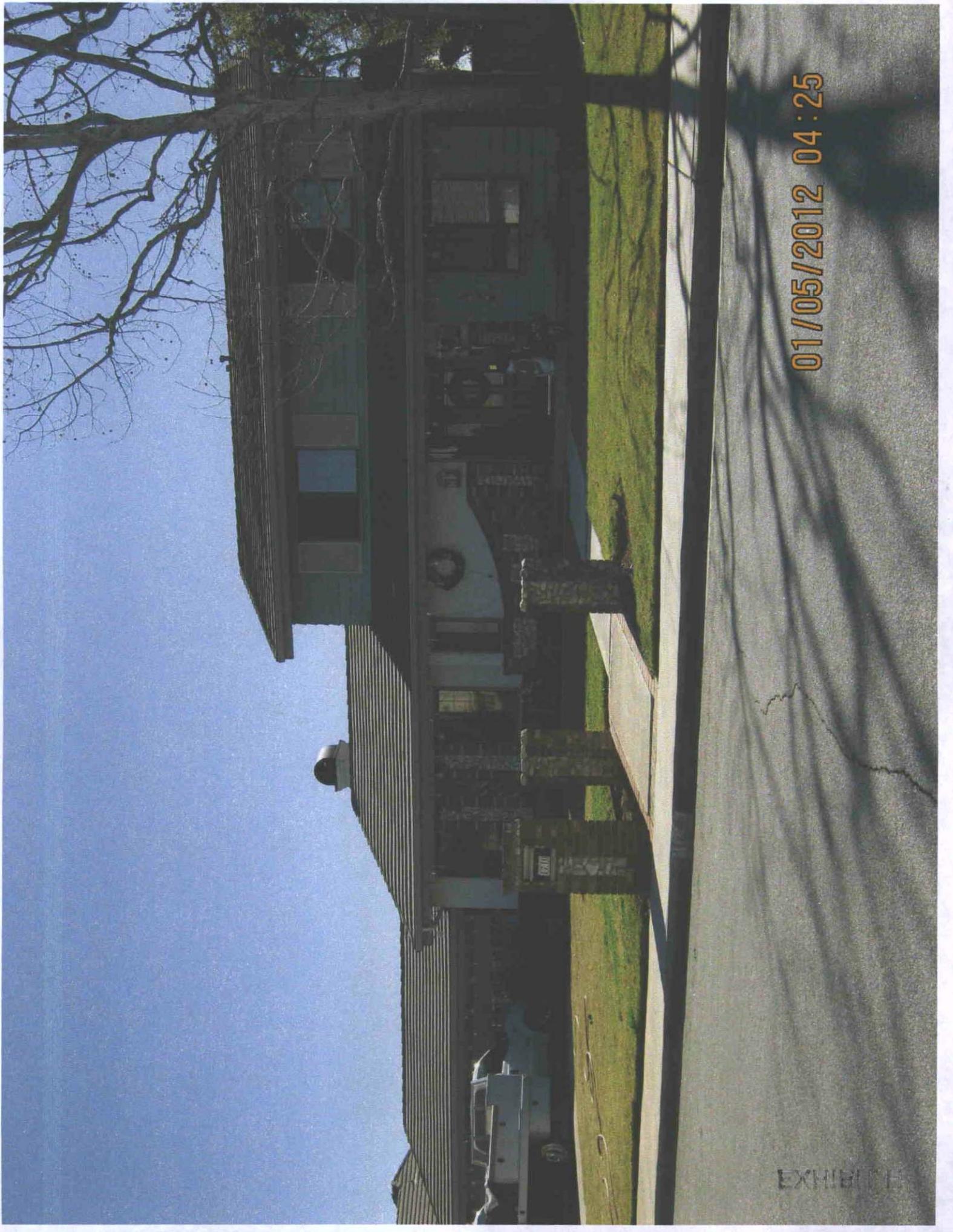
SCALE 1/4" = 1'0"

PAGE 9

1710 GAINSBOROUGH	
DATE: 12-10	APPROVED BY:
DRAWN BY:	DESIGNED BY:
CHECKED BY:	DATE:

P. H. H. 6/15/82
05 14723

EXHIBIT



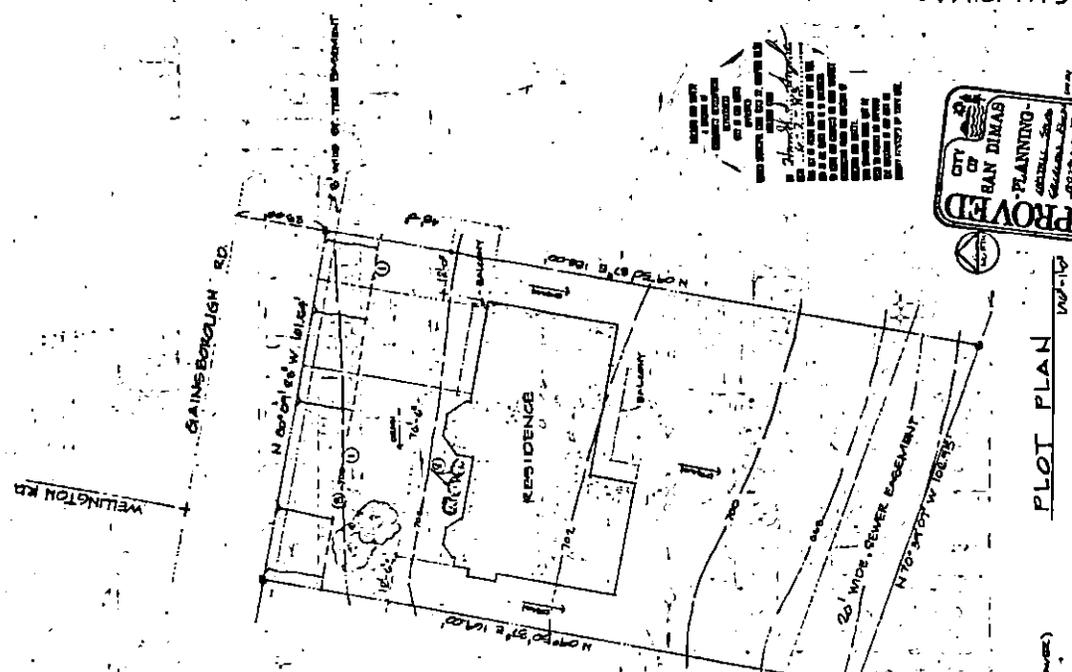
01/05/2012 04:25

EXHIBIT H

RECEIVED
MAY 12 1985
TOWN ENGINEER
GAY DIMAS



5/12/85
Let us see photos...
SHEET 6



- LANDSCAPING**
- ① PENNS GRASS
 - ② SARGENT JUNIFER
 - ③ LIVE OAK TREE
- LANDSCAPE PLAN TO BE APPROVED BY CITY OF GWYNEDD
LANDSCAPED AREA TO BE SERVED BY SPRINKLER SYSTEM

NOTES

• SOLO BUSINESS AND INVESTMENT PROPERTY FOR BACK LOT SHALL BE A REPORT MADE TO TOWN'S & TOWN'S OF NORTH...
• ALL...
• THIS PLAN AND PROPERTY TO ANOTHER.

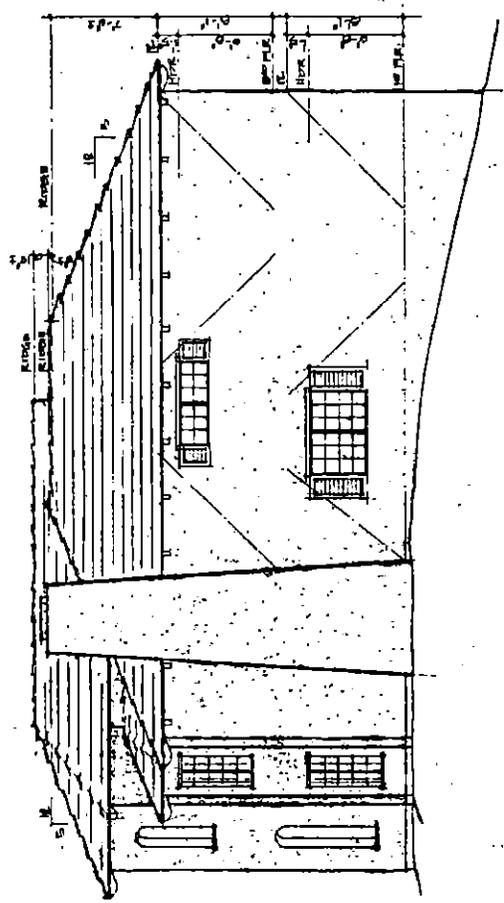
OWNER
JCC BINTERRASS
16500 MANTONVILLE BLVD #612
TOWNSHIP OF GWYNEDD
9719-8207

SUMMARY

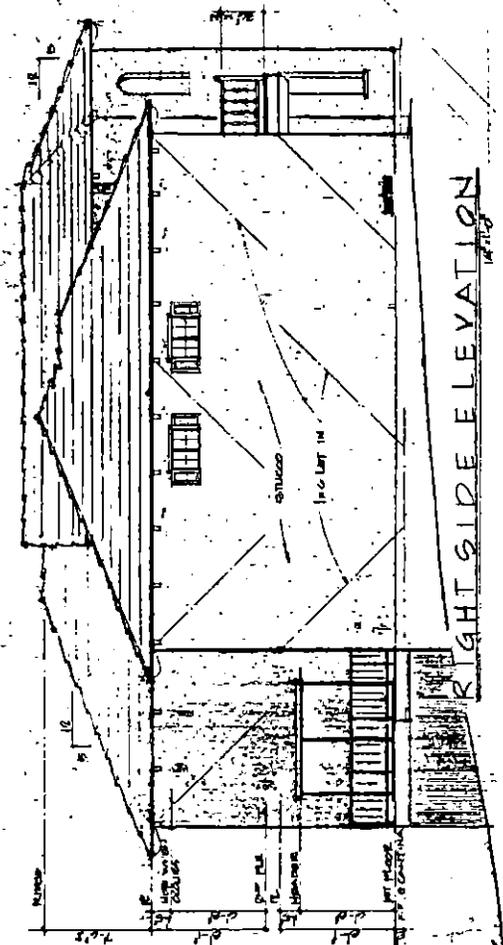
PILOT PLOTTING	2254.0
REAR LOT PLOTTING	2544.0
TOTAL LOTS	4798.0
AREAS	500.0
CONCRETE	1000.0
DRIVE	145.0

PLOT PLAN

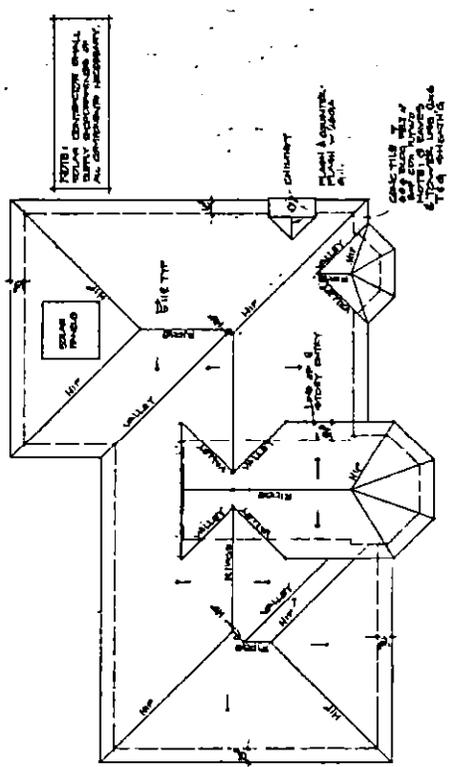
* B Lot
Held by Gwynedd Borough



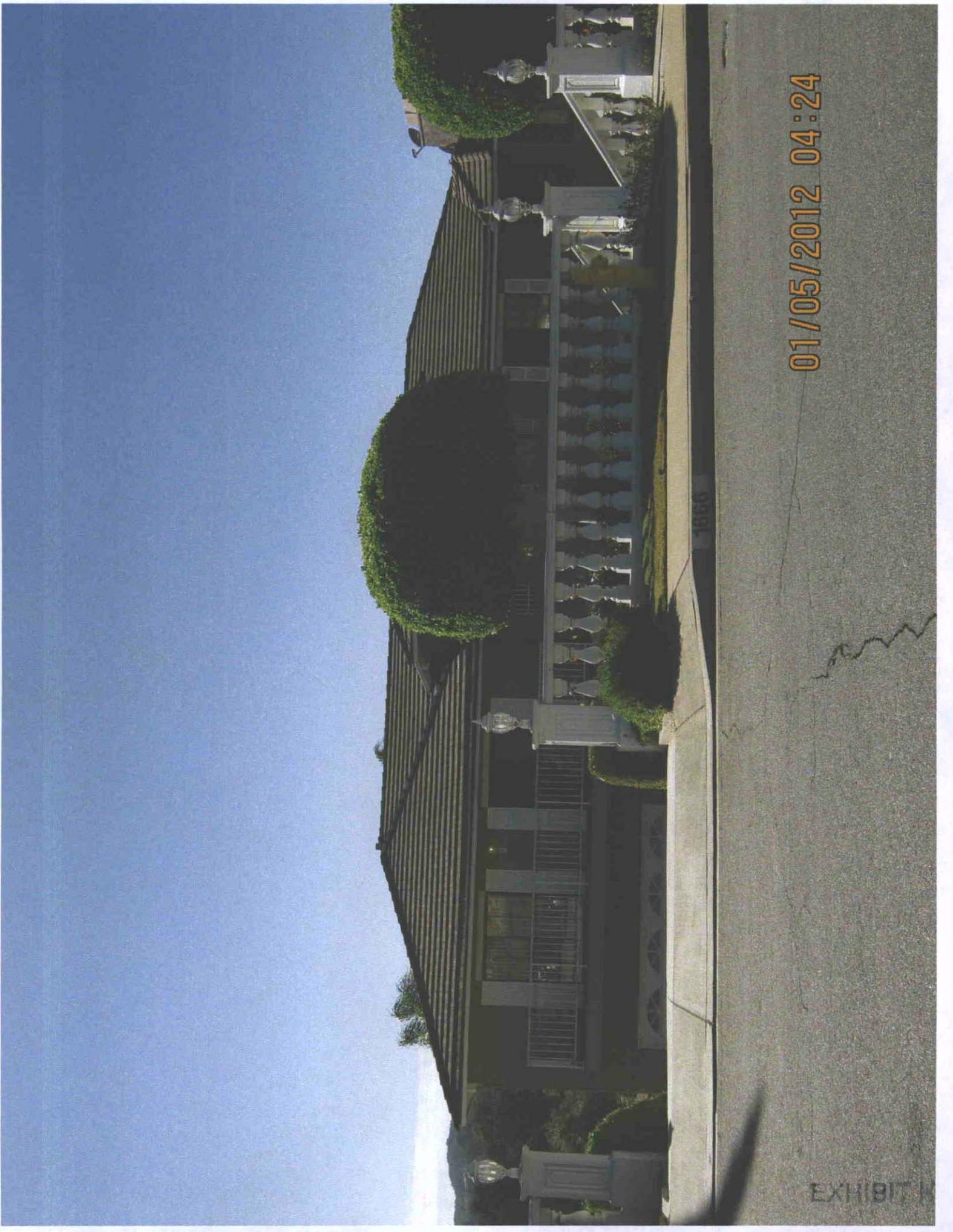
LEFT SIDE ELEVATION
1/4\"/>



RIGHT SIDE ELEVATION
1/4\"/>

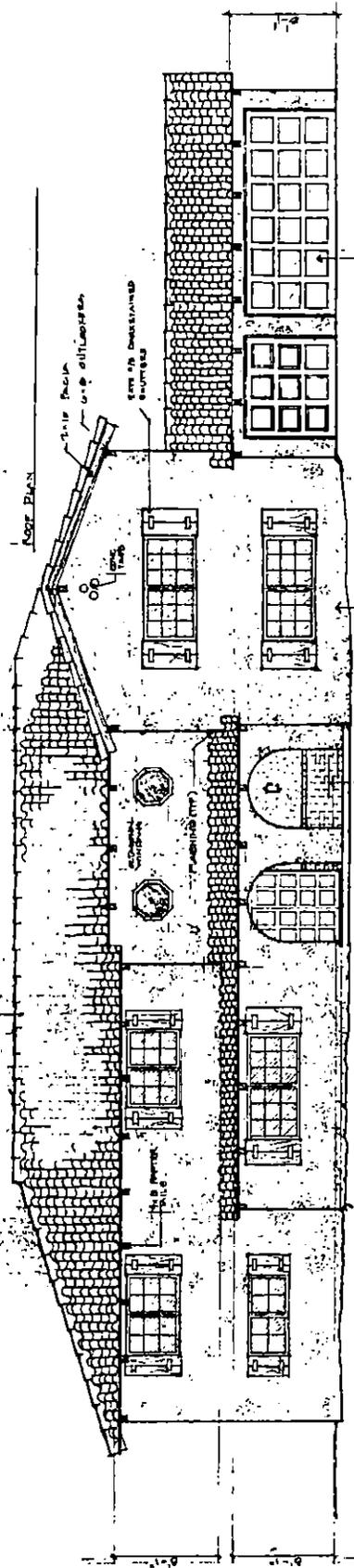
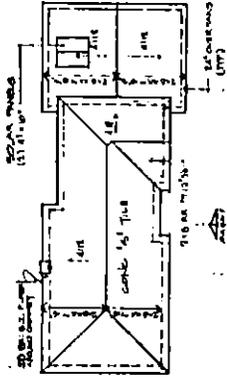
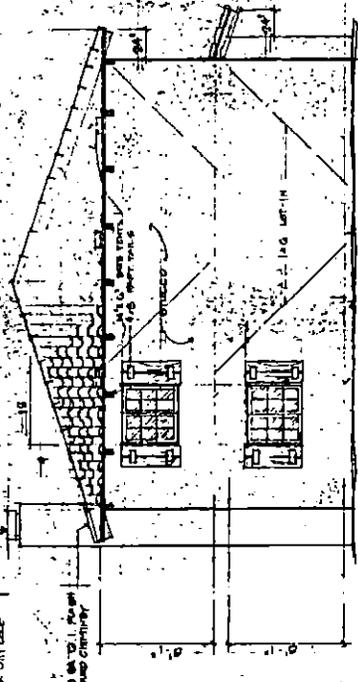


ROOF PLAN
1/4\"/>



01/05/2012 04:24

EXHIBIT H



October 28, 2010

Marco Espinoza
City of San Dimas- Planning Division
186 Village Court
San Dimas, CA 91773

RE: Oak Tree Permit 2010-00001
Site: 1658 Gainsborough Road, San Dimas, CA 91773

Mr. Hinkel

Per your request, I have prepared an Oak Tree Report based on the comments from the City of San Dimas, CA. The following opinions expressed are based on field inspection.

My observations, recommendations, and opinions are within this report. Based on the site visit there are two (2) *Quercus agrifolia*, Coast Live Oak encroaching into subject proposed house floor plan. Based on architectural drawings Oak Tree #1 will encroach proposed house on east side of structure and will have to be removed. Oak Tree #2 will slightly encroach proposed structure on the south/east corner but will be preserved. Minor pruning might have to be done by certified arborist in order to limit encroachment. See picture 1 on page 6 of this report and attach "Tree Plan" for existing Oak Tree and proposed structure locations.

Sincerely,

Phil May
Landscape Architect
License # 3104

EXHIBIT I

TREES ENCROACHED UPON

QUANTITY = 2

TREE# 1

SITE & TREE DISCUSSION

This oak tree has been there for 30-50 years. Tree is in poor condition due to over pruning that has lead to bad structure

AREAS:	1. Quercus agrifolia-Coast Live Oak
AGE:	40-60 years old
TRUNK DIAMETER:	32"
HEIGHT & WIDTH:	30'H- 33'W
HEALTH:	Fair
MECHANICAL:	Fair
STRUCTURE:	Poor
INSECT/DESEASE:	Minor
MAINTENANCE:	Heavily Pruned

PRESERVATION DISCUSSION

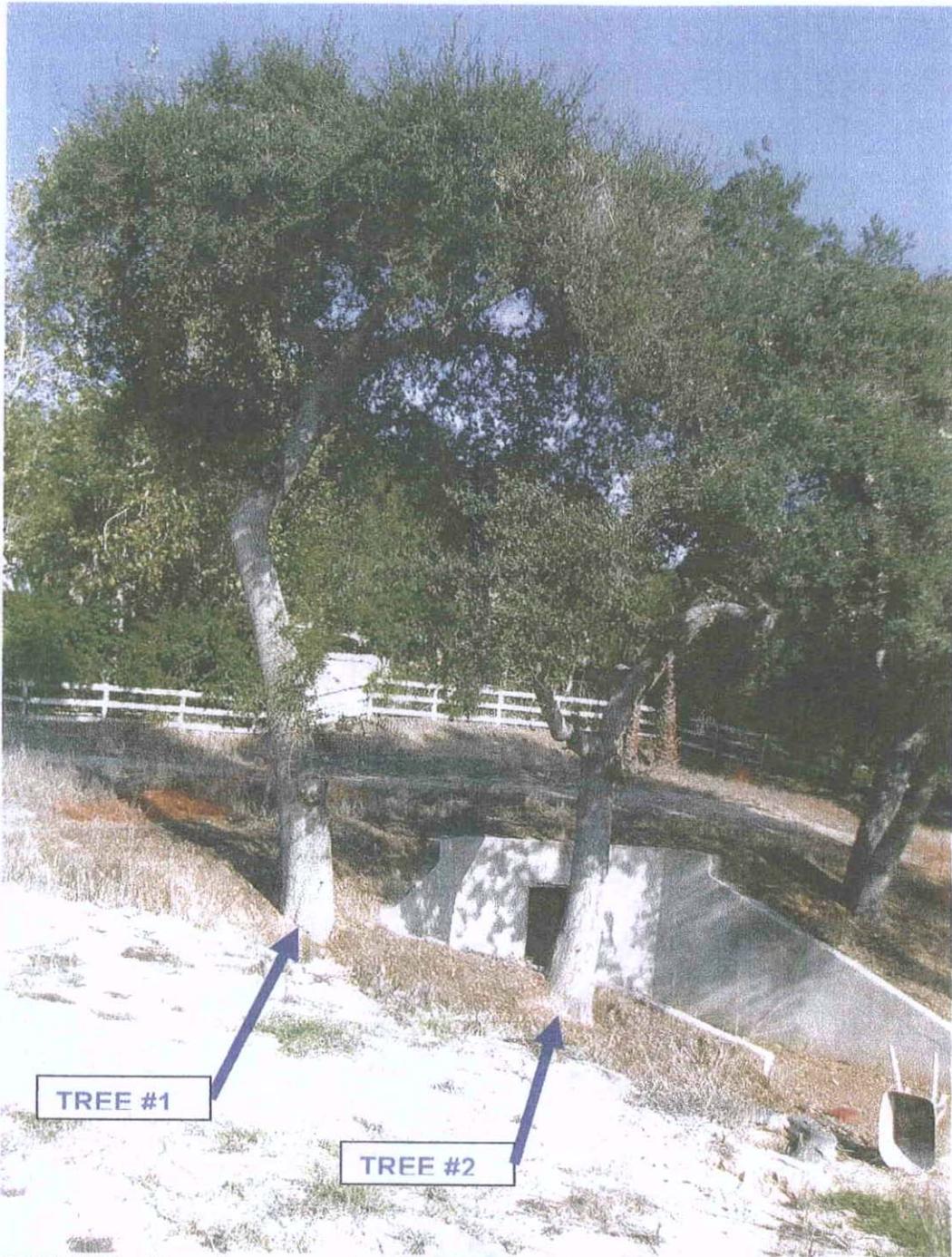
Tree is to be removed.

SPECIES AND INVENTORY

See attached sheet.

SITE PLAN

See attached sheet.



PICTURE- #1, reference to the "TREE PLAN" for location of where picture was taken.



2011 10 19

EXHIBIT J

OAK TREE TABLE

Tree#	Botanical Name	Common Name	DBH	HT.	WD.	AE	H	REMARKS	ENROACHMENT
1	Quercus agrifolia	Coast live oak	32"	30'	13'	C	B	TO BE REMOVED	PROPOSED HOUSE UNDER CANOPY
2	Quercus agrifolia	Coast live oak	25"	32'	30'	C	A	TO BE PRESERVED	PROPOSED HOUSE UNDER CANOPY

DBH Diameter at breast height (inches)
 HT Height (feet)
 WD Width (feet)
 H Health rating (A,B,C,D,F)*
 AE Aesthetic rating (A,B,C,D,F)*

LEGEND

-  = Replacement Trees
-  = 24" box Quercus agrifolia-Coast Live Oak
-  = Existing Oak Trees see Oak Tree table
-  = Location & Direction of where picture was taken

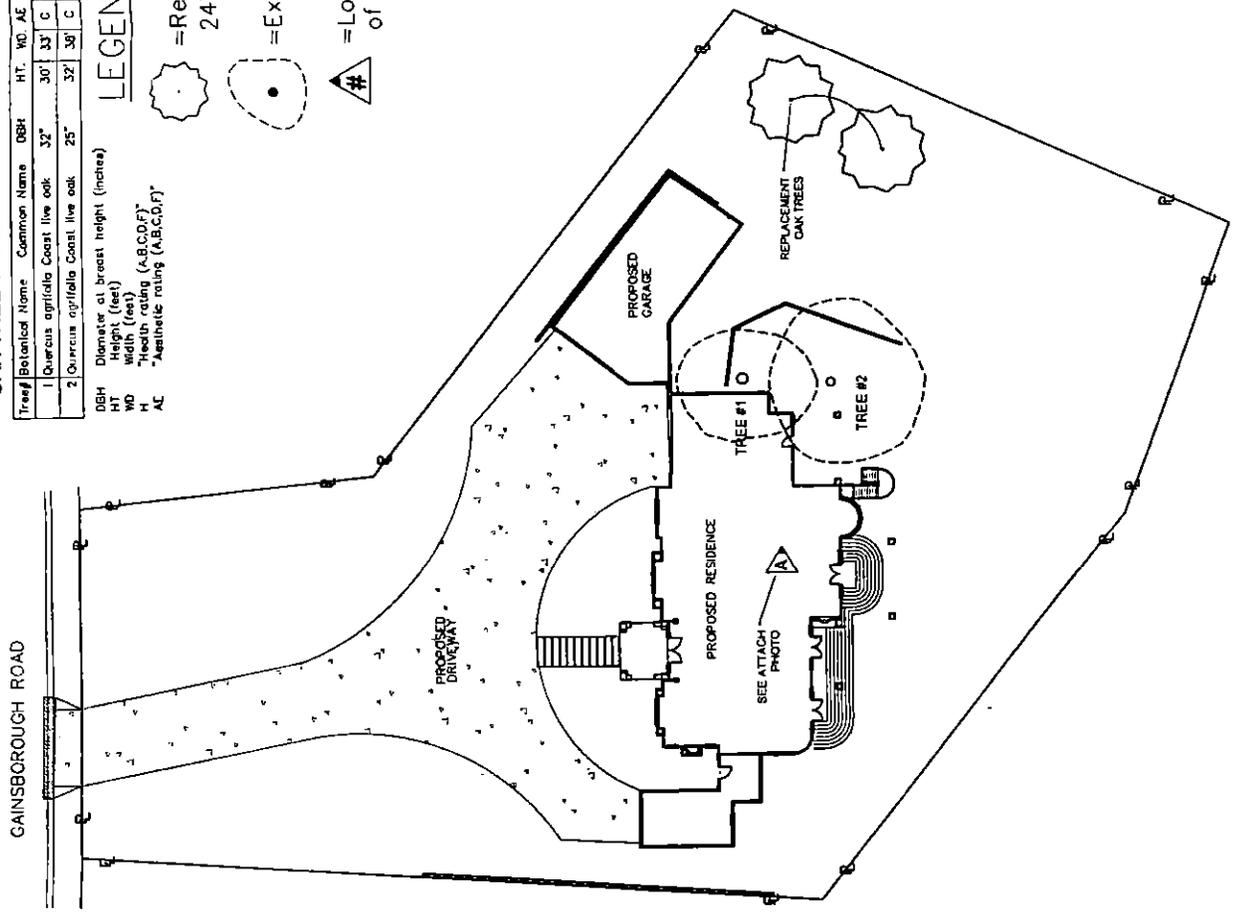


EXHIBIT I

Phillip S. May
 Owner
 1937 West 9th Street
 Upland, CA 91786
 Phone: 909.373.1959
 Fax: 909.373.1958
 pmay@phillimaydesign.com
 Landscape Architectural
 Lic. No. 3104



TREE PLAN

ASPEN FINANCIAL GROUP INC.
 LOT #20
 1658 GAINSBOROUGH ROAD
 SAN DIMAS CA 91773

DRAWN	CHECKED	DATE
R.S.	P.M.	10/27/10
SCALE		1"=30'
JOB NO.		07116
SHEET		L-1
OF 1 SHEETS		

January 17, 2012

To: Mr. Marco Espinoza
San Dimas Planning Department
245 East Bonita Ave.
San Dimas, CA 91773

From: Paul L. Feintuch
1139 Edinburgh Rd.
San Dimas, CA 91773

Subject: The construction project at 1658 Gainsborough Rd., and the upcoming City Council meeting dealing with the appeal of the DPRB decision of October 27, 2011.

Dear Mr. Espinoza,

The purpose of this letter is to make my comments known to the City Council regarding this construction project. I am one of the three homeowners directly below the project in question.

The DPRB decision was to a) Allow the applicant to redesign the house into a tri-level design which is integrated into the original slope, with one month to resubmit, and if not submitted then b) Deny without prejudice and require applicant to restore the lot to its original grade within three months. My understanding is that this decision is scheduled for appeal by the applicant at an upcoming City Council meeting.

This project has been going on for over three years, and the danger, damage, and required clean-ups have been a repeated concern. I strongly support the decision of the Planning Review Board. for the following reasons:

There are two basic issues here: visual impact and flooding safety.

Visual Impact:

There is always a compromise in construction between designing the house to suit the lot, vs. changing the lot to suit a house design. In this case there has been no compromise to the natural terrain. The plans are for a very large house on a flat pad, proposed on a very sloped lot. Without prior approval, the owner imported a very large amount of soil and graded the lot to make a flat pad all the way to the back of the property. The design places the house at the back of the lot with a steep cliff to the houses below. This was done with no account for the SP4 Lot C regulations governing the area, the integration of the design to the lot, or the impact on the rest of the neighborhood in which the home designs respect the natural terrain. The front of the proposed house starts behind any of the other homes on Gainsborough, and the structure would loom over the homes below. Recalling the Feb 2011 DPRB meeting on this issue, the motion was to restore the natural slope by removing most of the fill dirt, move the house closer to the street, and make it a multiple level that conforms to the slope. In other words design a house that respects the Lot C requirements. The proposed home does not comply with that motion in even a token manner, and that is why the follow-up DPRB reached the decision that is being appealed here.

EXHIBIT K

Flooding Safety:

There has always been water flowing over the lot. The natural flow has been both down the utility easement into drains on 1133 Edinburgh and down the path between 1133 and 1139 to the storm drains on Edinburgh. Problems developed after the importing of all the dirt and the creation of the cliff at the back of the lot. The water became mud and the natural flow was changed. We have had several mud flows with property damage and the need to hire help for clean-up. Two years ago, as a form of temporary remediation, a retention pond was built which was cut out of the slope at the back property line. It created a narrow berm at the property line that was further raised by sandbags supported by our wrought iron fence. This dammed up the flow out onto the utility easement. A pool, larger than most back yard swimming pools (it's about 50 ft x 40 ft by about 10 ft deep) was created which is not held in by any structural elements designed to hold that much water. If an applicant asked to build a swimming pool of that size along a property line with only a small dirt berm to contain it, and with a home directly below, it would never be allowed. Yet that is what we have here. What happens is that water seeps through and finds a way out, either through erosion or through gopher holes, and we get mud flow anyway. The basin built to contain this mud is only as good as the property owner's diligence to pump it out. Last rainy season it filled to capacity several times and was undermined by erosion resulting in mud flows. This represents a serious flood danger to the homes below if that berm were to rupture or overflow. Public safety should be paramount here, and yet a very hazardous situation exists. We have gone through two rainy seasons with this problem, and are facing another now. This is not an appropriate solution for such an extended period.

The DPRB decision was to restore the grading to the natural gradual slope up to Gainsborough Rd. and to restore vegetation to the area. This would reduce the mud and the velocity of the water as it flows down the lot and over the cliff in the back. Over time, as the vegetation develops, the retention pond for mud can be filled back in and the normal flow of water into the storm drains on Edinburgh could be restored.

Because the proposed house does not conform in any way to the neighborhood and does not meet SP-4 requirements, and because the lot in its present configuration represents a real flooding hazard, we strongly support the staff recommendations.

I cordially invite you and other city council members to come to my home and observe the subject property from the lower side, which cannot be seen from the street, so you can fully appreciate the situation.



Paul and Karen Feintuch
1139 Edinburgh Rd.
San Dimas, CA 91773
(626) 253-1652

Blaine Michaelis

From: pkfeintuch@roadrunner.com
Sent: Tuesday, February 08, 2011 8:04 AM
To: Curt Morris; Emmet Badar
Subject: Subject: Concern re: danger to property

Categories: Red Category

Dear Mayor Morris and Councilman Badar,

The purpose of this letter is 1) to document discussions that have occurred with the building department and 2) to inform the City Council of a dangerous condition that exists in the city. I understand that this topic is on the agenda for the Feb 24th DPRB meeting that you may attend representing the City Council.

The concern is the construction project at 1658 Gainsborough Rd. and the hazard the current grading represents to the home below at 1139 Edinburgh Rd. For ease of reference in this note, 1658 Gainsborough Rd. will be referred to as the PROJECT, and 1139 Edinburgh Rd will be referred to as 1139.

After a year of illegal dumping of dirt on the PROJECT, grading for a building pad was begun on August 12, 2009, with regular dumping of dirt and bulldozing through November 2009. The grading dramatically changed the contour of the land by importing and cutting large quantities (my estimate is approximately 1,350 cu yds) of dirt. The gradual slope from Edinburgh Rd up to Gainsborough Rd was changed to a large steep cliff to the pad for the house, starting closer to the back property line than is allowed. This generated concern regarding what would keep all that dirt in place, since it was steeper than the 2-to-1 grade required without retaining walls.

The back of 1139 rises steeply for about 8 feet to a wrought iron fence at the property line. From there the terrain originally rose gradually all the way to Gainsborough Rd. Over the years rain has naturally drained down this slope to the east side of 1139 and onto Edinburgh. After the grading, large mud flows came onto 1139 in the rains of January and February of 2010, requiring two major clean ups, unclogging of drains, and the erosion under and resulting fall of a tree onto the RV garage. The owner of the PROJECT refuses to take responsibility for the tree or reimburse the cost of professional tree removal services.

To reduce the mud flow a retention pond was graded out to hold the water. This pond was cut out from the natural slope directly next to the back property line with 1139 to a depth lower than the level at which the back of 1139 begins its rise to the fence. In addition, three layers of sand bags were placed along the bottom of the fence to further raise the level of the pond. The sides of the pond were lined with plastic to reduce flow and erosion through gopher holes.

The result is a pond which can have a water level above the base of the fence by about the height of three sandbags. When full, there is an enormous amount of water in the pond: approximately 50 ft wide x 20 ft deep x 5 ft average depth = 5,000 cu ft = 37,500 gallons of water, or about the capacity of a swimming pool. Would the city ever allow someone to build a swimming pool directly up against a property line by digging out an earth levee to support it and by holding water in with sandbags against the neighbor's wrought iron fence,

AND on a slope with a home directly below? The Building Department would never let anyone do that because it would be a hazard to the house below. Yet the equivalent of this is what has been allowed here.

In addition, the pond does not drain into the ground. It was not built with a dry well below, but is just a large dip in clay soil, and has had to be pumped out twice in the last storm during in the week of Dec 20, 2010. This huge mass of water is being held in place by the rise to the fence and the back fence itself, and the pond depth goes below the height of the rise. Neither the fence nor the berm are structurally engineered to support the weight of all of that water. If this were to give way there would be a huge flood that would go right into the house. With substantial rain it would overflow the top and then erode away the slope. In addition, even mild earthquakes shake water out of pools. In a shaker the pond would slosh over its banks and pour water into the house.

This situation has created a significant danger to my family's personal safety and to my home. The city should be protecting homeowners from such threats rather than allowing the situation even on a temporary basis.

We request that this condition be fixed immediately. There are several possible options. Temporarily, the pond has to be pumped out during each rain storm. This is unfortunately not a reliable option since it requires regular action by the owner of the PROJECT. Perhaps a pump driven by a generator with an automatic float control can be installed. More permanently, the pond needs to be filled back in so as to create a natural flow, rather than holding the water in place, and that flow has to be safely directed onto Edinburgh Rd as it had been naturally. The grading should be made right and appropriate flood control measures should be put in place even if there is no construction on the PROJECT.

I spoke with the city's consulting engineer, Dave Gilbertson. He had seen the above letter and said the following:

1. He agreed with everything in it.
2. At the time the pond was dug to control mud flow the owner of the PROJECT was directed to pump it out whenever it filled by even a few feet (it gets to over 8 -10 feet to overflow)
3. He and Eric Beilstein would again direct the owner of the PROJECT that he must do this and have a pump on the site at all times
4. He expressed disappointment that the owner was negligent enough to allow let the pond fill to the point of overflowing twice without checking up on it during the storm, and thus had to be prodded to pump it out both times.
5. He was sympathetic to the danger that is being imposed by this and the stress it causes.

Although it was satisfying to obtain confirmation of the situation from the building department, unfortunately the risk still remains --- the safety of the house below and its occupants is reliant on the actions of the generally inattentive owner of the PROJECT. I request that a safer near-term solution be put into place. Without changing the grading, Dave agreed that the only truly reliable approach is to install an automatic pumping system so that it is not dependent on the response of the owner. Can the city insist that he do this?

Dave also said that the revised plans for the Project call for the house to be moved even further back with an even steeper cliff, and the removal of four large legacy oak trees to make room for more garages. This is going the wrong way. The plans already move the house further back than any other house on Gainsborough Rd by being on the artificial cliff, and change the character of this special area of San Dimas. With the revision, the PROJECT would loom even more over the houses below. The oak trees would visually soften this, but they

propose to take them out. Hopefully in the DPRB meeting, in addition to the flooding concerns, there will be some consideration for the visual impact on the homes below.

I cordially invite you and other city council members to come to my home and observe this situation from the lower side which cannot be seen from the street.

Please contact me so that we can all work together to correct this situation.

Dr. Paul L. Feintuch
1139 Edinburgh Rd.
San Dimas, Ca 91773
(626) 253-1652

October 26, 2011 *

To: Marco Espinoza
Associate Planner
245 East Bonita Ave.
San Dimas, CA 91773
mespinoza@ci.san-dimas.ca.us

From: John Peggs
1133 Edinburgh Rd.
San Dimas, CA 91773

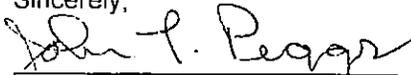
Subject: The construction project at 1658 Gainsborough Rd. and the DPRB meeting tomorrow,
October 27, 2011.

The purpose of this letter is to make my comments known to the DPRB because unfortunately I cannot attend. I am one of the three homeowners directly below the project in question. I have serious concerns about the grading that has been done to that property and the erosion and mud flows that have resulted. The natural flow of water has been changed so that in heavy rains the flow from the property no longer goes between the two homes below and into the storm drains on Edinburgh Rd. What results now is mud that flows directly onto my property, creating substantial clean up.

The basin built to contain this mud is only as good as the property owner's diligence to pump it out. Last rainy season it filled to capacity several times and was undermined by erosion resulting in mud flows. In addition, that basin is held in by a narrow dirt berm. If that berm were to rupture my home would be subject to a severe flooding hazard.

Because of this, I want to strongly support the staff recommendation to return the grading to its original gradual slope so that it is safe for the homes below, and that the home be redesigned to conform to the slope and be more appropriate to the neighborhood.

Sincerely,



John Peggs

10/26/11

EXHIBIT K



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 14, 2012

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: 2012 Farmer's Market Proposal

Summary

Advocates for Healthy Living is requesting City Council approval to conduct the 2012 Farmer's Market on Wednesdays, April 4 through September 26, on First Street adjacent to Civic Center Park, in the City Hall Parking lot and a portion of Civic Center Park.

BACKGROUND

Advocates for Healthy Living, led by Maurice Cuellar, have operated the San Dimas Farmer's Market each season since 2007. The program has included: certified agricultural producers; prepared food producers; commercial food vendors; arts and crafts vendors; nonprofit organizations; health and beauty vendors; youth oriented vendors; performing artists and sponsor booths. The event has been successful each year.

Prior to each season, Mr. Cuellar has presented a request to conduct a Farmer's Market and has received City approval for its operation. At the conclusion of each market season, staff has met with Mr. Cuellar and the community to evaluate that season. Mr. Cuellar and staff have been very aware and responsive to the concerns of the business community as well as the residents of the neighborhood adjacent to the Civic Center. The residents adjacent to the Civic Center were notified of this agenda item and invited to attend tonight's Council meeting.

DISCUSSION

This year, Advocates for Health Living has requested approval to conduct the Farmer's Market on Wednesday evenings, April 4 through September 26, 2012 (closed on July 4), in the same location as the 2011 event. The location includes First Street adjacent to Civic Center Park, the east side of the City Hall Municipal parking lot, as well as the southern portion of Civic Center Park. The proposal also includes a request for the use of the Civic Center Plaza based upon staff discretion, which is consistent with the 2011 event.

The Market is proposed to open each evening of operation beginning at 4:00pm on First Street and 5:00pm in the City Hall parking lot, and to close at 8:30pm on school nights, and 9:00pm on non-school nights.

Mr. Cuellar is requesting the closure of First Street at Iglesia Street to the east end of First Street to begin at 3:00pm, and the parking lot closure to begin at 4:00pm and to remain closed until 10:00pm

each night of operation. The street closure times are consistent with last year, although the re-opening time is 30 minutes later than last year in order to safely accommodate the event closure and clean up.

Conditions included in the 2012 Temporary Use Permit are consistent with the final operation of the 2011 event following the community input meetings and revised format as approved by Council. 2012 Permit adjustments include: Advocates will be allowed low amplified musical performances each evening, but will conclude by 7:00pm during Music and Movies in the Park and on school nights; the requirement for posting resident parking on Iglesia Street has been removed as that was not utilized or necessary last year. The permit does restrict vendor parking to the event area, the municipal parking lots on First Street and Bonita Avenue, or the east side of Iglesia Street. Vendor parking is not permitted on the west side of Iglesia Street from Bonita Avenue to Second Street, or on First or Second Streets west of Iglesia Street.

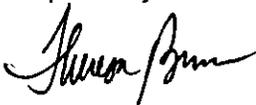
Renewal of Advocates for Healthy Living Temporary Use Permit for operation of a 2012 Farmers Market will be subjected to all conditions defined in that permit. All other conditions required for operation of the Farmer's Market event will remain standard, as indicated in the Conditions of Approval (attached). Required submittals include: an updated site plan; current Certificates of Insurance; current operating permits; request for traffic detour plan approval; security plan approved by the Sheriff's Department; and proof of California non-profit status.

Should the event be approved and the permit be renewed, Advocates for Healthy Living weekly responsibilities will include, but not be limited to: complete traffic control set up and tear down; compliance with all NPDES fluid discharge standards; all appropriate accessible route signage; complete event clean up with trash to be disposed of in the dumpsters located in the Civic Center public parking lot; communication and cooperation with City staff; and resolution of any public safety incident. Staff will work with Advocates for Healthy Living for oversight of traffic control set up, but require the organization to provide an adequate number of staff or volunteers to complete the set up. City staff will also work with Mr. Cuellar for the use of City operated electricity and restrooms.

RECOMMENDATION

Staff recommends that City Council authorize renewal of the temporary use permit for Advocates for Healthy Living to operate a 2012 Farmers' Market event in the public right of way, including approval of street closure on First Street east from Iglesia Street, and the east side of the City Hall Municipal parking lot each Wednesday evening April 4, 2012 through September 26, 2012, subject to standards and conditions.

Respectfully submitted,



Theresa Bruns
Director of Parks and Recreation

Attachments:

- Temporary Use Permit 12-13 Conditions of Approval
- Advocates for Healthy Living 2012 Farmers Market Proposal
- Farmers Market Site Plan as provided by Advocates for Healthy Living

TEMPORARY USE PERMIT 12-13

Conditions of Approval

Temporary Use Permit 12-13; the weekly operation of a Farmer's Market within the First Street public right of way is approved subject to the following conditions:

1. This permit is valid for the term of April 4, 2012 – September 26, 2012. Said Temporary Use Permit shall be subject to renewal on an annual basis thereafter.
2. T.U.P. 12-13 shall authorize the weekly use of the First Street public right of way except shall not obstruct public sidewalk, adjacent to Civic Center Park; as well as use of the easterly portion of the City Hall Municipal Parking lot, and the southerly portion of Civic Center Park adjacent to First Street, each Wednesday for a weekly Farmer's Market. Only non-food vendors and children's rides will be allowed on the Civic Center Park, with no vehicular access allowed.
3. The Farmer's Market shall commence on First Street and within Civic Center Park at 4:00 p.m. and within the City Hall Municipal Parking Lot at 5:00p.m.
4. The Farmer's Market shall conclude at 8:30 p.m. on school nights; 9:00 p.m. on non-school nights.
5. The Farmer's Market shall be operated in the location pursuant to the submitted site plan on file with the Department of Development Services. Site plan shall indicate the placement of all booths, canopies, platforms, restrooms, activities and other improvements. Accessible routes shall be indicated on the plan. Restrooms will be provided by the City at the Senior Citizen/Community Center.
6. The applicant shall submit plans to the Building Division to determine whether a blanket seasonal permit is required for the installation of multiple membrane structures (temporary canopies) used by vendors. Plans shall include a general site plan of proposed structures as well as specific membrane structure issues such as: size ranges of individual structures, separation/attachment of structures, and whether open or closed. The site will be subject to periodic inspection from the Building Division, and all deficiencies shall be promptly addressed.
7. The applicant shall provide and maintain appropriate access and services for persons with disabilities in conformance with all applicable state and federal laws.
8. The applicant shall be responsible for obtaining the appropriate Certificates of Insurance, as required by the City Manager's Office, naming the City of San Dimas as an additional insured, which shall remain in effect for the term of this event.
9. The applicant shall obtain a master business license pursuant to Section 5.24.070(u) of the San Dimas Municipal Code, for participating farmers and correlate the number of "employees" to the number of farmers participating in the Farmer's Market; and, shall work with the City to devise a business licensing program for the other vendors.

10. The applicant and vendors shall be responsible for obtaining all necessary operating permits and shall comply with the regulations of all applicable agencies, including but not limited to the Los Angeles County Department of Health Services, California Department of Food and Agriculture, Los Angeles County Fire Department, State of California Alcohol Beverage Control, and other agencies as applicable.
11. The traffic detour circulation plan adopted pursuant to the Traffic Safety Committee approval shall be periodically evaluated during the duration of T.U.P. 12-13. Such evaluation shall include analysis of the effectiveness of the traffic volumes and detour impacts.
12. The applicant shall be responsible for all traffic control during event, including set-up and tear-down of equipment needed for execution of traffic plan, such as traffic barricades. Applicant shall be responsible for the closing and opening of First Street and the City Hall Municipal Parking Lot for the operation of this event.
13. Closure of First Street shall be limited to the hours of 3:00 p.m. to 10:00 p.m.
14. Closure of the City Hall Municipal Parking Lot shall be limited to the hours of 4:00 p.m. to 10:00 p.m.
15. Applicant must ensure that vendors do not occupy the public right of way prior to the authorized time for street and/or parking lot closure.
16. Applicant shall provide all vendors with a vehicle placard to be clearly displayed that states "San Dimas Farmer's Market Vendor." Vendor parking shall be encouraged in the Municipal Parking Lots on First Street and Bonita Avenue or on the east side of Iglesia Street. Some parking on the east side of Iglesia Street may be reserved for performers during the Music in the Park program.
17. No vendor parking shall be permitted on the west side of Iglesia Street from Bonita Avenue to Second Street, nor shall vendors be permitted to park on First Street or Second Street west of Iglesia Street.
18. Applicant shall respond in a timely manner to all complaints and concerns, and shall take prompt and appropriate action to resolve such concerns.
19. Applicant shall be authorized for use of City electrical sources, and shall be responsible for the repair of any damage to City property which may occur as a result of the Farmer's Market event. Any electrical cords shall be located a minimum 10 feet above all walkways and 16 feet above all parking lot areas, or secured to the ground and covered on all walkway areas.
20. This permit shall allow the installation of a street banner to publicize the Farmer's Market. Banner must be submitted to the Parks and Recreation Department by March 19, 2012.
21. The applicant shall provide sufficient waste receptacles for the duration of the Farmer's Market. The applicant shall provide containers for the collection of recyclable products.
22. The site shall be thoroughly cleared of all trash and material(s) associated with the temporary weekly event and returned to the original condition of the site at the conclusion of each

Wednesday event. All waste generated from the event must be disposed of in the City dumpsters located in the Civic Center public parking lot.

23. Applicant shall patrol the surrounding neighborhood each week of the event (Iglesia Street, First Street, Second Street, and Bonita Avenue) to pick up trash generated from the event.
24. Applicant shall be responsible for making all vendors aware of NPDES discharge requirements and responsibilities, and comply with City standards, including ensuring that all pavement inside and extended beyond the area of each food vendor booth is covered with plastic tarp and/or cardboard prior to the start of food preparation to protect the pavement surface. Grease spatters and other spills shall be absorbed with rags or absorbent material before removing tarp. All soiled materials shall be disposed of properly.
25. Applicant shall be responsible to have supplies available to accommodate all NPDES requirements.
26. Applicant shall be responsible for securely protecting the catch basins at the south end of the City Hall Municipal Parking Lot and on First Street with tarps and sand bags each week prior to the start of food preparation.
27. The applicant shall be responsible for the cleaning and repair of any damage to City property which may occur as a result of the Farmer's Market event.
28. Applicant shall obtain approval of a security plan from the Los Angeles County Sheriff and shall comply with any conditions established by the Sheriff and shall be subject to periodic review and updating.
29. Applicant must provide proof of California non-profit status.
30. Applicant may provide low volume amplified live entertainment during the weeks of the event when the Music in the Park and Movies in the Park Programs are not operating; and may provide low volume amplified live entertainment until 7:00 p.m. on school nights and on the evenings when Music in the Park and Movies in the Park are conducted. Performances shall be located in the City Hall Municipal Parking lot area and shall face away from the residents, in other words, in a direction other than to the north.
31. Applicant shall request use of the Civic Center Plaza based upon event growth and expansion. Such use shall be granted at the discretion of the Parks and Recreation Director and shall only include non-food vendors.
32. This permit is subject to review, revision, or revocation if the applicant does not conform to the above operating conditions, and/or if the Farmer's Market operation is deemed a nuisance by the City Council.
33. Copies of all written permits and/or conditions shall be maintained on site for reviewing by any public official.
34. Above conditions are final unless appealed, pursuant to Chapter 18.212 of the City of San Dimas Municipal Code.



Advocates For Healthy Living 2012 San Dimas Farmers Market Proposal

Based on resident feedback and our experiences we would request the following:

- Event Location
 - First Street from Dead End to Iglesia (Vendors)
 - City Hall Parking Lot – Entire East Side (Vendors)
 - City Hall Plaza (Type of activities and/or vendors to be determined by Parks and Rec Director)
 - Civic Center Park (overflow non-food vendors and kids activities on South Side of Park)

- Event Times
 - Wednesdays – April 4th to September 26th, 2012 (Closed July 4th)
 - Street Closure Hours:
 - 1st Street: 3pm-10pm
 - Parking Lot: 4pm-10pm

 - Operating Hours during school nights:
 - 1st Street: 4pm-8:30pm
 - Parking Lot: 5pm-8:30pm

 - Operating Hours during non-school nights:
 - 1st Street: 4pm-9pm
 - Parking Lot: 5pm-9pm

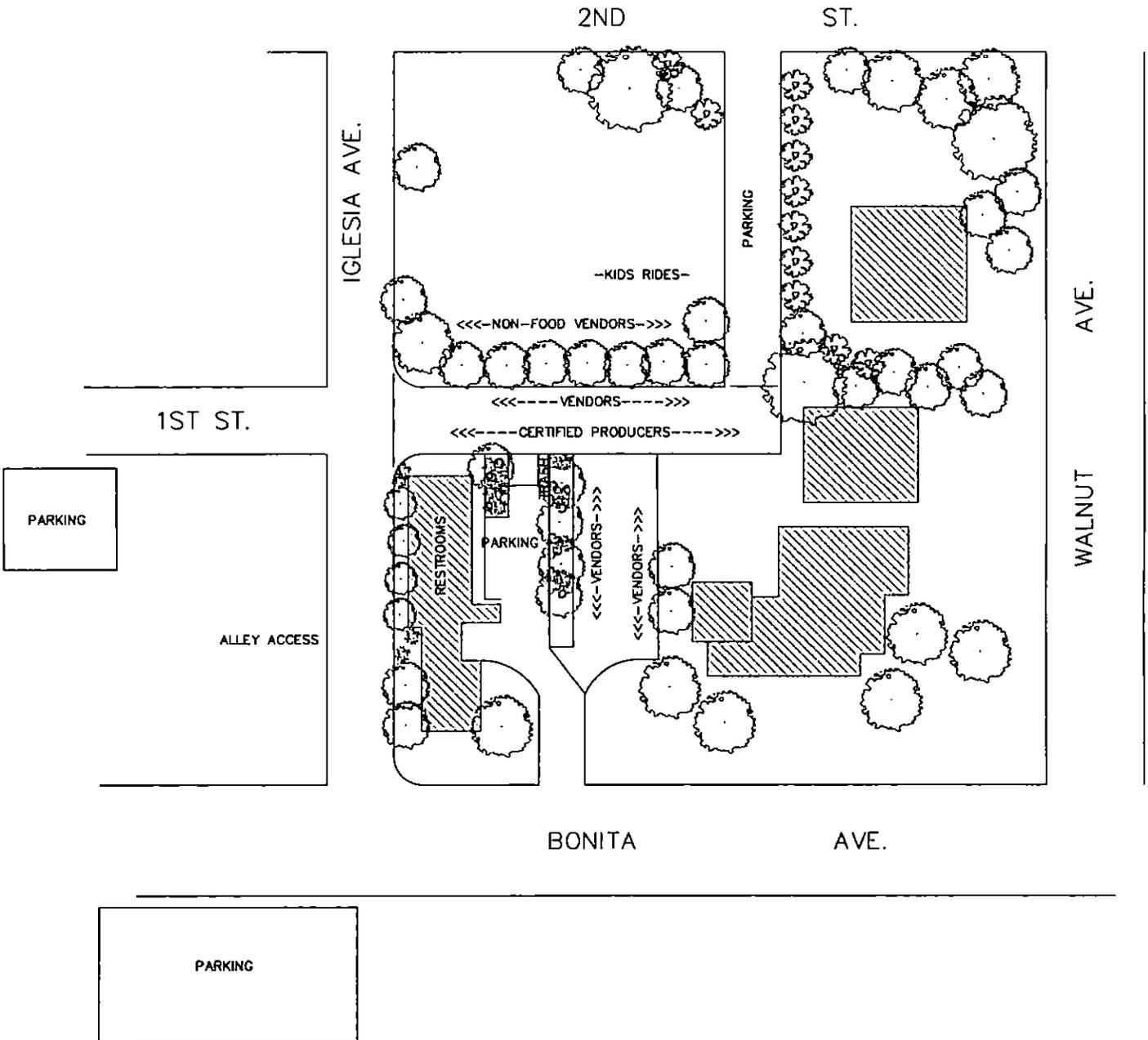
- Vendors
 - Farmers, Pre-Packaged Foods, Prepared Foods, Arts/Crafts, Sponsors, Kids Rides/Activities, Non-Profits

- Music
 - Low amplified music only during non-school days and where it does not affect events/meetings at City Hall, Music in the Park and neighbors.

- Parking
 - Attendee Parking
 - 1. Senior Center Parking Lot, Municipal Lot next to Dollar Tree and Municipal Lot on 1st Street.
 - Vendor Parking
 - 1. East Side of Iglesia Street
 - Resident Parking
 - 1. West Side of Iglesia Street (1st to 2nd Street)
 - 2. East of 1st Street Municipal Lot
 - Signage, posting and barricades to be determined by staff and/or the Traffic Committee.

- Trash
 - Use of the City Hall Parking Lot Trash Containers are requested.

2012 SAN DIMAS FARMERS MARKET
WEDNESDAYS: APRIL 4 - SEPTEMBER 26





Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 14, 2012

From: Blaine Michaelis, City Manager

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

Subject: Consider recommendations from the Parks and Recreation Commission for naming the park where the HEROES Monument is located

Summary

The Parks and Recreation Commission is recommending that the park where the Heroes Monument is located be named.

BACKGROUND

At their January 17, 2012 meeting, the Parks and Recreation Commission discussed the naming of the park where the Heroes Monument is located. The park does not have an official name. Prior to the HEROES project, staff unofficially referred to it as Park and Ride Park, and currently we refer to it as Heroes Park.

After the November 11, 2011 dedication of the HEROES Monument, Parks and Recreation Commission Chairperson John Margis requested that naming of the park be placed on the next Parks and Recreation Commission agenda.

The San Dimas HEROES Organization was notified of the January 17 Commission agenda and invited to attend the meeting so that they might participate in the discussion.

Chairperson Margis solicited name suggestions first from the HEROES Organization and then from the Parks and Recreation Commissioners. A total of ten names were considered in the discussion:

- | | |
|---------------------------|------------------------|
| Freedom Park | Veterans Park |
| Monument Park | Patriots Park |
| Veterans Memorial Park | Heroes Memorial Park |
| Veterans Remembrance Park | Memorial Park |
| Heroes Park | Veterans Monument Park |

The Commissioners each voted on their top two selections, and the top three choices were:

- | | |
|------------------------|---------|
| Patriots Park | 4 votes |
| Freedom Park | 3 votes |
| Veterans Monument Park | 3 votes |

Commissioner Frank Neal made a motion to recommend to City Council these three names, seconded by Commissioner Caryol Smith and passed unanimously.

tlb

While the Parks and Recreation Commission recommend Patriots Park, Freedom Park, or Veterans Monument Park, it is at the pleasure of the City Council as to whether the park shall be named at all, and which name is to be selected if naming is desired. It is understood that these three names are considered as recommendations and that the Council may choose one of them, or any other.

If the park is named, staff would like Council consensus regarding whether a monument sign is desired for the park. If a sign is desired, staff will consider placement based upon the current Heroes Monument and future phasing as designed. Staff will return to Council during the upcoming budget session with a budget projection and proposed location for a sign.

RECOMMENDATION

Pleasure of the Council whether to name the park at all, what name to choose if naming is desired, and consensus regarding the need for a park sign.

Attachments:

- January 17, 2012 Parks and Recreation Commission Meeting Minutes

CITY OF SAN DIMAS
PARKS AND RECREATION COMMISSION
MEETING MINUTES OF
January 17, 2012
City Council Chambers Conference Room

CALL TO ORDER

The regular meeting of the Parks and Recreation Commission was called to order by Chairperson Margis at 7:00 p.m.

ROLL CALL

Present:

John Margis, Chairperson
Caryl Smith, Vice Chairperson
Georgia Florentine
Jose Martinez
Frank Neal
Amanda Avery
John Ebner, City Councilmember

Theresa Bruns, Parks and Recreation Director
Leon Raya, Recreation Services Manager
Karon De Leon, Facilities Manager

Absent:

Susan Davis, excused

AUDIENCE COMMUNICATION

A. Update from the San Dimas Heroes Organization

Mr. Gary Enderle informed the Commission that Phase I of the Veterans' Monument has been completed and he introduced Ms. Janie Graef who described the next element proposed to be installed. She provided a picture of the water feature titled "Remembrance Fountain" which should cost approximately \$70,000. The committee's next fundraising efforts will consist of a "Cut-A-Thon", "An Evening With Fritz Coleman" and an activity with the "Budweiser Clydesdales." Mr. Enderle provided a list of additional proposed elements of the monument to include: 2 more walls, another walkway, 2 pergolas, and pavers extending around the walls. Mr. Enderle commented that he would like the Commission to recommend the installation of benches by the City. Chairman Margis proposed that the benches be installed with donations instead of the proposed pergolas. Mr. Enderle stated that Phase I has been completed utilizing no City funds.

APPROVAL OF THE NOVEMBER 15, 2011 REGULAR MEETING MINUTES

COMMISSIONER SMITH MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 15, 2011 MEETING AS SUBMITTED, SECONDED BY COMMISSIONER FLORENTINE AND APPROVED UNANIMOUSLY.

APPROVAL OF MINUTES OF THE DECEMBER 7, 2011 JOINT MEETING OF THE PARKS AND RECREATION/PLANNING/AND EQUESTRIAN COMMISSIONS

COMMISSIONER MARTINEZ MOVED TO APPROVE THE MINUTES OF THE DECEMBER 7, 2011 MEETING AS SUBMITTED, SECONDED BY COMMISSIONER FLORENTINE AND APPROVED UNANIMOUSLY.

ITEMS OF BUSINESS

A. Discussion Regarding Naming of the Park Where the Heroes Monument is Located

Director Bruns reminded the Commission that at their meeting in November, Chairman Margis had requested this item to be placed on their agenda. Director Bruns indicated that the Commission would be selecting names to be recommended to the City Council for their consideration. Chairman Margis suggested that the Commission try selecting a first and second choice to recommend to City Council. Chairman Margis asked the members of the Heroes organization and Commission for proposed names to be voted on. The suggested names were:

- Freedom Park
- Monument Park
- H Veterans Memorial Park
- Veterans Remembrance Park
- Heroes Park
- Veterans Park
- Patriots Park
- Heroes Memorial Park
- Memorial Park
- Veterans Monument Park

After the Commissioners voted, the following motion was made,

COMMISSIONER NEAL MOVED TO RECOMMEND TO THE CITY COUNCIL THE FOLLOWING NAMES FOR THE PARK WHERE THE HEROES MONUMENT IS LOCATED: PATRIOTS PARK (4 VOTES), FREEDOM PARK (3 VOTES) AND VETERANS MONUMENT PARK (3 VOTES), SECONDED BY COMMISSIONER SMITH, AND PASSED UNANIMOUSLY.

Director Bruns reported that this item will be considered by the City Council at their February 14, 2012 meeting. She invited the Commissioners and Heroes to attend that meeting.

B. Commission Input Regarding Recreation Program Ideas and Capital Improvement Projects

Director Bruns shared that this is the meeting that staff requests Commission input on program ideas and capital improvement projects to be considered in the upcoming fiscal year budget process. She distributed the Commission's current project list which includes:

1. Youth Center or Student Union Addition
2. Lighted Basketball Courts at Sportsplex or a City Park
3. Marchant Park
 - a. New Public Restroom
 - b. Lighted Baseball Fields
4. Horsethief Canyon Park Phase III Development
 - a. Dog Park
 - i. third area for rotational turf management
 - ii. lights
 - b. Overnight Campground
5. Splash Pad
6. Bike Park/BMX Track

Also listed for consideration was:

Marchant Park Little League and Recreational Buildings Rehabilitation
Swim & Racquet Club
 Racquetball Court conversion to Weight Room
 HVAC Replacements
Senior Citizen/Community Center
 Rehabilitation: carpet, flooring, kitchen counters, etc.
 HVAC replacement
Playground Equipment Replacement (some are 22 years old)
Via Verde Park Security Light Upgrades
Community Garden
Walnut Creek Open Space
Trails Plan

The Commission reviewed each item. Director Bruns indicated that the Northern Foothills Trails study/plan will continue on its process and that the Walnut Creek Open Space (WCOS) planning is continuing. She did indicate that a third WCOS community meeting has been postponed until late February. The Commission will be notified when it has been re-scheduled. Director Bruns noted that the list is a wish list that is used as a tool for selecting projects as funding becomes available.

Tim Roe, member of the audience and San Dimas Little League President, addressed the Commission indicating that the league is financially sound and would like to “co-op” with the City for lights at Marchant Park. Commissioner Smith inquired if the residents surrounding the park have been asked about lighting the fields. The response was not at this time.

Councilman Ebner inquired if the list was prioritized in relation to monies available. Commissioner Margis responded that the list is not prioritized 1 through 6, but rather a project list. He added that he advocates for the Little League improvements. Commissioner Martinez asked about the cost for lights at Marchant Park. Mr. Roe said an estimate is about \$250,000.00. Commissioner Smith indicated that a new public restroom is needed at Marchant Park due to size and safety. Manager Raya inquired if Little League was planning to adjust any of the field dimensions to the larger size of 50’/70’. Mr. Roe responded that this would most likely occur at BUSD site of Ekstrand school.

Commissioners Neal, Florentine and Margis noted that they felt the Bike Park/BMX Track should be removed from the list. The Commission agreed.

Commissioner Florentine commented that perhaps the Splash Pad should be removed. Commissioner Martinez indicated he recommended that it remain on the list, however, as a low priority. The Commission agreed.

Commissioner Martinez asked if there was any revenue allocated for capital improvement projects currently. Director Bruns responded that there were none at this time. She did explain that some “Quimby” (developer) Fees from the Grove Station and Bonita Gateway projects may be coming in the near future, and that these are geographic area specific for spending.

Commissioner Martinez asked about the aging playground equipment. Director Bruns responded that several playgrounds have playground equipment which have parts that are no longer being manufactured. Therefore, if something were to break, we could not repair it.

Commissioner Margis commented that the City Council should be challenged to place funds in the budget to accomplish needed projects. Director Bruns informed the Commissioners that the City Council will receive the project list as a part of the budget process.

Commissioner Smith added that the dog park is great as it currently exists.

Consensus of the Commission was that Marchant Park improvements should be considered as first priority. Remove the bike park from the project list and keep the Splash Pad on the list as a low priority item.

C. Discussion Regarding Changing the Time of the Commission Meetings

Director Bruns informed the Commission that three of the City's standing commissions have decided to change their meeting start times. Public Safety has changed their start time to 5:30pm; the Equestrian Commission and Senior Commission have changed their start time to 6:00pm. Director Bruns provided the Commission with an opportunity to discuss changing their start time. After a brief discussion,

COMMISSIONER MARGIS MOVED TO CHANGE THE START TIME OF THE PARKS AND RECREATION COMMISSION MEETINGS TO 6:00PM, SECONDED BY COMMISSIONER MARTINEZ. THE MOTION WAS APPROVED 5-0-1 WITH COMMISSIONER NEAL ABSTAINING.

ORAL COMMUNICATION

A. Director of Parks and Recreation

1. Update on Walnut Creek Open Space
Director Bruns indicated that as soon as the third community meeting date has been determined, the Commission will be notified.
2. Calendar of Upcoming Events
Manager Raya distributed the calendar of events through March. He thanked the Commissioners who attended the Holiday Extravaganza. He highlighted the upcoming events such as the Student Union Anniversary Party, the City Olympics, the Family Festival/Egg Hunts and encouraged the Commissioners to attend the City Recognition Dinner on January 28.

B. City Council Liason

Councilmember Ebiner had nothing to report.

C. Members of the Commission

Commissioner Neal: He announced that he is now a licensed cycling instructor. He also reminded everyone that the City Council approved the Bicycle Master Plan and he commented that the plan addressed safe paths to school, as well as motorists and pedestrian safety issues.

Commissioner Smith: She reminded everyone that the dog park is closed for a maintenance period, and that the Friends of the Dog Park are still going to Horsethief Canyon Park informing people of the website and to do some "clean up" on the soccer fields.

Commissioner Florentine: She stated that she thoroughly enjoyed the Holiday Extravaganza and complimented the Parks and Recreation Department on a wonderful event.

ADJOURNMENT

THE COMMISSION ADJOURNED THE MEETING AT 8:20PM.



Karon DeLeon, Facilities Manager



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 14, 2012

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: Establish a meeting date for the Spring Retreat

SUMMARY

We have listed below some suggested dates for the Spring Retreat:

*Monday April 23 – 5 pm
Monday April 30 – 5 pm
Wednesday April 25 – 5 pm
Saturday May 5 – 8 am*

Please bring your calendars to confirm a date and time.

8.6.1



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 14, 2012

From: Blaine Michaelis, City Manager *BM*

Subject: Public Safety Commission Appointments

SUMMARY

There are two vacancies on the Public Safety Commission.

Mayor Morris and Councilmember Badar interviewed seven (7) candidates on January 31, 2012.

BACKGROUND

Commissioner Paul Kirby passed away in September 2011 and Commissioner Tom Molina resigned in October 2011 due to job relocation out-of-country. There are two vacancies on the Public Safety Commission.

The vacancies were advertised and applications were accepted until November 14, 2011. Candidates who had previously submitted applications also expressed a desire to be considered for these two openings.

Mayor Morris and Councilmember Badar conducted interviews on January 31, 2012, and will recommend appointment.

RECOMMENDATION

Pleasure of the Council.