



CITY OF SAN DIMAS

Meeting Agenda

**COUNCIL – STAFF RETREAT SESSION AGENDA
MONDAY MAY 14, 2012 5:00 PM - 9:00 PM
CITY COUNCIL CHAMBERS CONFERENCE ROOM
SAN DIMAS CITY HALL
245 EAST BONITA AVENUE**

1. **10 minutes** Update on the Redevelopment dissolution process – first meetings of the Oversight Board.
 2. **35 minutes** Discussion regarding the future of Housing Programs and Projects in the city.
 - a. Review of the Housing Authority and potential changes and focus related to the dissolution of Redevelopment Agencies.
 - b. Preliminary discussion about the need to make 2 appointments to the San Dimas Housing Authority.
 - c. Housing Element update information – Villas, RHNA numbers for the next round, etc.
 3. **5:45 pm - 25 minutes** City Entrance signs (welcome and service club sign) Bonita and Arrow – repair work being done/consider some removal – process to replace with new signage.
 4. **6:30 pm - 60 minutes** Downtown discussions:
 - a. Pedestrian crossing lighting Monte Vista and Bonita alternatives.
 - b. Streetscape and landscape alternatives.
 - c. Status of the Business Improvement District meetings.
 5. **7:30 pm - 10 minutes** Report on the Gold Line Station Parking Lot location – environmental analysis – focusing on the city's corporation yard.
- Following things to review and discuss as time permits:
6. **7:40 pm - 15 minutes** Ideas to streamline city council meetings.
 7. **8:00 pm – 10 minutes** Council comments – projects for staff to work on.
 8. Oral Communications – Members of the audience. Anyone wishing to address the City Council on an item not on the agenda. No action or discussion shall be undertaken on any item not appearing on the posted agenda. Speakers may be subject to a time limit as may be determined by the chair.
 9. Adjournment – next meeting of the City Council Adjournment – next meeting of the City Council May 22, 2012 6:00 pm Study Session, City Hall City Council Chambers Conference Room.



CITY OF SAN DIMAS

Meeting Agenda

STAFF REPORT

COUNCIL – STAFF RETREAT SESSION AGENDA
MONDAY MAY 14, 2012 5:00 PM - 9:00 PM
CITY COUNCIL CHAMBERS CONFERENCE ROOM
SAN DIMAS CITY HALL
245 EAST BONITA AVENUE

1. **10 minutes** Update on the Redevelopment dissolution process – first meetings of the Oversight Board.

Staff anticipates providing a verbal update and summary of the activities and actions of the Oversight Board this past week for your information and discussion.



2. **35 minutes** Discussion regarding the future of Housing Programs and Projects in the city.
 - a. Review of the Housing Authority and potential changes and focus related to the dissolution of Redevelopment Agencies.

Similar to the Budget Study Session this past week, staff would like to describe what we know about the status of Housing functions with the elimination of Redevelopment with some broad discussion about possible future directions with housing programs.



- b. Preliminary discussion about the need to make 2 appointments to the San Dimas Housing Authority.

With the evolution of housing functions, there is more focus on the San Dimas Housing Authority and its future. Attached is a memo from the City Attorney reminding us that some appointments are needed to complete the full Board membership. This is provided for information and brief discussion if desired.



- c. Housing Element update information – Villas, RHNA numbers for the next round, etc.

Staff desires to provide an update on these matters. For background, Larry has provide a summary of action items from the Housing Element for us to review and discuss.



- 3. **5:45 pm - 25 minutes** City Entrance signs (welcome and service club sign) Bonita and Arrow – repair work being done/consider some removal – process to replace with new signage.

This is a follow up to the desires to address the city entrance signs at Bonita and Arrow. We anticipated that this and other public sign projects would have been handled by the Redevelopment Agency. With the demise of the Agency and the desire to still have the signs look presentable, staff has given consideration to how we could make improvements to the signs while we consider the best long term approach. Pictures, descriptions, and recommendations are attached for your reference.



- 4. **6:30 pm - 60 minutes** Downtown discussions:
 - a. Pedestrian crossing lighting Monte Vista and Bonita alternatives.
 - b. Streetscape and landscape alternatives.
 - c. Status of the Business Improvement District meetings.

Staff reports are attached to summarize the discussions on these items. Item b is to talk about the wooden sidewalk and landscaping issues with recommendations. Item c will be a verbal report.



- 5. **7:30 pm - 10 minutes** Report on the Gold Line Station Parking Lot location – environmental analysis – focusing on the city’s corporation yard.

This will be a verbal report to provide the latest information on this matter.



Following things to review and discuss as time permits:

- 6. **7:40 pm - 15 minutes** Ideas to streamline city council meetings

If council is interested, staff will review some suggestions about how to streamline portions of the city council meetings. For example preparing a 2 line summary of proclamations being presented in the council meeting. Not scheduling what in essence constitute ‘informercials’ on the agenda as a separate item, and instead having them part of the business of the public not on the agenda subject to the 3 and 5 minute limit. At times, it takes 35 minutes or more to cover all of the preliminaries of the council meeting before we get to the business portion of the meeting. Does council see an opportunity to ‘fine-tune’ or expedite this process somewhat – or is it not an issue?



- 7. **8:00 pm – 10 minutes** Council comments – projects for staff to work on.

We wanted to leave a portion of the meeting for the City Council to provide general comments or requests for projects for staff to work on.



- 8. **Oral Communications** – Members of the audience. Anyone wishing to address the City Council on an item not on the agenda. No action or discussion shall be undertaken on any item not appearing on the posted agenda. Speakers may be subject to a time limit as may be determined by the chair.
- 9. **Adjournment** – next meeting of the City Council Adjournment – next meeting of the City Council May 22, 2012 6:00 pm Study Session, City Hall City Council Chambers Conference Room.

McKenna Long
& Aldridge LLP
Attorneys at Law

300 South Grand Avenue • 14th Floor • Los Angeles, CA 90071
Tel: 213.687.2100 • Fax: 213.687.2149
www.mckennalong.com

MEMORANDUM

TO: Honorable Mayor and Members the San Dimas Housing Authority
FROM: J. Kenneth Brown, City Attorney
CC: Blaine Michaelis, Executive Director
DATE: May 21, 2012
RE: Appointment of Tenant Commissioners

At the upcoming City Council retreat there will be a discussion of various issues dealing with the San Dimas Housing Authority (the "Authority"). Among them will be a discussion of tenant representation. I wanted to provide some background for this discussion.

Since the City Council has declared itself to be the commissioners of the Authority, the law requires that, because there are tenants of the Authority, at the Monte Vista Apartments and the mobile home park, and many of those are older than 62 years of age, two tenant representatives be appointed to the Authority, one of whom must be older than 62. The pertinent provisions of the California Health & Safety Code include Section 34290 which provides:

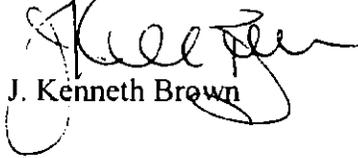
"(b) If the governing body of any county or city has declared itself to be the commissioners of the authority, the governing body shall also appoint two tenants of the authority as commissioners if the authority has tenants, or within one year after the authority first does have tenants. One tenant commissioner shall be over 62 years of age if the authority has tenants over that age. Tenant commissioners appointed pursuant to this subdivision shall serve, and their successors shall be appointed, as provided in Section 34272."

This latter section provides that the term of tenant commissioners shall be two years from the date of their appointment, and successor terms shall also be for two years. Tenant commissioners have all the same rights as any other commissioner

Section 34290 also provides an alternative to the appointment of tenants to the Authority. If a "...housing commission is created as provided in Section 34291, the governing body may make tenant appointments pursuant to Subdivision (b) to the commission rather than to the authority." (emphasis added) If the City Council chooses this alternative, it would provide by

ordinance, the number of members of the commission, their terms of office, their qualifications, and the method of their appointment and removal. The role of this commission is essentially to review and make recommendations on all matters to come before the Authority and other matters as the Authority may delegate to the commission.

Respectfully submitted,



J. Kenneth Brown

**Table V-3
2008-2014 Housing Program Summary**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EXISTING AFFORDABLE HOUSING						
1. Housing Code Enforcement and Abatement	Bring all housing into code compliance.	Conduct 50 inspections annually. Provide referrals to Single-Family Rehabilitation (Program 3).	General Revenue	Building and Safety; Code Enforcement	2008-2014	1.1; 1.3
2. Neighborhood Beautification	Improve quality of life and housing conditions in neighborhoods with older housing stock	Conduct improvement activities within targeted areas.	RDA Set-Aside	Redevelopment Agency: Housing	2008-2014	1.1; 1.3
3. Single-Family Rehabilitation	Provide financial assistance to extremely low, very low and low income home owners for home repairs.	Assist 70 households annually, or 420 over the 2008-2014 period. Evaluate extending to moderate income.	CDBG; RDA Set-Aside	Redevelopment Agency: Housing	2008-2014; Evaluate income thresholds by 2009.	1.2
4. Single-Family Owner-Occupied Substantial Rehabilitation	Provide financial assistance to low income households for substantial home repairs.	Assist 20 households between 2008 and 2010.	CalHome	Redevelopment Agency: Housing	2008-2010	1.2
5. Lead-Based Paint Hazard Assessment and Abatement	Provide financial assistance to low income households for assessment and abatement.	Assist 10 homes annually or 60 homes over the 2008-2014 period. Continue to market program in conjunction with the Single-Family Rehab Program (Program 3).	CDBG	Redevelopment Agency: Housing	2008-2014	1.2

2.C

**Table V-3
2008-2014 Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
EXISTING AFFORDABLE HOUSING (cont'd)						
6. Mobile Home Park Preservation and Affordability	Preserve mobile home parks and retain rent affordability for lower income households.	Renew the Mobile Home Accord; continue affordability of Charter Oaks Mobile Home Park; and continue new space rent credit program for Charter Oaks at least 5 lower income residents annually.	Department Budget	Redevelopment Agency: Housing	2008-2014; Renew Accord by December 2010. Evaluate space rent credit program annually.	1.5
7. Preservation of Assisted Rental Housing	Preserve the existing housing stock affordable to very low income households at-risk of conversion to market rents.	Commit funding to preserve Villa San Dimas. Initiate discussions with Voorhis Village.	RDA Set-Aside; Section 8	Redevelopment Agency: Housing	Commit funds to Villa San Dimas by March 2010. Contact Voorhis Village by 2011.	1.4
8. Section 8 Rental Assistance	Provide rental assistance to extremely low and very low income households.	Continue participation and coordination with HACoLA; encourage landlords to register units; advertise program to residents.	HUD Section 8	HACoLA	2008-2014	1.6

**Table V-3
2008-2014 Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
PROVISION OF ADEQUATE SITES						
9. Rezoning to Accommodate Higher Density Residential and Mixed-Use	Create additional opportunities for mixed-use and higher density residential development, providing sites at 16 units per acre for moderate income housing development and sites at 30 units per acre for lower income housing development.	Rezone at least 7.4 acres at 30 units/acre to accommodate 223 units; establish appropriate standards for the new Mixed-Use and Multiple-Family (30) zones; rezone to provide at least 38 units at a min of 16 units per acre; and review the existing Noise Ordinance to ensure consistency.	Department Budget	Planning Department	Complete rezoning by November 2010.	2.1; 2.2
10. Residential and Mixed-Use Sites Inventory	Identify sufficient sites for housing to meet RHNA for all income levels.	Maintain current inventory of sites, and provide to developers along with information on incentives (Program 12).	Department Budget	Planning Department	2008-2014	2.3
11. Second Units	Provide additional sites for rental housing within existing neighborhoods assisting moderate income households.	Continue to implement City's ordinance to accommodate second units.	Department Budget	Planning Department	2008-2014	2.4

**Table V-3
2008-2014 Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
ASSIST IN DEVELOPMENT AND PROVISION OF AFFORDABLE HOUSING						
12. Facilitate Infill and Mixed-Use Development	Provide financial and regulatory assistance in support of extremely low, very low, low and moderate income housing.	Assist in development of 110 new affordable units. Market in conjunction with Housing Site Inventory (Program 10).	RDA Set-Aside	Redevelopment Agency; Planning Department	2008-2014	3.1; 3.2; 3.3; 3.6
13. Inclusionary Housing	Provide additional affordable housing in new residential developments for very low, low and moderate income households.	Evaluate economic impacts of implementing a 20% inclusionary requirement for multiple-family residential development in redevelopment project areas.	Department Budget	Redevelopment Agency; Planning Department	June 2009	3.4
14. Homebuyer Assistance	Provide assistance to moderate income households purchasing at Grove Station; evaluate provision of funds to buyers of existing housing in the City.	Develop homebuyer program for 10 Grove Station units; expand the program to purchasers of existing housing.	RDA Set-Aside	Redevelopment Agency; Housing	2008-2014; Develop guidelines by 2008.	3.5; 3.6
REMOVAL OF GOVERNMENTAL CONSTRAINTS						
15. Green Building	Promote energy conservation and sustainable design in new and existing development	Adopt Citywide Green Building program. Require in Agency-assisted projects.	Department Budgets	Planning Department; Redevelopment Agency	2008-2014; Adopt Green Building Program in 2008/09.	3.7; 3.8

**Table V-3
2008-2014 Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
REMOVAL OF GOVERNMENTAL CONSTRAINTS (cont'd)						
16. Reduce the Cost-Impact of the City's Development Permit Process	Provide fee reduction, deferral or waiver to reduce cost of providing affordable housing. Provide expedited process to affordable housing projects	Evaluate affordable projects to assess applicability of fee reduction, deferral or waiver, and expedited project review. Evaluate elimination of CUP requirement for affordable housing.	Department Budget	Planning Department	2008-2014; CUP evaluation by 2009.	4.1; 4.2
17. Zoning Ordinance Revision	Provide appropriate zoning to facilitate the provision of emergency shelters, transitional housing and supportive housing for extremely low and very low income homeless.	Amend the Zoning Code to allow emergency shelters as a permitted use in the P/SP zones subject to reasonable development standards. Amend the Zoning Code to define and permit transitional housing and supportive housing in the MF zone.	Department Budget	Planning Department	November 2009	4.2
18. Revise Senior Housing Standards	Review and modify senior housing development standards.	Amend the Zoning Code as necessary.	Department Budget	Planning Department	November 2010	4.2; 4.3
19. Revise Multi-Family Development Standards	Review and modify multi-family housing development standards if necessary.	Amend the Zoning Code as necessary	Department Budget	Planning Department	November 2010	4.2; 4.3

**Table V-3
2008-2014 Housing Program Summary (cont'd)**

Housing Program	Program Goal	2008-2014 Objective	Funding Source	Responsible Agency	Time Frame	Policy
REMOVAL OF GOVERNMENTAL CONSTRAINTS (cont'd)						
20. Monitor Application of Design Review Process	Evaluate potential negative impact of the design review process on affordable housing projects.	Review on a project-by-project basis	Department Budget	Planning Department; Redevelopment Agency	2008-2014	4.2
EQUAL HOUSING OPPORTUNITY						
21. Fair Housing	Promote fair housing practices, assisting lower income households.	Continue referrals to various fair housing agencies; provide fair housing materials to residents.	CDBG; RDA Set-Aside	Redevelopment Agency; Housing	2008-2014	5.1; 5.2
22. Senior Housing Alternatives, Resources, Education and Support (SHARES)	Provide specialized housing services to seniors, including home sharing, assisting lower income households.	Serve 600 seniors annually, including 50 home sharing participants.	CDBG; RDA Set-Aside	Redevelopment Agency	2008-2014	5.5
23. Accessible Housing	Provide accessible housing to persons with disabilities.	Continue implementation of reasonable accommodations ordinance; continue to review ordinances for constraints to accessible housing.	CDBG; RDA Set-Aside	Redevelopment Agency; Housing; Planning Department	2008-2014	5.6
24. Homeless Assistance	Coordinate efforts with other San Gabriel Valley cities to assist the extremely low income homeless	Continue participation in SGVCOG Homeless Study; and allocate funds to homeless service providers.	Department Budget; General Fund	Planning Department; Redevelopment Agency; Housing	2008-2014	5.3; 5.4

**Table V-4
2008-2014 Summary of Quantified Objectives**

Income Level	New Construction*	Rehabilitation	Conservation**
	Goal	Goal	Goal
Extremely Low	81	100	
Very Low	81	110	455
Low	101	230	455
Moderate	107	0	0
Above Moderate	255	0	0
Totals	625	440	910

* Reflects RHNA

** Reflects preservation of 10 assisted units at Villa San Dimas not meeting committed assistance definition, and 900 mobile home park units



CITY OF SAN DIMAS

City Wagon Monument

Wooden Arch and Signs

Arch structure sound and in good condition

- "Welcome Sign" can be cleaned up and painted in place
- Organization signs to be evaluated for removal, replacement, or retain

Stucco Wagon Cover

- In fairly solid shape
- Some minor patch repair needed
- Needs to be cleaned and painted
 - Did not clean well with pressure wash test
 - Can be spray painted
- Logo needs touch up or repaint

Wood Frame and Wooden Wagon Wheels

- Replace exterior wood fascia
- Repair wood rot areas
- Cosmetic repair on wheels
 - will not be structurally solid
 - not supporting wagon structure
- Prep and paint all wood areas

Metal Frame and metal supports

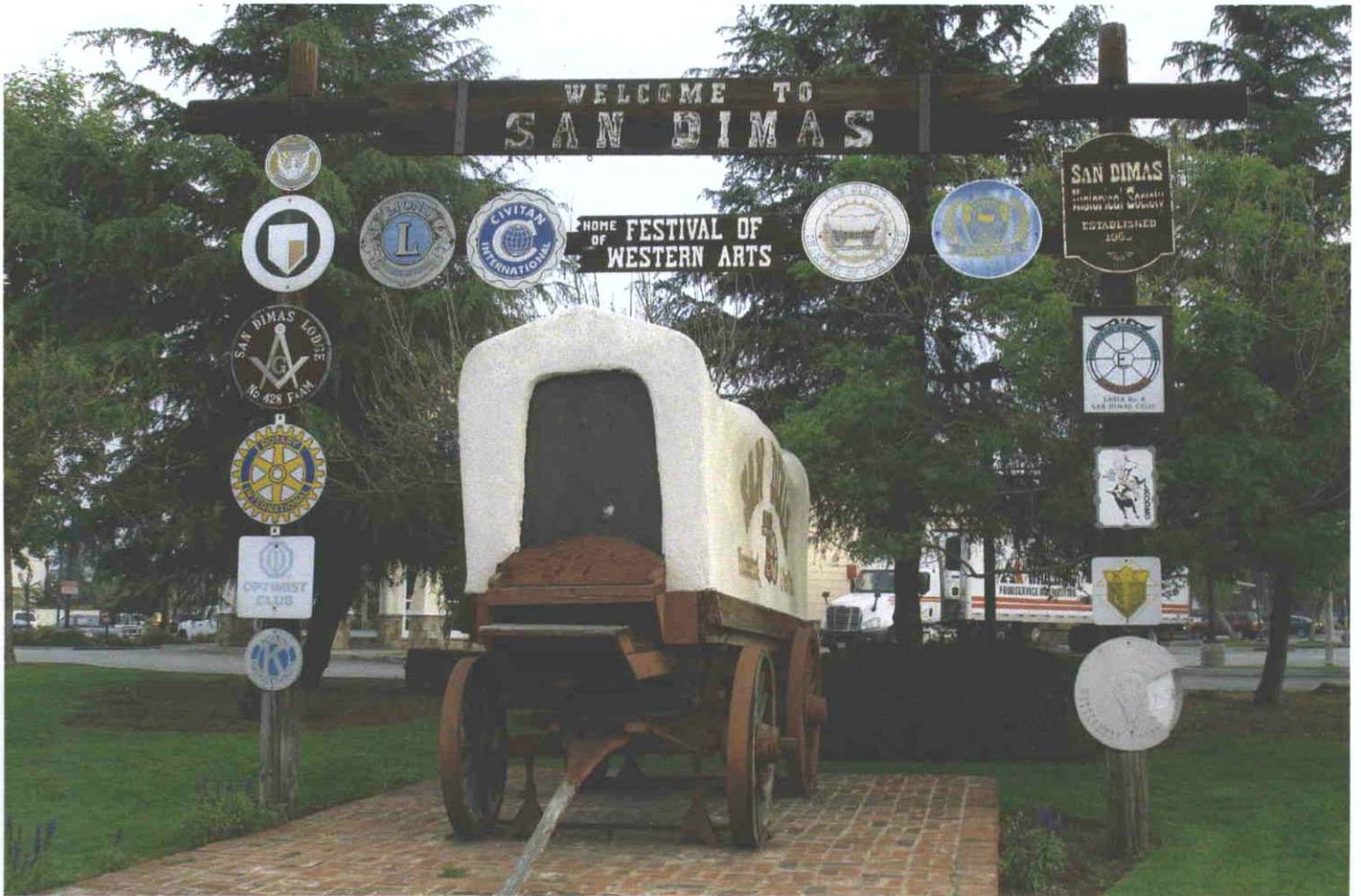
- Prep and paint all metal areas

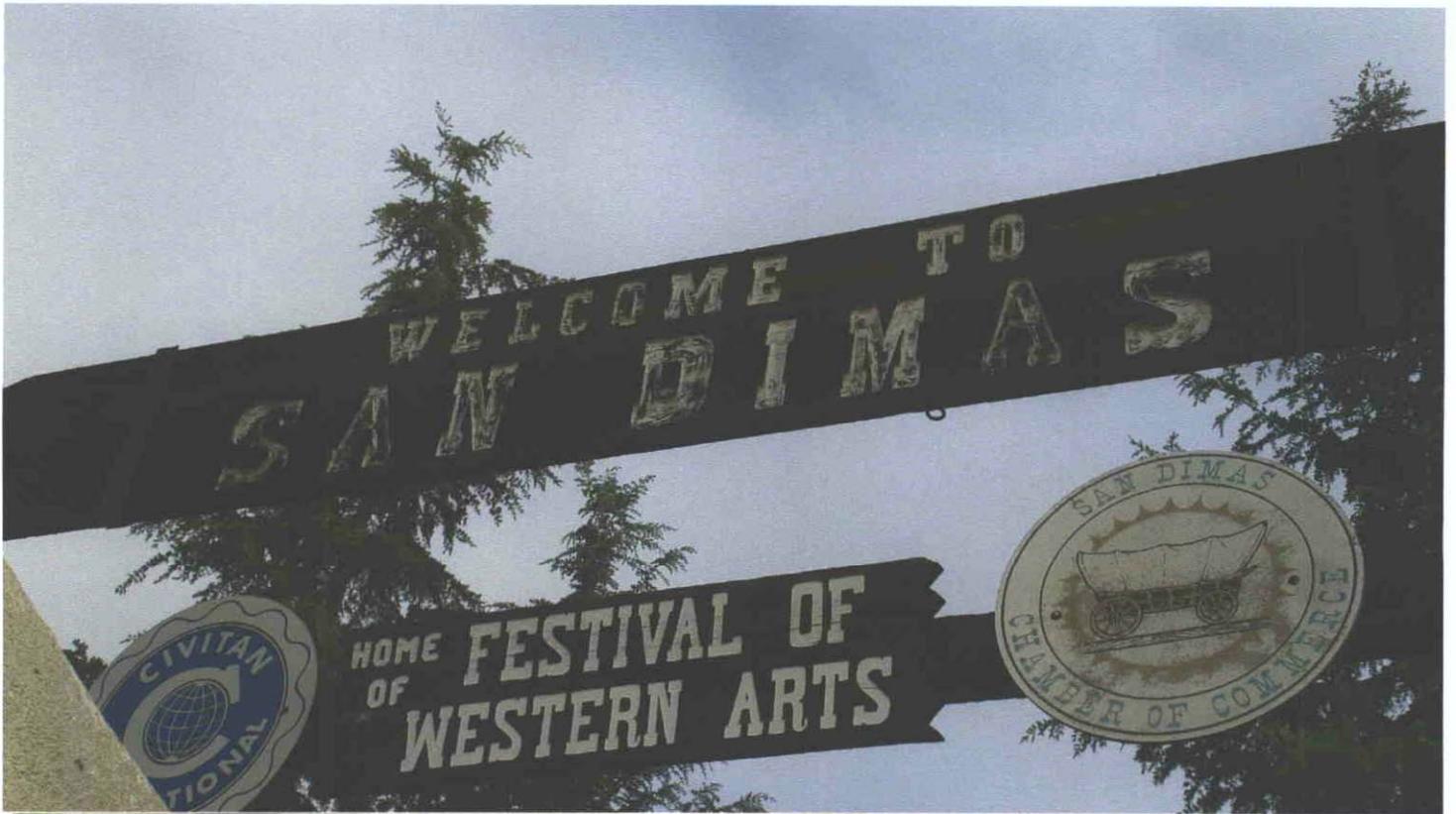
Brick Base

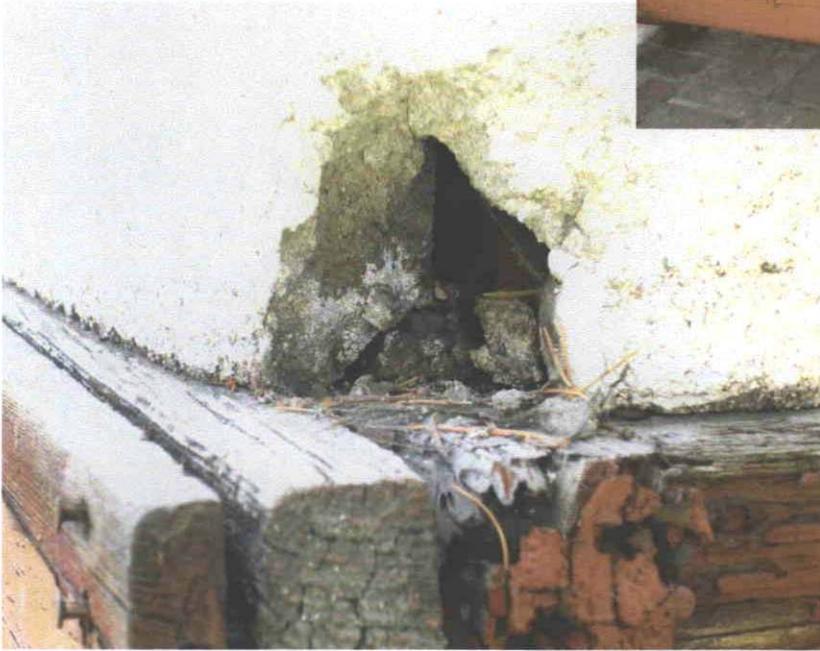
- Base is sound and in very good condition

Total Cost Estimate: Approximately \$3,000

May 10, 2012









San Dimas Chapter was disbanded in 2007. The nearest Chapter is in Glendora. There a mini-park in San Dimas named "Kiwanis Korner". They have a history of service in San Dimas.



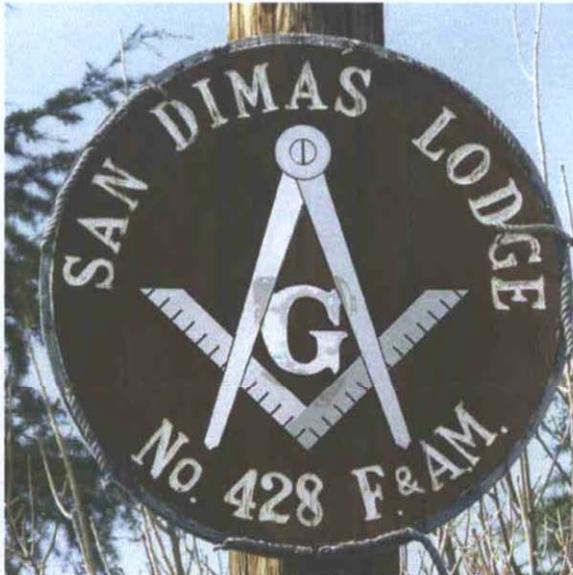
They are in the process of closing the San Dimas Chapter. The next closest chapter is in Pomona. They have a history of service in San Dimas.



General Federation of Women's Clubs. Not a chapter on San Dimas. The nearest chapter is in Covina.



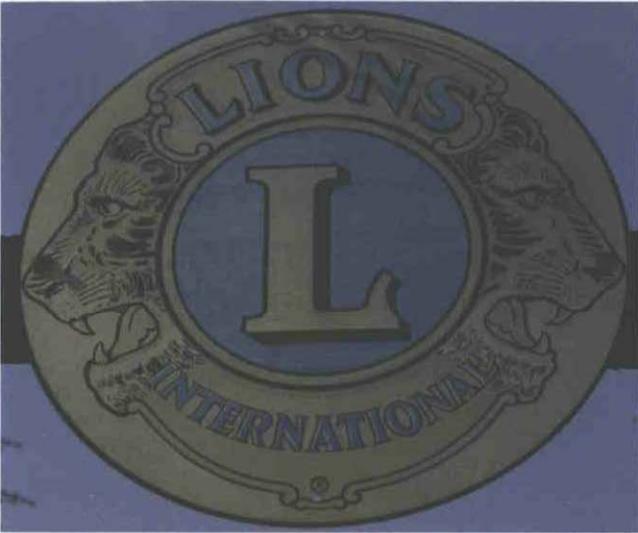
They are still active in San Dimas.



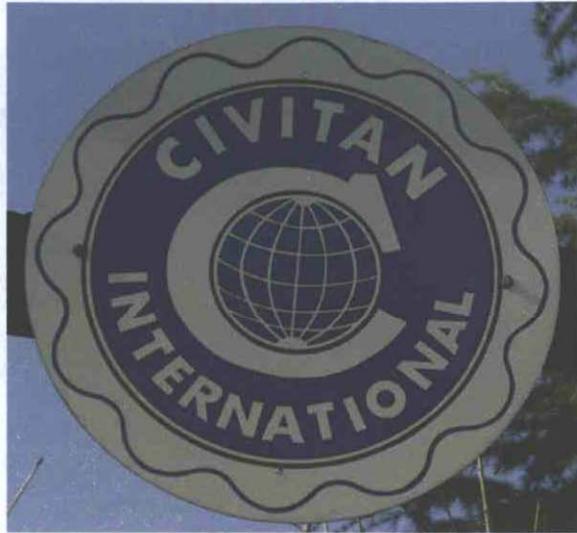
Masonic Lodge. They are still active in San Dimas. They would like to replace this sign with two different signs. One representing the DeMoley and one for Job's Daughters.



They are active in San Dimas.



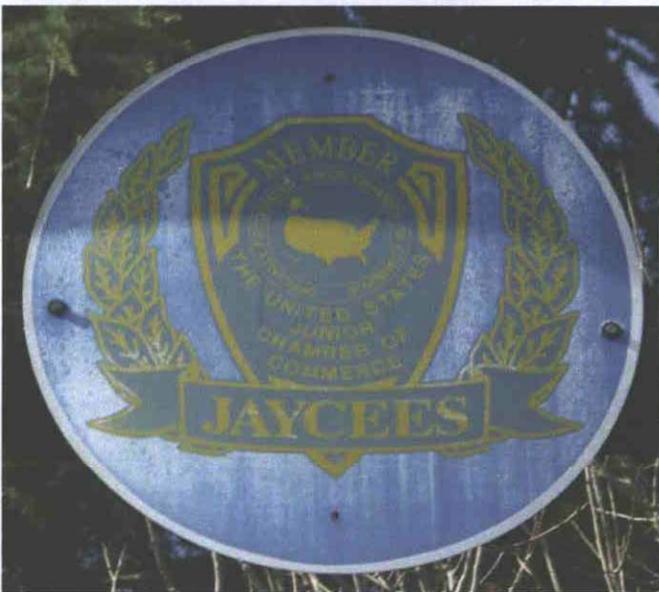
There is no longer a chapter in San Dimas. They have a history of service in San Dimas. The closest chapter is in West Covina.



There is no longer a San Dimas chapter. They have a history of service in San Dimas. The closest chapter is in Arcadia.



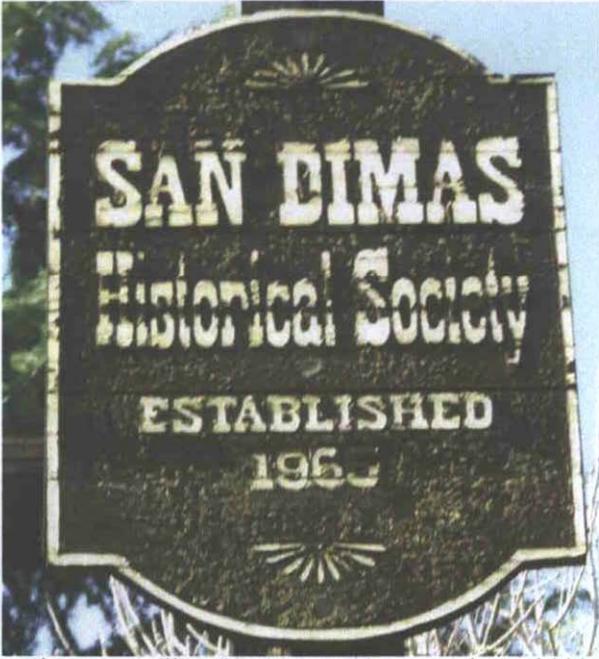
They are still active.



There is no longer a San Dimas chapter. The closest chapter is in Pomona. They have a history of service in San Dimas., including restoration of the covered wagon on Arrow and Bonita.



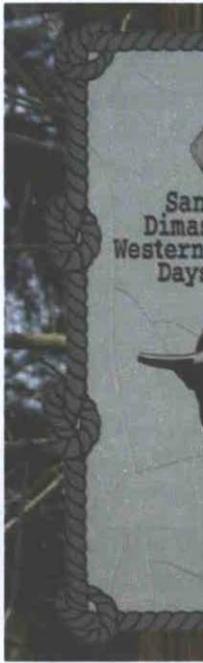
They are still in San Dimas.



They are still active in San Dimas and would like to replace their sign.



Sociedad Progresista. They are not active in San Dimas.



San Dimas Western Days. They are not active in San Dimas.



They are still active.



They are active in San Dimas and would like to replace their sign.









Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Study Session meeting of May 14, 2012

From: Krishna Patel, Public Works Director *KP*

Subject: **Crosswalk Lighting at Bonita Avenue/Exchange Place/Monte Vista Avenue**

Issues/Concerns:

City Staff continues to receive requests that night time lighting at the above referenced locations appear to be inadequate and Staff should consider additional lighting that further brightens the crosswalks at night. In addition, Staff has also received several emails that vehicles are not stopping for pedestrians to cross at these crossings.

The following background information and options are provided for Council to address the issue:

In 2009 after completing extensive studies, the current traffic calming measures were installed on Bonita Avenue at Exchange Place and Monte Vista. These measures resulted in narrower street (from 56' to 40') crossing for pedestrians at both Monte Vista and Exchange Place intersections. Overall effectiveness of the traffic calming were reduced speeds, increased pedestrian visibility at crossing, higher lighting and enhanced landscaping. The Combination of all these factors has resulted in desired pedestrian safety, improved pedestrian visibility and reduced speed.

In regards to the lighting issues, the existing four (4) street lights at each intersection were relocated and placed behind the new curb and with a new "superior" designed Copenhagen light style fixture. In the new style of lights, the luminary is mounted horizontally and the light is reflected downward by means of a computer-designed horizontal reflector, thereby producing a highly efficient light distribution. These efficient lighting systems were precisely located to make crossing more visible at night. The lighting intensity per attached lighting distribution for before after new conditions show that new lights put out an average of almost 250% higher than the previous existing lights.

In 2010, to further improve lighting on Bonita Avenue between Cataract to San Dimas Avenue, the remaining existing lights on wooden poles were replaced with the new "superior" lighting fixture. Thereby immensely improving the overall lighting on this segment of Bonita Avenue again by an average of almost 150% more than previous lighting.

In addressing both the perception of lighting issue and the vehicles not stopping for pedestrians, presented are three options for Council consideration:

OPTION 1 – Mounting New LED Flood Light on Existing Street Light Post

- Flood light has adjustable lighting intensity to control spread only at crosswalk and visor to reduce glare to oncoming vehicles
- Light set at 50% when no pedestrian; and activates light to 100% when pedestrian present.
- Push button or a motion detector (passive) system

4. a

- LED light activated by sensor – push button or – motion activity (detects presences of pedestrian at crossing point zone) – light brightens or lit at 100% brightness
- Estimated Costs \$6,000

Potential liability: Problem with glare issues

OPTION 2 – New LED Light Fixture and Light Post

- Install four (4) new Light posts to meet City standard with LED lamp with dual level ballast and forward throw reflector at corner of each intersection.
- Light set at 50% when no pedestrian; and automatic sensor activates light to 100% when pedestrian present.
- Push button or motion detector (passive) system
- LED light activated by sensor – push button or motion activity (detects presences of pedestrian at crossing point zone)- light brightens or lit at 100% brightness
- Estimated Costs \$30,000

OPTION 3 - Rectangular Rapid Flashing Beacon Light Bar

New system approved by Federal Highway in August 2011, State has received a blanket approval to use, but City installing it must notify Caltrans.

- High intensity light flashes in a wig-wag flickering pattern as a warning beacon to drivers
- Alternating strobe pattern provides a direct ultra-bright yellow concentration of light drawing driver attention to pedestrians.
- Light Bar with one side has two LED's and is approximately 4" x 20" x 3"
- Power supply either direct or solar panel
- Light activated by push button or motion (passive system) detects presences of pedestrian at crossing point and light begins to rapidly flicker away and grabs attention of drivers to slow down more.
- Bar mounted between all existing cross walk pedestrian and down arrow sign
- Estimated Costs: \$10,000 for Solar and Push button or \$15,000 for direct power with motion detector.

The installation of the RRFBLB system in effort will address both concerns of inadequate lighting at night and the perception of vehicles not stopping at crosswalks. As in both instances the proposed motion detector (passive systems) will immediately alert the driver of a pedestrian's presence by means of the 'rapid flashing'. Thereby raising the driver's alertness at day or night time and to collectively slow them down and or stop to allow the pedestrian to cross. Staff believes that due the lack of any night-time pedestrian activity on Bonita, Option 3 is the best choice and improve the street lighting concern.

RECOMMENDATION

Staff recommends that Council consider approving the installation of the Rectangle Rapid Flashing Beacon Light Bar (RRFBLB) at both Exchange Place and Monte Vista Avenue for an estimated cost of \$15,000.00.



CITY OF SAN DIMAS
MEMORANDUM
Public Works Department

DATE: May 10, 2012

TO: Honorable Mayor and City Council Members
(For May 14th Study Session)

FROM: Krishna Patel, Director of Public Works 

SUBJECT: **Downtown Bonita Streetscape**

The following information is to update and seek Council direction on the Bonita Downtown Sidewalk/Streetscape Improvement project –

As a background, below is a summary of directions and guidance provided by Council from April 2011 spring retreat regarding the Bonita Downtown Sidewalk:

At the April 18, 2011 spring retreat, the City Council provided the following directives regarding the Downtown streetscape:

It was the consensus of the City Council to remove and replace the Liquid Amber trees. The City Council offered their criteria for replacement trees and directed staff to come back with a plan.

It was the consensus of the City Council to eliminate the "frontier" theme and adopt an "historic" theme for the downtown corridor; replace the boardwalk with full-width concrete sidewalk with trees and additional landscaping to be determined when staff brings back plans.

The above direction was provided after Staff made a power point presentation on the downtown boardwalk maintenance issues, from warping, lifting, wood rot, termite damage of the awning supports. Staff also shared the ongoing maintenance costs of the aging boardwalk that appear to outweigh the benefits and the associated liability. As part of the presentation, Staff also provided several alternatives on different streetscape materials, different shapes, colors and life span.

At that time Staff was directed to remove and replace the Liquid Amber trees and bring back a plan for a replacement tree. With the elimination of the "frontier" theme and adoption of the "historic" theme for the downtown corridor Staff was directed to bring back a plan to replace the boardwalk with full-width concrete sidewalks, trees and associated landscaping.

To provide such plans, Staff contracted for a survey of existing improvements and invited proposals for conceptual landscaping design services in an effort to develop a cogent plan that included suitable sidewalk materials, landscape and a theme.

H.B.

During the July 26, 2011 Council meeting, Council authorized a budget adjustment of \$15,000 from General Funds to enter into a contract for conceptual design services with a landscape architect

At the same meeting, Council also approved the following directions regarding a public review process:

1. Prepare conceptual plans.
2. Staff and Consultant conduct community meeting(s) to secure public input.
3. Present report to City Council on public input (still open to public discussion as agenda item) with final direction by City Council.

On September 6, 2011, after some negotiation and final adjustments of the conceptual design proposal, the architect was authorized to commence design work. It is Staff's intent to present the design alternatives, cost estimates, along with the public input results to Council under the study session format in the fall. .

At the October 18th Council Study Session, Council appropriated \$10,000 from the General Fund to remove 10 of the 21 challenging Liquid Amber trees that are impacting and affecting the current maintenance of the existing wooden boardwalks. The "problematic" trees were tied and identified with a yellow ribbon; however the trees were never removed as it was decided to incorporate removals as part of the overall plan.

During this period and due to the State budget actions, it was uncertain as to the availability to use Redevelopment Agency funds for design and development of this project. But the work on the conceptual designs was completed and the cost estimates finalized for the alternatives.

In short the landscape architect provided the following services:

- Three alternative, colored conceptual designs for a prototypical block (between Monte Vista and Exchange Place) with the designs illustrating all appropriate design components needed for the entire Downtown.
- Materials alternatives for potential replacement of the wooden sidewalks and other existing hardscape.
- Design options including revised landscaping addressing bow-outs, revised tree locations, raised seat walls and/or at grade planters.
- Street and planting palettes.
- Street furniture.
- Potential areas and designs for outside display and/or dining.
- Estimate of potential costs for alternatives.
- Later, a fourth alternative was added to the architect's scope of work

Attached for Council's information is a narrative (Attachment A) of various options the architect considered as he developed and prepared the colored conceptual designs for our typical block. The colored plans will be available for Council's viewing at the Monday's study session.

While the concept plans are very creative and they do take our downtown Bonita to the next level of revitalization, unfortunately, with the dissolution of the Redevelopment Agency, funding this type of project has become a major challenge. With this in mind, Staff believes it is not in our best interest to pursue any

of these alternatives which range from \$1,924,000,000 to \$2,105,000. These alternatives while impressive and elaborate in nature are simply too expensive for us to take on at this time.

It should be noted, at present the Bonita Avenue downtown boardwalk street frontages were installed in the mid 1970's and consist of a $\pm 24'$ wide curb-face to building line or set back with 10' wide raised boardwalk, adjacent to the existing store front and $\pm 14'$ wide landscape parking, adjacent to the street curb while improvements, all of which are coming to the end of their service life.

Due to the uncertain economic times and potential budget deficits being caused by the dissolution of the Redevelopment Agency and in conjunction with the substantial capital improvements the City undertook in 2009, as part of traffic calming measures on Bonita, which improved the ADA access and pedestrian visibility, safety landscaping and other hardscape improvements (\$300,000), and it is with these improvements already in place, Staff proposes that we continue maintaining the existing boardwalks at an annual cost of \$30,000 with a plan (Attachment B) to replace the existing boardwalks with less costlier decorative concrete options within in a couple of years. At the same time completely rehabilitate the existing 14' wide parkway trees and landscaping with new less maintenance plant materials and trees that are drought tolerant and conducive to the type of sun exposure Bonita Avenue receives, including replacing the current irrigation systems with water conserving drip systems.

Staff also suggests Council contemplate rehabilitating Bonita Avenue pavement (concurrently with the above) from San Dimas Avenue to Monte Vista for an estimated \$240,000, as Bonita Avenue pavement is also coming to end of its service life.

RECOMMENDATION:

Pleasure of City Council

cc: Blaine Michaelis, City Manager

Attachment A – Downtown Bonita Sidewalk/Streetscape Options

Attachment B - Bonita Avenue - Alternative and/or Replacement of Existing Boardwalk with Decorative Concrete/Pavers and Landscaping

05-12-11 kp

ATTACHMENT A

Downtown Bonita Sidewalks/Streetscapes Options

Option #1 **Estimated Cost** **\$2,103,000**

Integration of City History in Conceptual Design:

- Following Council decision to move away from the “Frontier Western” style and more towards capturing the “Historical” character of the downtown area found during the first half of the 20th century.
- Historical buildings are identified with bronze plaques at each entry highlighting the date of construction and potentially the original business that was established at that time.
- In recognition of historic citrus industry of San Dimas, several design elements pay homage to this era. Citrus crate packing labels, murals and mosaics can be incorporated into many of the design elements, architectural facades and furnishings within the downtown area.
- The Heritage Plaza (in front of Feed & Grain Store) at Exchange Place designed to recognize the historical significance of the artesian wells within the “Mud Springs” region and includes boulder placement, a zero deck fountain (mimicking an artesian spring), seatwalls and interpretive signage.

Design Statement:

- Option #1 focused on maximizing the open “usable space” at each business storefront. Street trees are shifted closer to the curb to maximize the visibility and usability along the downtown “boardwalk.
- Allows for pedestrian circulation to move freely without obstruction down Bonita Avenue.
- Paving design more formal and follows a cadence of repeating bands of interlocking brick pavers (similar to those at City Hall). The in-field between banding constructed of natural gray colored concrete with an antiqued etched finish and is scored on a grid pattern (similar to the hardscape at Walker House building).
- Landscaping minimized to accentuate the intersection corners and Heritage Plaza at Exchange Place. Tree grates used around the street trees, offering opportunity to potentially customize their design. Accent pots integrated into the design to soften the building architecture to complement the exterior street furnishings.
- Benches placed within the protection of the street tree canopy and offer up shade to passing pedestrians and shoppers.

Option #2 Estimated Cost \$1,924,000

Integration of City History in Conceptual Design:

- Historical buildings are identified with bronze plaques at each entry highlighting the date of construction and potentially the original business that was established at that time.
- In recognition of historic citrus industry of San Dimas, several design elements pay homage to this era. Citrus crate packing labels, murals and mosaics can be incorporated into many of the design elements, architectural facades and furnishings within the downtown area.
- The Heritage Plaza at Exchange Place also is designed as a “flag court” with seatwalls and boulder accents.
- Interpretive signage displays highlight “Mud Springs”, the Citrus Industry of San Dimas’ past, and the historical buildings within the downtown region.
- The layout is in the shape of a wagon wheel, symbolic of the city logo of San Dimas.

Design Statement:

- The design of Option #2 focuses much like Option #1 on maximizing the open “usable space” at each business storefront.
- The paving design is more informal and provides a stamped colored concrete boardwalk much like the replacement concrete currently used
- Each storefront entry is banded with natural color concrete and scored with an antiqued etched finish with a scored grid pattern. This design places the emphasis on highlighting each storefront entry.
- Landscaping minimized to accentuate the intersection corners and Heritage Plaza at Exchange Place. Bioswales incorporated to replace the culvert drainage boxes to allow for maximum water percolation and to eliminate nuisance surface gutter water. Tree grates used around the street tree, offering up an opportunity to potentially customize their design. Accent pots integrated into the design to soften the building architecture to complement the exterior street furnishings.
- Benches are placed within the protection of the street tree canopy and offer up shade to passing pedestrian and shoppers.

Option #3 **Estimated Cost** **\$2,105,000**

Integration of City History in Conceptual Design:

- Historical buildings are identified with bronze plaques at each entry highlighting the date of construction and potentially the original business that was established at that time.
- In recognition of historic citrus industry of San Dimas, several design elements pay homage to this era. Citrus crate packing labels, murals and mosaics can be incorporated into many of the design elements, architectural facades and furnishings within the downtown area.
- The Heritage Plaza at Exchange Place also is designed to recognize the historical significance of the artesian wells within the "Mud Springs" region and includes boulder placement, a zero deck fountain (mimicking an artesian spring), seatwalls and interpretive signage.

Design Statement:

- The design of Option #3 is a combination of Options #1 and #2.
- The paving design is informal like Option #2 utilizes interlocking pavers versus stamped boardwalk concrete.
- Each storefront entry is banded with natural color concrete and scored with an antiqued etched finish with a scored grid pattern. This design places the emphasis on highlighting each storefront entry.
- Landscaping is minimized to accentuating the intersection corners and Heritage Plaza at Exchange Place. Bioswales have been incorporated to replace the culvert drainage boxes to allow for maximum water percolation and to eliminate nuisance surface gutter water. Tree grates will be used around the street tree, offering up an opportunity to potentially customize their design. Accent pots are also integrated into the design to help soften the building architecture and are intended to complement the exterior street furnishings.
- Benches are placed within the protection of the street tree canopy and offer up shade to passing pedestrians and shoppers.

Option #4 **Estimated Cost** **\$560,000**

Integration of City History:

- The historical design components shown in the previous options are not a part of this design.

Design Statement:

- The design of Option #4 utilizes and retains the existing colored wood plank “boardwalk” stamped concrete and handicap ramps to minimize costs.
- New areas of the same colored concrete stamp pattern fill in voids and help to provide larger blocks of this paving type. The paving design for the majority of the streetscape is a natural color concrete scored on a grid pattern with an antiqued etched finish. This design is similar to the other three in that it creates a more usable and open promenade.
- Landscaping is minimized to accentuating the intersection corners and Heritage Plaza at Exchange Place. Tree grates will be used around the street tree, offering up an opportunity to potentially customize their design. Accent pots are also integrated into the design to help soften the building architecture and are intended to complement the exterior street furnishings.
- Benches are placed within the protection of the street tree canopy and offer up shade to passing pedestrians and shoppers.

**Bonita Avenue - Alternative and/or Replacement of Existing Boardwalk with
Decorative Concrete/Pavers and Landscaping
Attachment B**

A) STATUS QUO - Maintaining Existing Boardwalks

- Continue to maintain boardwalks (annual cost)

\$30,000.00

B) REPLACEMENT OF EXISTING BOARDWALK WITH DECORATIVE CONCRETE/PAVERS AND LANDSCAPING

OPTION	SQ. FT.	COST/ SQ. FT.	TOTAL COST	REMARKS/REPLACE 12,000 sf of BOARDWALK
1A	34,000	\$13.08	\$444,720.00	Natural concrete acid wash w/saw cuts walkway
1B	34,000	\$13.69	\$465,460.00	Integral concrete wood plank stamped concrete walkway, needs annual color approximately \$12,000 per year
1C	34,000	\$15.51	\$527,340.00	Concrete Pavers with band walkway

1 - Above costs assumes preserving and leaving existing concrete under boardwalk and all recently completed ADA and other concrete improvements.

2 - City forces and contractor to remove all above ground features such as benches, signs, trees, etc.

3 - Upon completion, consider reconstruction of Bonita Ave, Monte Vista to San Dimas Ave or existing pavement fair to poor conditions, structural pavement. Street near end of its service life. Estimated cost of reconstruction/repair \$240,000.