



AGENDA
REGULAR CITY COUNCIL /
SUCCESSOR AGENCY MEETING
TUESDAY, FEBRUARY 26, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

NOTE: Students in Government Day participants will be present at the City Council meeting and sit with their counterparts.

CITY COUNCIL:

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

1. CALL TO ORDER FLAG SALUTE

- 2. 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

3. 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.)

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

- a. **RESOLUTION NO. 2013-10**, A Resolution of the City Council of the City of San Dimas approving certain demands for the month of February, 2013.
- b. Reject claim for damages from Joyce Rowland
- c. Cash Contract No. 2012-08, "Gray Oaks Sign Rehabilitation Project over Terrebonne Avenue at San Dimas Canyon Road", to Brandt Group, Inc. in the amount of \$22,000.00
- d. **RESOLUTION NO. 2013-11**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Boulevard Open Space Maintenance District (TR 32818).
- e. **RESOLUTION NO. 2013-12**, A Resolution of the City Council of the City of San Dimas authorizing the City Engineer to proceed with the preparation of annual reports for the annual Levy of Assessments for the Northwoods Open Space Maintenance District (TR 32841).

- f. Authorization to Initiate the Development of the National Pollutant Discharge Elimination System (NPDES) Permit Requirement to Implement a Low Impact Development (LID) Ordinance and Green Streets Policy.
- g. Proclaim March 13, 2013 Arbor Day to support efforts to protect our trees and woodlands.

END OF CONSENT CALENDAR

4. PUBLIC HEARING

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

- a. Consideration of DPRB Case No. 11-05; CUP 12-04; TTM 11-01; Tree Removal Permit No. 12-24 – A request to Subdivide Two Lots, consisting of 1.81 acres of vacant land, into a total of Six (6) Lots located at 301 South San Dimas Avenue. Five (5) of the lots will be developed with Single-Family Residences, and the sixth lot will have Six (6) Townhomes, and Eight (8) Mixed-Use Residences. (APN: 8390-019-037, 8390-019-036)

(1) **RESOLUTION NO. 2013-14**, A Resolution of the City Council of the City of San Dimas recommending approval of DPRB 11-05, a request to construct five (5) single-family residences along Shirlmar Avenue and fourteen (14) townhomes (six (6) regular and eight (8) mixed use) facing San Dimas Avenue on the parcels located at 301 South San Dimas Avenue (APN: 8390-019-037, 8390-019-036)

(2) **RESOLUTION NO. 2013-15**, A Resolution of the City Council of the City of San Dimas recommending approval of tentative tract map no. 71259, a request to subdivide two (2) existing lots that total approximately 1.81 acres in size into six (6) residential lots (five (5) single-family residences and one (1) multi-family/mixed-use) on the property located at 301 South San Dimas Avenue (APN: 8390-019-037, 8390-019-036)

(3) **RESOLUTION NO. 2013-16**, A Resolution of the City Council of the City of San Dimas recommending approval of conditional use permit 12-04, a request to construct five (5) single-family residences along Shirlmar Avenue and fourteen (14) townhomes (six (6) regular and eight (8) mixed use) facing San Dimas Avenue on the parcels located at 301 South San Dimas Avenue (APN: 8390-019-037, 8390-019-036)

5. PLANNING/DEVELOPMENT SERVICES

- a. Appeal of Development Plan Review Board Denial of Reasonable Accommodations Request Case No. 12-01 – Consideration of Appeal filed by Joseph Abdella regarding RAR Case No. 12-01, a request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a non-motorized trailer on the front driveway of 633 North Billow Drive (APN: 8386-0230027)

RESOLUTION NO. 2013-07, A Resolution of the City Council of the City of San Dimas denying the appeal request and upholding the denial of reasonable accommodation request case no. 12-01, a request for an accommodation from zoning code section 18.156.100.b.4.b to store a non-motorized trailer on the front driveway of 633 North Billow Drive (APN: 8386-023-027)

- b. Consideration of Precise Plan 12-06 and DPRB 12-31 a request to construct a new 8,416 square foot multi-tenant shops building to be located at 462, 464, 466, 468, and 470 North Lone Hill Avenue at the Citrus Station (APNs: 8383-009-082, 8383-009-094, and 8383-009-088)

RESOLUTION NO. 2013-13, A Resolution of the City Council of the City of San Dimas approving precise plan 12-06 and development plan review board case no. 12-31, a request to construct an 8,416 square foot multi-tenant shops building within the citrus station at 462, 464, 466, 468, and 470 North Lone Hill Avenue (APN: 8383-009-082, -088, and -094)

6. OTHER MATTERS

- a. Gold Line Final EIR Update – verbal report
- b. Successor Agency Update – verbal report

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

- a. Members of the Audience
- b. City Manager
- c. City Attorney
- d. Members of the City Council
 - 1) Councilmembers' report on meetings attended at the expense of the local agency.
 - 2) Individual Members' comments and updates.

8. ADJOURNMENT

Joint meeting with Planning Commission on March 11, 2013, 6:00 p.m.

The next City Council meeting will be held on Tuesday, March 12, 2013, 7:00 p.m.

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

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

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 22, 2013, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL); 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE) AND AT THE VONS SHOPPING CENTER (Puente/Via Verde) AND THE CITY'S WEBSITE AT www.cityofsandimas.com/minutes.cfm

RESOLUTION NO. 2013-10

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTH OF
FEBRUARY 2013**

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 Warrant Register: 02/28/13; 142984 through 14311 in the amount of
\$742,138.0.

PASSED, APPROVED AND ADOPTED THIS 28th DAY OF FEBRUARY 2013.

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy 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 28th, 2013 by the following
vote:

AYES: Councilmembers Badar, Bertone, Ebiner, Templeman, Morris
NOES: None
ABSTAIN: None
ABSENT: None

Debra Black, Deputy City Clerk



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

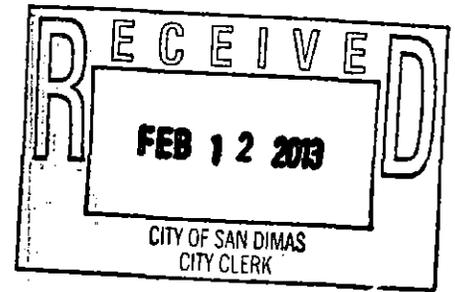
***A PAPER COPY IS AVAILABLE IN THE
FINANCE DEPARTMENT***

SORRY FOR ANY INCONVENIENCES.

DOCUMENT IMAGING DEPT.



CARL WARREN & COMPANY
Claims Management and Solutions



February 8, 2013

TO: City of San Dimas

ATTENTION: Ken Duran, Assistant City Manager

RE: Claim : Rowland v. City of San Dimas
Claimant : Joyce Rowland
Member : City of San Dimas
Date Rec'd by Mbr : 11/8/12
Date of Event : 10/15/12
CW File Number : 1813420

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action:

- **CLAIM REJECTION: Send a standard rejection letter to the claimant.**

Please include a Proof of Mailing with your rejection notice to the claimant. An exemplar copy of a Proof of Mailing is attached. Please provide us with a copy of the Notice of Rejection and copy of the Proof of Mailing. If you have any questions feel free to contact the assigned adjuster or the undersigned supervisor.

Very Truly Yours,

CARL WARREN & CO.

Richard Marque

AN EMPLOYEE-OWNED COMPANY

770 S. Placentia Avenue | Placentia, CA 92870

P. O. Box 25180 | Santa Ana, CA 92799-5180

www.carlwarren.com | Tel: 714-572-5200 | 800-572-6900 | Fax: 866-254-4423

CA License No. 2607296

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PROOF OF SERVICE BY MAIL

STATE OF CALIFORNIA)
COUNTY OF _____)

I am employed in the county aforesaid, State of California. I am over the age of eighteen years and not a party to the within cause or claim; my business address is:

On _____, 20__, I served the within _____ [name of document; e.g.: "Rejection of Claim"], presented to _____ (name of Public Entity) _____. (Claim No. _____) by placing a true copy, enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at _____ (city) _____, California, addressed as follows:

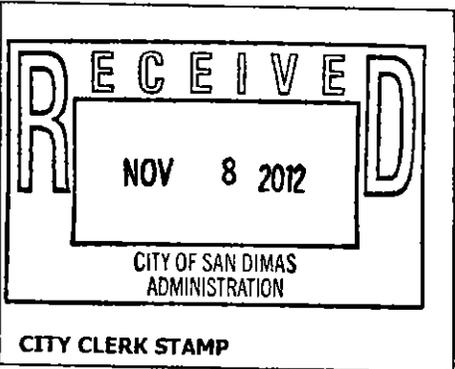
 _____ [name and address of claimant, or claimant's attorney]
 _____ [address on letter]

I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____ (date) _____, at _____ (city) _____, California

[Type or print name]

[Signature]



**CLAIM AGAINST THE CITY OF SAN DIMAS
(For damages to Persons or Personal Property)**

Received by UA initials
Via

- U S Mail
- Inter-Office Mail
- Over the Counter

A claim must be filed with the City Clerk of the City of San Dimas within six (6) months after which the incident or event occurred. Be sure your claim is against the City of San Dimas, not another public entity. Where space is insufficient, please use additional paper and identify information by paragraph number. Completed claims must be mailed or delivered to the City Clerk, the City of San Dimas, 245 E. Bonita Avenue, San Dimas CA 91773-3002.

TO THE HONORABLE MAYOR & CITY COUNCIL, THE CITY OF SAN DIMAS, CALIFORNIA.

The undersigned respectfully submits the following claim and information relative to damage to persons and/or personal property:

1. Name of Claimant Joyce Rowland
- a. Address 738 N. Shattesbury Ave.
- b. City San Dimas Zip Code 91773
- c. Telephone Number (909) 599-5403 d. Cell Number () _____
- e. Date of Birth 7/29/41 f. Drivers' license _____
- g. e-mail: bcgraphics@gmail.com

2. Name, telephone and post office address to which claimant desires notices to be sent if other than above:
- _____
- _____

3. Event or occurrence from which the claim arises:
- a. Date 10-15-12 b. Time _____ a.m./p.m.
- c. Place (exact & specific location) 738 N. Shattesbury Ave. - San Dimas

- d. How and under what circumstances did damage or injury occur? Specify the particular occurrence, event, act or omission you claim caused the injury or damage. (Use additional paper if necessary)
- The large Magnolia tree in the parking has damaged the sidewalk in front of the house and it has cracked the plumbing and caused a blockage of about 85-90%
- e. What particular action by the City, or its employees, caused the alleged damage or injury?
- Poor tree placement and neglect of potential root problems

4. Give a description of the injury, property damage or loss, so far as is known at the time to this claim. If there were no injuries, state "no injuries".
- No injuries yet, but sidewalk is a hazard and has potential for injury. Plumber estimates cost to clear roots from line to be \$1500

5. Give the name(s) of the City employee(s) causing the damage or injury:

6. Name and address of any other person injured:

7. Name and address of the owner of any damaged property:

Joyce Rowland
238 N. Shattlesbury Ave.
San Dimas, CA 91773

8. Damages claims:

- a. Amount claimed as of this date: \$ _____
- b. Estimated amount of future costs: \$ 1500⁰⁰ plumbing Estimate
- c. Total amount claimed: \$ _____
- d. Basis for computation of amounts claimed
(attach copies of all bills, invoices, estimates, etc.)

9. Names and addresses of all witnesses, hospitals, doctors, etc.

a. _____
b. _____
c. _____
d. _____

10. Any additional information that might be helpful in considering this claim:

**WARNING: IT IS A CRIMINAL OFFENSE TO FILE A FALSE CLAIM!
(Penal Code §72: Insurance Code §556.1)**

I have read the matters and statements made in the above claim and I know the same to be true of my own knowledge, except as to those matters stated upon information or belief as to such matters I believe the same to be true. I certify under penalty of perjury that the foregoing is TRUE and CORRECT.

Signed this 8 day of November, 20 12
at City Hall



Claimant's signature

Mike Bergmann, for Joyce Rowland



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of **February 26, 2013**

From: Krishna Patel, Director of Public Works

Subject: Cash Contract No. 2012-08, "Gray Oaks Sign Rehabilitation Project over Terrebonne Avenue at San Dimas Canyon Road", to Brandt Group, Inc. in the amount of \$22,000.00

BACKGROUND

Sealed bids were received by the City Clerk on Tuesday, February 5, 2013, and publicly opened for Cash Contract No. 2012-08, Gray Oaks Sign Rehabilitation Project over Terrebonne Avenue at San Dimas Canyon Road.

The work or improvements to be performed generally consists of taking down approximately 45 feet of existing arched steel beam sign across Terrebonne Avenue. Beam to be removed from two steel columns, straightened, reinforce existing aluminum cast decorative garland, repair, straighten individual signage letters as necessary and reattach beam to columns.

Due to the complexity of having to take down the existing signage, straighten it and repair it at the contractor's yard or at offsite location, the contract is allowed 60 working days for the project.

Four bids were received as follows:

	<i>Company Name</i>	<i>Total Bid</i>
1	Brandt Group, Inc.	\$22,000.00
2	Atom Engineering Construction	\$24,398.00
3	PVL Signs & Graphics	\$29,980.00
4	Dysign Five, Inc.	\$31,586.00

DISCUSSION

For fiscal year 2012-13, a total of \$35,000 project funds have been allocated in Fund 12-Infrastructure Fund. The allocated funds also include inspections services of a Deputy Inspector for the welding, Engineering Services and normal than higher contingency of 25%.

Staff reviewed the bid proposal, and references provided by the lowest responsible bidder Brandt Group, Inc. It was confirmed through the State Contractor's License Board that the contractor's license #881954, A-General Engineering, B-General Building, C45-Electrical Signs & D42-Sign Installation; expires on 8/31/2014. All references contacted were positive in favor of the contractor. The contractor submitted a Cashier's Check as security in accordance with the requirements of the specifications.

RECOMMENDATION

Staff recommends that Council consider awarding Cash Contract No. 2012-08, Gray Oaks Sign Rehabilitation Project over Terrebonne Avenue at San Dimas Canyon Road to Brandt Group, Inc. in the amount of \$22,000.00.

Respectfully submitted,

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

Krishna Patel
Director of Public Works

02-13-14 kp



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 26, 2013

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Commencing Proceedings for Annual Levy of Assessments for Open Space Maintenance Districts

Summary

Adoption of Resolutions required to proceed with preparation of Annual Reports for the annual Levy of Assessments for Open Space Maintenance Districts.

BACKGROUND

The Boulevard and Northwoods Open Space Maintenance Districts were formed under the provisions of the Landscape and Lighting Act of 1972, Division 15, Part 2, of the Streets and Highways Code of the State of California. The Act further establishes procedures for the annual levy of assessments which begins with the preparation of an Engineer's Report. Last year the City Council filed annual assessments for Tract No. 32818, Boulevard Open Space Maintenance District and Tract No. 32841, Northwoods Open Space Maintenance District.

ANALYSIS

To initiate proceedings for the 2013-2014 fiscal year, staff is requesting authorization to proceed with the preparation of an Engineer's Report for Boulevard Open Space Maintenance District and Northwoods Open Space Maintenance District.

RECOMMENDATION

Staff recommends that City Council adopt Resolution No. 2013-11 and Resolution No. 2013-12 authorizing the City Engineer to proceed with the preparation of Annual Reports for the annual Levy of Assessments for the Boulevard and Northwoods Open Space Districts.

Attachments: Resolution No. 2013-11, Boulevard
Resolution No. 2013-12, Northwoods

RESOLUTION NO. 2013-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA,
ORDERING THE CITY ENGINEER TO PROCEED WITH THE PREPARATION OF A
REPORT FOR THE ANNUAL LEVY OF ASSESSMENTS FOR OPEN SPACE
MAINTENANCE DISTRICT NO. 1, (TRACT NO. 32818, Boulevard)**

WHEREAS, the San Dimas City Council formed "Open Space Maintenance District No. 1" under Resolution No. 77-57 pursuant to the terms and provisions of the "Landscaping and Light Act of 1972," being Division 15, Part 2, of the Streets and Highways Code of the State of California; and

WHEREAS, said district was established for the maintenance and restoration of landscaping improvements within the city limits of the City of San Dimas; and

WHEREAS, the City Council of the City of San Dimas, desires to initiate proceedings to levy annual assessments as required following the formation of said district for the annual levy of assessments for the fiscal year commencing July 1, 2013 and ending June 30, 2014.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIMAS,
CALIFORNIA DOES HEREBY RESOLVE THAT:

SECTION 1. The referenced "Open Space Maintenance District No. 1" be continued for the maintenance and restoration of landscaping improvements as set forth in the "Report" to be presented to this City Council for consideration.

SECTION 2. There are no substantial improvements to be added to said maintenance district, nor are there any proposed changes to the boundaries of the maintenance district.

SECTION 3. The City Engineer is hereby ordered to prepare a report in accordance with Section 22565 and 22622 of said Street and Highways Code.

SECTION 4. Upon completion, said "Report" shall be filed with the City Clerk, who shall then submit the same to this City Council for its consideration pursuant to Sections 22623 and 22624 of said Streets and Highways Code.

APPROVED AND ADOPTED THIS 26th day of February, 2013.

MAYOR

ATTEST:

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 26, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY CLERK

RESOLUTION NO. 2013-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, ORDERING THE CITY ENGINEER TO PROCEED WITH THE PREPARATION OF A REPORT FOR THE ANNUAL LEVY OF ASSESSMENTS FOR OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT NO. 32841, Northwoods)

WHEREAS, the San Dimas City Council formed "Open Space Maintenance District No. 1, Annexation No. 3" under Resolution No. 78-38 pursuant to the terms and provisions of the "Landscaping and Light Act of 1972," being Division 15, Part 2, of the Streets and Highways Code of the State of California; and

WHEREAS, said district was established for the maintenance and restoration of landscaping improvements within the city limits of the City of San Dimas; and

WHEREAS, the City Council of the City of San Dimas, desires to initiate proceedings to levy annual assessments as required following the formation of said district for the annual levy of assessments for the fiscal year commencing July 1, 2013 and ending June 30, 2014.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA DOES HEREBY RESOLVE THAT:

- SECTION 1. The referenced "Open Space Maintenance District No. 1, Annexation No. 3" be continued for the maintenance and restoration of landscaping improvements as set forth in the "Report" to be presented to this City Council for consideration.
- SECTION 2. There are no substantial improvements to be added to said maintenance district, nor are there any proposed changes to the boundaries of the maintenance district.
- SECTION 3. The City Engineer is hereby ordered to prepare a report in accordance with Section 22565 and 22622 of said Street and Highways Code.
- SECTION 4. Upon completion, said "Report" shall be filed with the City Clerk, who shall then submit the same to this City Council for its consideration pursuant to Sections 22623 and 22624 of said Streets and Highways Code.

APPROVED AND ADOPTED THIS 26th day of February, 2013.

MAYOR

ATTEST:

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 26, 2013, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY CLERK



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 26, 2013

From: Blaine Michaelis, City Manager

Initiated By: Public Works Department 

Subject: **Authorization to Initiate the Development of the National Pollutant Discharge Elimination System (NPDES) Permit Requirement to Implement a Low Impact Development (LID) Ordinance and Green Streets Policy-**

BACKGROUND

On November 8, 2012 the Los Angeles Regional Board Members (Board) adopted the National Pollutant Discharge Elimination System (NPDES) Permit, which became effective on December 28, 2012. This Permit provides three (3) options for compliance.

1. Watershed Management Plan (WMP);
2. Enhanced Watershed Management Plan (EWMP); or
3. Comply with the Permit as it is written.

DISCUSSION

Should a Permittee decide to comply with the Permit by implementing a Watershed Management Plan (WMP) or an Enhanced Watershed Management Plan (EWMP), then the Permittee must convey to the Board that a Low Impact Development (LID) Ordinance and Green Streets Policy are in development by February 26, 2013 and a draft LID Ordinance and Green Streets Policy must be submitted to the Board no later than June 28, 2013. This requirement is underway, as some member agencies of the LA Permit Group [in coordination with the San Gabriel Valley Council of Governments (SGV COG)] agreed to use remaining funds from the Permit negotiations agreement to contract with a consultant to prepare the following templates:

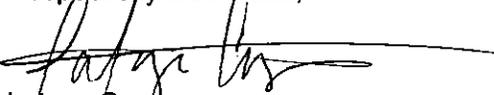
1. Notice of Intent
2. Watershed MOU Template
3. Draft LID Ordinance
4. Draft Green Street Policy

The aforementioned templates are compliance requirements for the development of a WMP and a EWMP. The City's involvement in coordinating such efforts seems to serve as compliance with the February 26, 2013 deadline. However, the Board has not provided clear direction so for technical reasons Staff would like authorization to proceed with initiation of the development of a LID Ordinance and Green Streets Policy.

RECOMMENDATION

Staff recommends the City Council authorize Staff to proceed with initiation of the development of an LID Ordinance and Green Streets Policy in compliance with interim Permit requirements.

Respectfully Submitted,


Latoya Cyrus
Environmental Services Coordinator

lc: 02-13-12

*W*HEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and;

*W*HEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and;

*W*HEREAS, Arbor Day is now observed throughout the nation and the world, and;

*W*HEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and;

*W*HEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and;

*W*HEREAS, trees in our city beautify our community, increase property values, enhance the economic vitality of business areas, and;

*W*HEREAS, trees, wherever they are planted are a source of joy and spiritual renewal.

*N*OW, THEREFORE, I, Mayor Curtis W. Morris, Mayor Pro Tem Jeff Templeman, and Councilmembers Emmett Badar, Denis Bertone, and John Ebiner, do hereby proclaim March 13, 2013 as

ARBOR DAY

in the City of San Dimas, and we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands.

*F*URTHER, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

*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 26, 2013.

Curtis W. Morris

Mayor

Attest: _____

Debra Black

City Clerk



Agenda Item Staff Report

TO: Honorable Mayor and Member of City Council
For the Meeting of February 26, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Senior Planner

SUBJECT: **CONSIDERATION OF DPRB 11-05, CUP 12-04, TREE PERMIT 12-24 & TTM 11-01**– A request to subdivide two lots, consisting of 1.81 acres of vacant land, into a total of six (6) lots located at 301 South San Dimas Avenue. Five (5) of the lots will be developed with single-family residences and the sixth lot will have six (6) townhomes, and eight (8) mixed-use residences. (APN: 8390-019-037, 8390-019-036)

SUMMARY

This is a request to construct a mixed-use townhome community with abutting single-family residential units to help blend in with the surrounding neighborhood within the Creative Growth Area 3 Zone. The project will have a total of 19 units.

Staff, Subdivision Committee, Development Plan Review Board and Planning Commission recommend approval of DPRB 11-05, CUP 12-04, Tree Permit 12-24 & TTM 11-01 to the City Council.

BACKGROUND:

The subject site is located west of San Dimas Avenue, east of Shirlmar Avenue, north of Arrow Highway and south of Commercial Street. The vacant 1.81 acre site is located centrally in the City of San Dimas. The applicant has been working with Staff to develop a project that is consistent with the Zoning Ordinance and is visually appealing.

The following list shows a brief timeline of the proposed project:

- The proposed project was originally reviewed by the Environmental Subdivision Committee on October 12, 2011, but was continued to a later date due to needing revisions to the overall design.
- The project was reviewed and approved by the Environmental Subdivision Committee on March 14, 2012.
- Then the project was presented to the Development Plan Review Board (DPRB) on May 10, 2012 and it was recommended due to public comment that the applicants organize a community meeting to discuss the proposed project.
- On June 5, 2012, the applicant held a meeting for the surrounding neighborhood and had four (4) residents that attended. The neighbors expressed concern over possible noise and stationing of the construction trucks, but the project received overall positive feedback.
- The project went back to DPRB on December 13, 2012 with the majority vote (6-1) supporting the proposal and one Board member against the project due to the overall architectural design.
- On February 6, 2013, the above mentioned applications were reviewed by the Planning Commission. The Commission recommended approval of the project to the City Council after hearing Staff's presentation and input from the applicant and the community. The Planning Commission reviewed and discussed various development standards such as setbacks, parking requirements, grading, walls, site and building design and shared parking study. The Commission determined that there were no major issues of concern that would prevent the project from moving forward to the City Council for review.
- After City Council review, the DPRB application will go back to the Board for final review and approval of the design of the buildings and site.

ANALYSIS:

DEVELOPMENT PLAN REVIEW BOARD APPLICATION

Single-Family Residential

Five (5) of the proposed lots will face Shirlmar Avenue; the applicant is proposing to construct single-family houses that range from 2,040 square feet to 2,270 square feet. The homes are designed in a contemporary architectural style with hints of Craftsman and Spanish architectural features. Each home has varying features to create five distinctive houses. Some of these features are as follows:

- Stucco cladding with Hardie board to create wood siding appearance;
- Front facing gable with details;
- Shutters on four of the five houses;
- Exposed rafter tails on one of the Craftsman influenced houses;
- Single story residences, as required by CG-3(d) Zone,

- Various designed garage doors to help create diversity amongst the buildings.

Mixed-Use Townhouses

The largest lot will be facing San Dimas Avenue that will house 14 units. There will be eight (8) mixed use townhomes facing the street with six (6) townhomes that abut the proposed single-family residences to the west. The two types of townhomes will be separated by an internal driveway, which will also support visitor parking. The eight (8) mixed-use townhomes will be housed in two separate buildings; four (4) units in each building. The mixed-use buildings have traditional downtown architectural features similar to the Grove Station located directly across the street on the east side of San Dimas Avenue. The applicant offers the following features to help connect the mixed-use buildings with the traditional downtown design:

- Various rooflines;
- Alternate materials used on buildings, such as stucco or brick;
- Fabric canopies over a few windows and entrances;
- Shutters flanking various windows;
- Wrought iron railing below some of the windows to simulate a Juliet balcony; and,
- Large storefront windows.

The eight (8) proposed mixed-use townhomes range in living space and garage from 1,647 square feet to 1,880 square feet and are all two bedroom/two bath units with outdoor space (patio or balcony). The proposed commercial space will be 618 square feet or 626 square feet in size depending on the unit. The commercial spaces will not be used for food service or restaurant use due to the limited parking spaces – this limitation will be reflected within the CC&Rs of the development. The types of uses that will occupy the commercial space would be retail, service or office uses. The parking requirement is set in the Creative Growth Zoning Ordinance, which requires one (1) parking space per 250 square feet of commercial/office/service use.

Townhomes

Directly west of the mixed-use buildings are the townhomes that range in living space and garage from 1,765 square feet to 1,798 square feet and vary from two bedroom/two bath to three bedroom/three bath units. The applicant has redesigned the townhomes in similar architectural styles as the mixed-use building by incorporating the following features:

- Brick and stucco exterior claddings;
- Various roof lines; and,
- Awnings over the windows and entrances.

Parking

The project is deficient by 13 parking spaces on-site. Creative Growth Area 3 Parking (Section 18.140.090.6.d.i.D) states that one space for every two hundred

fifty square feet of commercial/office/service space may be waived if adequate public parking is provided within five hundred feet of the public access. There are ten spaces off-site on San Dimas Avenue, which the applicant can use towards their required parking calculations. The applicant has provided a parking study of the surrounding public parking lots and spaces that determined that there is adequate parking available to meet the need of this development. According to their study, there are at least 20 parking spaces available within 500 feet at any given time. The survey concluded that the project's parking demand can be sufficiently accommodated by the subject site and nearby public parking areas (Grove Station and public parking lot north of the railroad tracks). The parking study was reviewed and approved by the City Engineer.

The table below details the required parking for the overall project:

Townhouse/Mixed Use Units		Required	Provided
Townhouse (2 garage spaces per unit)	14 units	28 garage spaces	28 garage spaces
Additional parking space for 3 bedroom units	1 unit	1	1
Guest Parking (1 space per 3 units)	14 units	5 on-site	5 on-site
Commercial Area/Office/Service (1 space per 250 sq.ft.) per 18.140.090.6.d.i.D.	4,976 sq.ft.	20	7 on-site & 10 street parking
TOTAL		54	51

Tree Removal

In the area of the mixed-use townhomes, there are currently two mature trees. The applicant is proposing to remove the trees due to the development, but will implement the replacement trees throughout the project. Based on the Tree Preservation Ordinance (Section 18.162.070.A), tree removal is granted because the location of the trees are within proximity to proposed structures. Per the Code, tree removals applications that are removing three (3) or less trees can be reviewed and approved at Staff level; however, Staff wanted to inform the approving committees that this item was also occurring on-site.

CONDITIONAL USE PERMIT:

Based on the Creative Growth Area 3 (sub area A) Zone, a residential project where fifty percent or more of the units are designed as live/work units are permitted with a Conditional Use Permit. The proposed multi-family portion of the project consists of six (6) townhomes and eight (8) mixed-use townhomes; therefore, meeting the requirement that the live/work units are fifty percent or more of the multi-family portion. Staff can also make the additional findings required by 18.140.060 as set in the Creative Growth Zoning Ordinance.

TENTATIVE TRACT MAP:

The vacant subject site is 1.81 acres (78,751 square feet). Currently, the site is divided into two smaller parcels of 64,556 square feet and 14,195 square feet. This vacant parcel significantly slopes southward with an overall change in elevation of 20 feet from the northeast corner to the southwest corner of the parcel abutting Arrow Highway. This item was presented to the Environmental Subdivision Committee on October 12, 2011, but was continued due to needing some additional modifications to the original design. The project was recommended for approval by the Committee on its second review of the project on March 14, 2012.

The proposed subdivision consists of dividing the lots into six (6) individual lots. Lot 1 will be 47,927 square feet that will consist of a 10½-foot street dedication facing San Dimas Avenue and will house the multi-housing portion of the project. Lots 2-6 will have the single-family residences. Lots 2-5 will front Shirlmar Avenue and range in size from 5,260 – 6,129 square foot lots. The minimum lot size is 5,000 square feet to be in compliance with the surrounding neighborhood. Lot 6 will be 8,668 square feet that will front onto Shirlmar Avenue and the rear property line will abut Arrow Highway. The front yard area of Lot 6 will be conditioned on the Tract Map to prohibit RV parking.

NOTIFICATION:

Property owners were noticed within 300' of the subject site by first-class mail and a notice was published in the Inland Valley Daily Bulletin on February 15, 2013.

ENVIRONMENTAL:

This project is categorically exempt per CEQA Section 15332 In-Fill Development Projects and is being built on a project site of no more than five (5) acres substantially surrounded by urban uses.

RECOMMENDATION:

Staff, Subdivision Committee, Development Plan Review Board and the Planning Commission all recommend the City Council approve DPRB 11-05, CUP 12-04, Tree Permit 12-24 & TTM 11-01 through adoption of the attached Resolution Nos. 2013-14, 2013-15 and 2013-16.

Respectfully Submitted,



Marco A. Espinoza
Senior Planner

Attachment:

Appendix A – General Information
Vicinity Map
Exhibit A – Traffic Study
Exhibit B – PC Minutes from Feb. 06, 2013
Resolution No. 2013-14 (DPRB)
Resolution No. 2013-15 (TTM)
Resolution No. 2013-16 (CUP)

APPENDIX A

GENERAL INFORMATION

Project: DPRB 11-05, CUP 12-04, Tree Permit 12-24 & TTM 11-01

Applicant: Steve Eide, Drafting and Design, Ltd.

Location: 301 South San Dimas (APN: 8390-019-037, 8390-019-036)

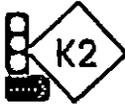
General Plan: Commercial

Surrounding Land Use and Zoning: North: Public Park, CG-3 Zone
South: Residential, CG-3 Zone
East: Commercial, CG-3 Zone
West: Residential, SFR-5,000 Zone

Legal Notice: A legal notice was posted at City Hall, the library, post office and Via Verde Shopping Center on February 15, 2013.

VICINITY MAP





K2 TRAFFIC ENGINEERING, Inc.
Traffic Control . Signal . Synchronization . Parking . Study

November 16, 2012

Steve Eide
Drafting & Design Ltd.
158 W. Orange Street
Covina, CA 91723

**Re: Shared Parking Study
Mixed-Use Development
301 S. San Dimas Avenue, San Dimas**

Dear Steve,

Per your request, we have conducted a shared parking study for the proposed mixed-use development at 301 S. San Dimas Avenue in the City of San Dimas. This letter presents our methodology, findings, and recommendations in regards to parking for the proposed uses.

PROJECT INFORMATION

The proposed developments consist of five (5) single family residences, six (6) townhome units, and eight (8) mixed-use live/work units (4,976 sq. ft. of retail use) at 301 S. San Dimas Avenue in the City of San Dimas. A two-car garage is provided for each of the 19 dwelling units. There are 12 additional onsite parking spaces provided for guest and patron parking. Site plan is shown in **Exhibit 1**.

PARKING REQUIREMENTS

According to the Municipal Codes of the City of San Dimas, parking requirements for the subject land uses are shown in **Table 1**. The project requires a two-car garage for each dwelling unit and 25 guest/patron parking spaces. Since the site provides 12 onsite parking spaces for guest and patron parking, the project should demonstrate that at least 13 off-site parking spaces are available.

K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 235, Tustin, CA 92780 T.714-832-2116 F.949-266-5875 Email: k2traffic@gmail.com

EXHIBIT A

Table 1. Parking Requirement

Land Use	SFR	Townhome	Live/Work		TOTAL
Quantity	5 dwelling units	6 dwelling units	8 dwelling units	4,976 sq.ft. retail use	19 dwelling units
Residential Requirement	2 spaces for each dwelling unit	2 spaces for each dwelling unit	2 spaces for each dwelling unit	N/A	2 spaces for each dwelling unit
Guess/Patron Requirement	N/A	1 space for each 3 dwelling units	1 space for each 3 dwelling units	1 space for each 250 sq.ft. of retail use	-
Guess/Patron Parking Spaces	N/A	2	3	20	25

PARKING ANALYSIS

Area map showing public parking areas within 500 feet walking distance from the project site is shown in **Exhibit 2**. At the time of the study, public parking areas on the east side of S. San Dimas Avenue are rarely used because adjacent new buildings are mostly vacant. Therefore, the study considers only the following public parking areas:

- A. Roadside parking along the lot frontage on San Dimas Avenue (10 spaces).
- B. Public parking lot on the west side of San Dimas Avenue north of railroad tracks (24 spaces observed in the parking lot of 135 spaces).

For this study, *K2 Traffic Engineering, Inc.* conducted field surveys to observe parking conditions every 30 minutes between 11 am and 6 pm on a weekday and weekend in September 2012. Complete survey data can be found in **Appendix A**.

Field observation found that peak parking demand among 34 observed parking spaces occurred at 11:30 AM Saturday when 14 parking spaces were occupied and 20 parking spaces still available. **Exhibit 3** illustrates the parking usage of studied parking areas.

K2 Traffic Engineering, Inc.

Field observations also noted plenty spaces along Commercial Street. The study estimates up to 15 unmarked curbside spaces are available within 100 feet from the project site.

SUMMARY

The project requires at least 13 off-site parking spaces in addition to 12 on-site parking spaces for guest and patron parking. Our study found that at least 20 parking spaces are available within 500 feet at any time during the survey. The study, therefore, concludes that project's parking demand can be sufficiently accommodated by the project site as well as public parking areas in the vicinity.

Regards,

K2 Traffic Engineering, Inc.



Jende "Kay" Hsu, T.E.
California Licensed TR2285



K2 Traffic Engineering, Inc.

1442 Irvine Blvd, Suite 210, Tustin, CA 92780 T.714-832-2116 F.949-266-5875 Email: k2traffic@gmail.com

EXHIBIT A

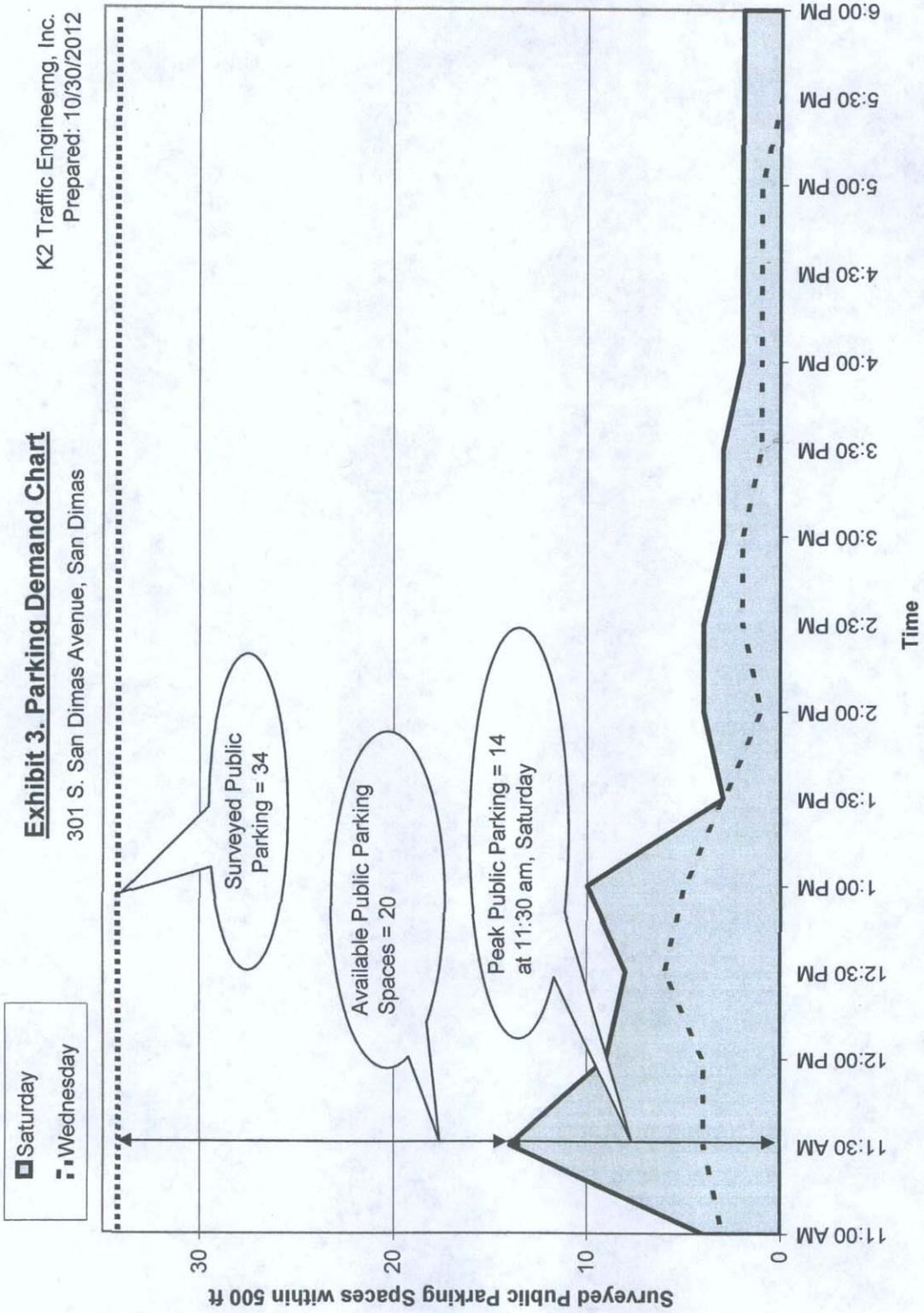


PUBLIC PARKING AREA MAP

301 S. SAN DIMAS AVE, SAN DIMAS

Exhibit 3. Parking Demand Chart

301 S. San Dimas Avenue, San Dimas



APPENDIX A. PARKING SURVEYP6109 - Mixed Use Parking Study
301 S. San Dimas Ave, San DimasDate 9/22/2012
Day Saturday
By William T.

<i>Area</i>	<i>A</i>	<i>B</i>	<i>Total</i>
CAPACITY	10	24	34
11:00 AM	0	4	4
11:30 AM	0	14	14 *
12:00 PM	0	9	9
12:30 PM	0	8	8
1:00 PM	0	10	10
1:30 PM	0	3	3
2:00 PM	0	4	4
2:30 PM	0	4	4
3:00 PM	0	3	3
3:30 PM	0	3	3
4:00 PM	0	2	2
4:30 PM	0	2	2
5:00 PM	0	2	2
5:30 PM	0	2	2
6:00 PM	0	2	2
Peak Usage	0	14	14
Space Available at Peak Usage	10	10	20

* Peak usage occurred at 11:30 am

APPENDIX A. PARKING SURVEY

P6109 - Mixed Use Parking Study
301 S. San Dimas Ave, San Dimas

Date 9/26/2012
Day Wednesday
By William T.

Area	A	B	Total
CAPACITY	10	24	34
11:00 AM	0	3	3
11:30 AM	0	4	4
12:00 PM	0	4	4
12:30 PM	0	6	6 *
1:00 PM	0	5	5
1:30 PM	0	3	3
2:00 PM	0	1	1
2:30 PM	0	2	2
3:00 PM	0	2	2
3:30 PM	0	1	1
4:00 PM	0	1	1
4:30 PM	0	1	1
5:00 PM	0	1	1
5:30 PM	0	0	0
6:00 PM	0	0	0
Peak Usage	0	6	6
Space Available at Peak Usage	10	18	28

* Peak usage occurred at 12:30 pm

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, February 6, 2013 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Assistant City Manager for Com. Dev. Larry Stevens
Senior Planner Marco Espinoza
Associate Planner Kristi Rojas
Associate Planner Jennifer Williams
Planning Commission Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: January 23, 2013

MOTION: Moved by Bratt, seconded by Ensberg to approve the Consent Calendar. Motion carried 4-0-0-1 (Davis abstain).

PUBLIC HEARINGS

2. **CONSIDERATION OF DPRB CASE NO. 11-05; CONDITIONAL USE PERMIT 12-04; TENTATIVE TRACT MAP NO. 11-01; TREE REMOVAL PERMIT NO. 12-24** – A request to Subdivide Two Lots, consisting of 1.81 acres of vacant land, into a total of Six (6) Lots located at 301 South San Dimas Avenue. Five (5) of the lots will be developed with Single-Family Residences, and the sixth lot will have Six (6) Townhomes, and Eight (8) Mixed-Use Residences.

Staff report presented by **Associate Planner Kristi Rojas**, who stated this proposal is to develop a 1.8 acre vacant lot in the CG-3 Zone, Subareas A and D with single-family residences, townhomes and mixed-use residences. She stated after the May 10, 2012 DPRB

EXHIBIT B

meeting the applicant was instructed to conduct a community meeting with the neighbors. That meeting was held on June 5, 2012 and was attended by four residents. They were not opposed to the development in general but did have concerns over the construction process, which have been addressed in the conditions.

The single-family homes will face west towards Shirimar on lots similar in size to the existing residential development. The applicant is proposing style variations on each home that reflect Craftsman or Spanish architecture. There will be six townhomes directly east of the single-family homes, with the mixed-use townhomes facing San Dimas Avenue, and went over their features on the elevation drawings. There will be ten guest parking spaces between the buildings which meets the minimum requirement. Overall the project is short by 13 on-site spaces; however, there are ten street parking spaces that can be counted towards the required parking for the project. For the additional three spaces, the applicant is utilizing the standard in the CG zone that states parking requirements for a commercial project can be waived if there is a public parking lot within 500 feet. The applicant has demonstrated there are 20 available spaces in the City's public parking lot that this project can use, which has been reviewed and approved by the City Engineer.

Commissioner Ensberg asked if this project contributes to the affordable housing requirements of the Housing Element. He asked if they would be able to utilize any housing density bonus credit, and if there are any differences to the live/work units from the ones at Grove Station. He also asked about the off-site parking spaces.

Associate Planner Rojas stated this parcel was not identified in the Housing Element as a site to provide affordable housing units on, and they are not receiving any density bonus credits. The uses for the live/work units are similar to those at Grove Station other than food uses are not allowed here. She stated Staff has allowed them to incorporate the ten street parking spaces and three public parking lot spaces to meet the required commercial parking. They do have the minimum required guest parking spaces on-site.

Commissioner Davis asked where the street parking spaces will be in relation to the trees, and asked about Condition 12-2 regarding satellite dishes, and if the City had regulations on them.

Associate Planner Rojas stated the street improvements have already been installed so no trees will be impacted by the construction of this project.

Senior Planner Marco Espinoza stated the City does have standards for the very large satellite dish units like you saw in the 1980's but not on today's roof-mounted style dishes. It will be up to the HOA through the CC&Rs to set any limits on them.

Commissioner Rahi asked if the CC&Rs will apply to both the single-family and multi-family portions of the project, and if the ten street parking spaces are for guest parking also. He also asked who conducted the traffic study.

Associate Planner Rojas stated the CC&Rs will only apply to the multi-family portion of the project. The street parking is for the commercial parking requirement as they have the required number of guest parking spaces on-site. She stated K2 Traffic Engineering in Tustin conducted the traffic study.

Commissioner Rahi stated he was concerned that public parking on San Dimas Avenue was being used to accommodate their required parking.

Associate Planner Rojas stated Grove Station also utilizes public parking in front of the buildings for part of their requirement for the commercial units, and this will be used in the same way. This area will be dedicated to the City so will remain public parking.

Chairman Schoonover stated the parking spaces have already been constructed on San Dimas Avenue and are marked for parking.

Commissioner Rahi felt that street parking should not be used to help a project meet their parking requirement. He asked if there was a land-use difference in definition between mixed-use and live/work units, and why the units on San Dimas Avenue were not being identified as live/work like the units across the street.

Associate Planner Rojas stated they are the same in concept and use, it is just a difference in terminology used in the code section.

Commissioner Davis asked if overnight parking would be allowed in the on-site spaces, and if there was any condition on how many have to be available for the commercial use once the residents move in.

Associate Planner Rojas stated overnight parking would be allowed on-site as that is where the guest parking is located, but anyone using the street parking would need to have an overnight parking permit. As to how the spaces will be used once the units are occupied, that will be governed by the CC&Rs.

Senior Planner Espinoza stated they could also condition that the guest spaces could be designated and signed as such, similar to what they did at Grove Station, or possibly allow commercial parking during the day and guest parking at night. It would be up to the HOA to enforce unless an amendment was made to the City's ordinance that would allow enforcement on private property.

Commissioner Bratt asked if there was a requirement to park two cars inside the garages since there are no driveways. He felt if it was not required, people would use the garage as storage space and fill up the guest parking spaces.

Senior Planner Espinoza stated they can add a condition to the CC&Rs to help control that situation.

Commissioner Bratt asked if parking was allowed along Commercial Street.

Associate Planner Rojas stated it was allowed, but that was not being counted as part of the required parking for the project.

Commissioner Bratt stated he was concerned about the grading and positioning of the house on Lot 6 because he felt that it would be much higher than the house to the west and look out of place.

Chairman Schoonover stated there was considerable discussion regarding this lot at DPRB. It was reconfigured based on those discussions and they were able to resolve the issues they had with the width of the lot and the location of the house.

Commissioner Bratt asked if there were any restrictions for overnight parking in the City parking lot or the Park and Ride lot.

Assistant City Manager Larry Stevens stated they are public parking lots and subject to the overnight parking permit requirements.

Commissioner Rahi inquired about the triangular piece shown on Lot 6 and asked if that was part of the public right-of-way.

Associate Planner Rojas stated that area is for street dedication.

Chairman Schoonover opened the meeting for public hearing. Addressing the Commission was:

Steve Eide, Drafting and Design Ltd., 158 W. Orange Street, Covina, Applicant, stated in regards to Lot 6, there will be a retaining wall installed adjacent to the existing home and that with the grading the new house will appear to be at the same level as the existing house to the west from Arrow Highway.

Chairman Schoonover asked if the project would be constructed all at once or in phases.

Steve Eide, Applicant, stated they will be constructing this in phases, and probably start with the single-family homes first.

There being no further comments, the public hearing was closed.

Chairman Schoonover asked if there will be a condition to maintain the vacant part of the project while phasing is occurring.

Associate Planner Rojas stated there will be a condition regarding maintenance of the vacant portion until construction occurs.

Commissioner Davis asked if there was any type of development agreement for this project setting a limit on when construction needs to occur.

Associate Planner Rojas stated the only limits are the time limits of the approval itself; there are no other requirements for when they would have to start construction.

Commissioner Ensberg wanted to ensure that the parking issues were addressed.

Senior Planner Espinoza stated they will be added to the CC&Rs and covered as part of the City Attorney's review of the document.

RESOLUTION PC-1476

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-05, A REQUEST TO CONSTRUCT FIVE (5) SINGLE-FAMILY RESIDENCES ALONG SHIRLMAR AVENUE AND FOURTEEN (14) TOWNHOMES (SIX (6) REGULAR AND EIGHT (8) MIXED-USE) FACING SAN DIMAS AVENUE ON THE PARCELS LOCATED AT 301 SOUTH SAN DIMAS AVENUE (APN: 8390-019-037, 0390-019-036)

RESOLUTION PC-1477

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP 71259, A REQUEST TO SUBDIVIDE TWO (2) EXISTING LOTS THAT TOTAL APPROXIMATELY 1.81 ACRES IN SIZE INTO SIX (6) RESIDENTIAL LOTS (FIVE (5) SINGLE-FAMILY RESIDENCES AND ONE (1) MULTI-FAMILY/MIXED-USE) ON THE PROPERTY LOCATED AT 301 SOUTH SAN DIMAS AVENUE (APN: 8390-019-037, 0390-019-036)

RESOLUTION PC-1478

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 12-04, A REQUEST TO CONSTRUCT FIVE (5) SINGLE-FAMILY RESIDENCES ALONG SHIRLMAR AVENUE AND FOURTEEN (14) TOWNHOMES (SIX (6) REGULAR AND EIGHT (8) MIXED-USE) FACING SAN DIMAS AVENUE ON THE PARCELS LOCATED AT 301 SOUTH SAN DIMAS AVENUE (APN: 8390-019-037, 0390-019-036)

MOTION: Moved by Ensberg, seconded by Davis to adopt Resolutions PC-1476, PC-1477, and PC-1478 recommending the City Council approve DPRB Case No. 11-05, Tentative Tract Map 71259, Conditional Use Permit 12-04, and Tree Removal Permit No. 12-24; and directing Staff to add a condition to the CC&Rs to address the parking concerns and with the understanding that there is no difference between the terminology of Mixed-Use and Live/Work units. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Assistant City Manager for Community Development

Senior Planner Marco Espinoza introduced new Associate Planner Jennifer Williams and announced that Associate Planner Kristi Rojas was leaving the City and going to work in the private sector.

4. Members of the Audience

No communications were made.

5. Planning Commission

In response to Commissioners Davis and Bratt, **Senior Planner Espinoza** stated the For Sale/Leasing signs in commercial zones were to be removed by February 8, 2013. If they were not removed by that date, Code Enforcement would be sending First Notices and initiating the enforcement process. Staff is still working out a schedule for weekend code enforcement, which should be implemented sometime this year.

RESOLUTION NO. 2013-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 11-05, A REQUEST TO CONSTRUCT FIVE (5) SINGLE-FAMILY RESIDENCES ALONG SHIRLMAR AVENUE AND FOURTEEN (14) TOWNHOMES (SIX (6) REGULAR AND EIGHT (8) MIXED USE) FACING SAN DIMAS AVENUE ON THE PARCELS LOCATED AT 301 SOUTH SAN DIMAS AVENUE. (APN: 8390-019-037, 8390-019-036)

WHEREAS, an application was filed for DPRB review by:

Steve Eide
Drafting & Design Ltd.
158 W. Orange Street
Covina, CA 91723 – 2011

WHEREAS, the Development Plan Review Board Case No. 11-05 is described as:

A request to construct five (5) single-family residences along Shirlmar Avenue and 14 townhomes (six (6) regular and eight (8) mixed use) facing San Dimas Avenue.

WHEREAS, DPRB Case No. 11-05 applies to the following described real property:

301 S. San Dimas Avenue (APN: 8390-019-037, 8390-019-036)

WHEREAS, the City Council has received the report and recommendation of such agencies as have submitted information including the written report and recommendation of Staff; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on February 26, 2013, at the hour of 7:00 p.m., with all testimony received being made a part of the public record: and

NOW, THEREFORE, in consideration of the evidence received at the Development Plan Review Board and the Planning Commission hearing, and for

the reasons discussed by the City Council at the hearing, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

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

The proposed development will be on a vacant property and will comply with all development standards set in the Creative Growth Area 3 Zone. The property will be designed to ensure compatibility with the adjacent neighborhood and traditional architectural designs set in Downtown Design Guidelines.

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

The proposed project is designed in a way to allow for sufficient vehicle flow on- and off-site. The project will ensure public health, safety and general welfare while preventing adverse effects on the surrounding neighborhood. The project will meet the minimum setback requirements, which will help to minimize any visual and audible effects generated from the site.

The minimum parking requirement will be addressed by allowing three (3) parking spaces to be accommodated by nearby public parking lots as allowed by the Creative Growth Zone Parking Requirement.

- C. That the development is consistent with all elements of the general plan and is in compliance with all applicable provisions of the zoning code and other ordinances and regulations of the City;

The project is consistent with the Goals Statement L-6 within the General Plan: "Revitalize and improve downtown as a community node."

The site will be developed as a mixed-use community that will serve the residents of San Dimas in addition to the neighboring communities.

The project complies with all the requirements and development standards related to Creative Growth Area 3 Zone and all other policies and practices of the City. The proposed project is consistent with the City of San Dimas General Plan.

- D. The proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act.

The project is Categorically Exempt under Section 15332 Class 32(b) In-Fill Development Project under California Environmental Quality Act.

WHEREAS, pursuant to San Dimas Zoning Code Section 18.140.060 in approving new development within the Creative Growth Zone, the following additional Findings need to be made in addition to the standard development plan Findings;

- E. The architectural character is in conformance with the early California village theme concept with respect to size, color, materials, site design and building design.

The proposed architectural character of the project is in conformance with the early California village theme by incorporating features are found in historic downtown areas, such as: fabric canopies, shutters flanking various windows, wrought iron railing below windows to simulate a Juliet balcony and large store front windows on the commercial units. The exterior cladding materials of smooth stucco and brick that are integrated into the design are key to emulating the early California theme. The overall size of the project was designed in a way to blend in with the surrounding residential neighborhood to the west of the project and to connect with the mixed use buildings of the Grove Station that is located to the east.

- F. The following elements shall be shown and so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected and that there will be no adverse effect on surrounding property.
- a. Buildings, structures and improvements;
 - b. Vehicular ingress, egress and internal circulation;
 - c. Setbacks;
 - d. Height of buildings;
 - e. Service areas;
 - f. Walls;
 - g. Landscaping;
 - h. Such other elements as are found to be relevant to the fulfillment of the purposes of this zone.

The proposed residential structures were arranged to avoid traffic congestion and to ensure pedestrian and vehicular safety and welfare are protected. The vehicular circulation was reviewed and recommended approval by the City Engineer after reviewing the parking study provided by the applicant to waive three (3) parking spaces to a nearby public parking lot. The proposed residential project meet all minimum setbacks set forth within the Creative Growth Zone. The project meets the maximum building height for the single-family residential design to help connect with the existing surrounding neighborhood. The proposed property walls will use a decorative block to improve the overall design of

the site. The proposed landscape will incorporate species that are currently in the nearby area. Design elements incorporated with the proposed project were to help integrate the new construction with the surrounding area and services.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Development Plan Review Board Case No. 11-05 subject to the applicant's compliance with conditions, attached hereto and incorporated herein in "Exhibit A". 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 26th DAY OF FEBRUARY 2013.

Curtis W. Morris, Mayor of the City Of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I, HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of San Dimas at its regular meeting of February 26th, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL

DPRB 11-05

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the finalized Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The developer shall comply with all requirements of the CG-3(A & D) zone.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.

7. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
8. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code and with Section 18.140.090.6.d.i.D.
9. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements
10. The developer shall comply with all conditions of approval as approved by the City Council.
11. The developer shall be responsible for all City Attorney costs incurred in the review and approval of the CC&R's and any other amendment thereafter.
12. A declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared by the developer/property owner and submitted to the Director of Development Services and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property to be developed, and shall make the City a party thereto, and shall be enforceable by the City. The CC&R's shall be reviewed and approved by the City. The CC&R's shall be subject to the following conditions:
 - a. The CC&R's shall be prepared at the developer's/property owner's sole cost and expense.
 - b. The CC&R's shall be in the form and content approved by the Director of Development Services and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.
 - c. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all easement areas and facilities.
 - d. The CC&R's shall provide that the property be developed, operated, and maintained so as not to create a public nuisance.

- e. The CC&R's shall provide that if the property is not maintained in the condition required by the revised CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.
 - f. In addition to the above, the CC&R's shall include the following:
 - i. The Declaration shall contain language and an exhibit showing exactly what areas are to be maintained in perpetuity by the Homeowner's Association.
 - ii. The Declaration shall contain language prohibiting antenna towers and satellite dish antennas unless permitted by local ordinance and a plan is approved by the Homeowner's Association and the Director of Community Development, showing the location and screening from adjacent residents.
13. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior final of the mixed use buildings.
 14. Graffiti shall be removed within 72 hours.
 15. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
 16. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
 17. Six-foot decorative block walls with a cap shall be constructed along the project perimeter. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.

18. The proposed six-foot high block walls shall be constructed of a decorative block wall instead of stucco (i.e. slump stone or split face).
19. On the Tract Map, the front yard area of Lot 6 shall be clearly stated to eliminate any possibility of recreational vehicle parking in the large area *in front* of the residence.
20. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact name and phone number.
21. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.

DESIGN

22. Building architecture and site plan shall be consistent with plans presented to the *Development Plan Review Board* on December 13, 2012 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
23. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
24. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
25. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the

- developer to the Planning Division for review and approval prior to installation.
26. The developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division and the lighting consultant. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties.
 27. All roof-mounted equipment and appurtenances shall be totally screened from public view by being located below the building parapet and accessed only from within the residential unit. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
 28. Any asphalt roofing material installed by the developer shall consist of "premium" quality, heavy-textured, dimensional, 25-year rated shingles. A sample shall be submitted to the Planning Division for review and approval prior to installation.
 29. Trash enclosure(s) shall be constructed by the developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash enclosures shall be approved by the Planning Division and Waste Management.
 30. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
 31. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
 32. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.

33. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
34. The developer shall underground all new utilities, and utility drops, and shall underground all existing overhead utilities to the closest power pole off-site.
35. The proposed bathroom window in both Plan A and B of the single-family residences shall have a frosted appearance for privacy reasons.
36. The air conditioning unit in Lot 6 shall be relocated outside of side yard setbacks.
37. The applicant shall reduce the loading area of the handicap parking space to its required 8' and extending the landscape finger to 7' to comply with the Parking Ordinance.

LANDSCAPE

38. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
39. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
40. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
41. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits.
42. No trees shall be removed other than those indicated on the approved set of landscape plans.
43. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building

permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

44. The applicant shall provide install additional trees along the abutting rear yards of the single-family residence and townhomes to lessen the impact of the buildings being located fairly close to each other.

BUILDING DIVISION – (909) 394-6260

45. The Developer shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
46. The Developer shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
47. The Developer shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include, access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
48. The Developer shall comply with the latest disabled access regulations as found in Title 24 of the CA Code of Regulations and the Americans with Disabilities Act. Accessible items shall include but be limited to: parking, accessible pedestrian routes, accessible/adaptable units, public/common use areas, swimming pool etc.).
49. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Development Services prior to issuance of building permits.
50. The developer shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
51. The developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.

52. Prior to the issuance of any grading or building permits, the developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.
53. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
54. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
55. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
56. The Developer shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
57. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.

ENGINEERING DIVISION – (909) 394-6250

58. The developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
59. The developer shall install sanitary sewers to serve the entire development to the satisfaction of the City Engineer.

60. The Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
61. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.
62. The developer shall provide sewer, drainage, public utility and Reciprocal Access Easements for the development to the satisfaction of the City Attorney and the Public Works Director and City Engineer.
63. The developer shall provide decorative streetlights on Commercial Street and Shirlmar Avenue in accordance with the standards of the City.
64. The developer shall provide street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Drive Approach	Street Lights	Street Trees	Street Equestrian Trail	Median Island	Bike Trail	Other
Shirlmar Avenue	X	X	X	X	X	X				X (ADA ramp)
Commercial Street		X		X	X	X				
Notes:	(1) Grind and overlay pavement (1" thick) to centerline of street (2) Sidewalk to be stalled at back of row. (3) Knuckle and cross cutter at Nubia Street.									

65. The developer shall offer to dedicate all street right-of-way as shown on the Tentative Map.

66. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster and the City Engineer.
67. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
68. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer and Public Works Director.
69. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CAMUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
70. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ (as amended by 2010-0014-DWQ). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2009-0009-DWQ (as amended by 2010-0014-DWQ), however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
71. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage

concept and stormwater quality plan to mitigate post-development stormwater.

72. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
- i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
 - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
73. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Tract Map.

74. A Final Tract Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
75. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
76. The developer shall fill in the existing tree wells along San Dimas Avenue with decorative brick to match the existing trees wells on the east side of the street.
77. The developer shall reimburse the City \$45,415.00 for the completed street improvements along San Dimas Avenue minus the cost of the land dedication. Reimbursement shall be processed prior to the issuance of the grading permit.
78. The developer shall vacate the existing slope easement along San Dimas Avenue.
79. The developer shall dedicate a 4 foot wide easement for pedestrian access purposed behind the proposed Commercial Street drive approach.
80. The developer shall abandon vehicular access rights for Lot 6 to Arrow Highway and for Lot 2 to Commercial Street.
81. The developer shall obtain a permit from LA County Flood Control District (LACFCD) for the proposed storm drain connection on San Dimas Avenue prior to the issuance of an encroachment permit.
82. Portland Cement Concrete (PCC) pavement on San Dimas Avenue to be repaired/restored as a result of the development shall be removed and replaced as full panels (to the nearest existing joint/score line) to the satisfaction of the City Engineer.

PARKS & RECREATION – (909) 394-6230

83. The developer shall provide street trees, with permanent irrigation system, throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.

84. The developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fee shall be paid prior to issuance of building permits.

End of Conditions

RESOLUTION NO. 2013-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF TENTATIVE TRACT MAP NO. 71259, A REQUEST TO SUBDIVIDE TWO (2) EXISTING LOTS THAT TOTAL APPROXIMATELY 1.81 ACRES IN SIZE INTO SIX (6) RESIDENTIAL LOTS (FIVE (5) SINGLE-FAMILY RESIDENCES AND ONE (1) MULTI-FAMILY/MIXED-USE) ON THE PROPERTY LOCATED AT 301 SOUTH SAN DIMAS AVENUE. (APN: 8390-019-037, 8390-019-036)

WHEREAS, an application for a Tentative Tract Map has been duly filed
by:

Steve Eide
Drafting & Design Ltd.
158 W. Orange Street
Covina, CA 91723 – 2011

WHEREAS, the applicant is requesting the Tentative Tract Map to:

Subdivide two (2) existing lots that total approximately 1.81 acres in size into six (6) residential lots for five (5) single-family residences and one (1) multi-family/mixed-use development.

WHEREAS, the property to be subdivided is described as follows:

301 S. San Dimas Avenue (APN: 8390-019-037, 8390-019-036)

WHEREAS, the Tentative Tract Map was submitted to appropriate agencies as required under Section 17.12.030 of the San Dimas Municipal Code with a request for their report and recommendations; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on February 26, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the Subdivision Committee and the Planning Commission hearing, and for the reasons discussed by the City Council at the hearing, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

- A. That the proposed Parcel Map is consistent with the General Plan and the applicable Land Use Zone.

The project is consistent with the Goals Statement L-6 within the General Plan: "Revitalize and improve downtown as a community node." The site will be developed as a mixed-use community that will serve the residents of San Dimas in addition to the neighboring communities.

The project complies with all the requirements and development standards related to Creative Growth Area 3 Zone and all other policies and practices of the City. The proposed project is consistent with the City of San Dimas General Plan.

- B. That the design or improvement of the proposed subdivision is consistent with the General Plan and the applicable Land Use Zone.

The design of the Tentative Tract Map meets the minimum development requirements of the Creative Growth Area 3 Zone and is consistent with the General Plan goals. In particular, the proposed project meets Goal Statement L-6 that encourages to "revitalize and improve downtown as a community node."

- C. That the site is physically suitable for the type of development proposed.

The 1.81 acre site meets the minimum development standards required for subdivision according to Creative Growth Area 3 Zone.

- D. That the site is physically suitable for the proposed density of the development.

The proposed density of the project will be suitable for the subject site and surrounding neighborhood.

- E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantial and avoidable injury to wildlife or their habitat.

The design of the subdivision will not cause substantial environmental damages. The project is classified as a Categorical Exemption – 15332. In-Fill Development Projects because the development occurs on a parcel that is smaller than five (5) acres.

- F. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems.

The design of the subdivision will not likely cause serious public health problems because the site is currently vacant and will improve the overall look and safety of the surrounding area.

- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision

The design of the subdivision will not conflict with easements for access through or use of property within the proposed subdivision.

- H. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board. Conditions are imposed to protect the public health, safety and general welfare and to implement the intent and purpose of the General Plan.

Conditions that will be applied to this proposal will ensure the protection of the public health, safety and general welfare and to implement the intent and purpose of the General Plan.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Tentative Tract Map 71259 subject to the applicant's compliance with conditions, attached hereto and incorporated herein in "Exhibit A". 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 26th DAY OF FEBRUARY 2013.

Curtis W. Morris, Mayor of the City Of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I, HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of San Dimas at its regular meeting of February 26th, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk

EXHIBIT A

Conditions of Approval

Tentative Tract Map 71259

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the finalized Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The developer shall comply with all requirements of the CG-3(A) zone.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
7. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

8. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code and with Section 18.140.090.6.d.i.D.
9. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements
10. The developer shall comply with all conditions of approval as approved by the City Council.
11. The developer shall be responsible for all City Attorney costs incurred in the review and approval of the revised CC&R's.
12. A declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared by the developer/property owner and submitted to the Director of Development Services and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property to be developed, and shall make the City a party thereto, and shall be enforceable by the City. The CC&R's shall be reviewed and approved by the City. The CC&R's shall be subject to the following conditions:
 - a. The CC&R's shall be prepared at the developer's/property owner's sole cost and expense.
 - b. The CC&R's shall be in the form and content approved by the Director of Development Services and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.
 - c. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all easement areas and facilities.
 - d. The CC&R's shall provide that the property be developed, operated, and maintained so as not to create a public nuisance.
 - e. The CC&R's shall provide that if the property is not maintained in the condition required by the revised CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any

maintenance required thereon by the CC&R's or the City's ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.

- f. In addition to the above, the CC&R's shall include the following:
 - i. The Declaration shall contain language and an exhibit showing exactly what areas are to be maintained in perpetuity by the Homeowner's Association.
 - ii. The Declaration shall contain language prohibiting antenna towers and satellite dish antennas unless permitted by local ordinance and a plan is approved by the Homeowner's Association and the Director of Community Development, showing the location and screening from adjacent residents.
13. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior to installation of any signs.
14. Graffiti shall be removed within 72 hours.
15. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
16. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
17. Six-foot decorative block walls with a cap shall be constructed along the project perimeter. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.
18. The proposed six-foot high block walls shall be constructed of a decorative block wall instead of stucco.

19. On the Tract Map, the front yard area shall be clearly stated to eliminate any possibility of recreational vehicle parking in the large area in front of the residence.
20. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
21. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.

ENGINEERING DIVISION – (909) 394-6250

22. The developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
23. The developer shall install sanitary sewers to serve the entire development to the satisfaction of the City Engineer.
24. The Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
25. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.

26. The developer shall provide sewer, drainage, public utility and Reciprocal Access Easements for the development to the satisfaction of the City Attorney and the Public Works Director and City Engineer.
27. The developer shall provide decorative streetlights on Commercial Street and Shirlmar Avenue in accordance with the standards of the City.
28. The developer shall provide street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Approach Drive	Street Lights	Street Trees	Street n Trail	Equestrian Trail	Median Island	Bike Trail	Other
Shirlmar Avenue	X	X	X	X	X	X					X (ADA ramp)
Commercial Street		x		x	x	x					
Notes: (1) Grind and overlay pavement (1" thick) to centerline of street (2) Sidewalk to be stalled at back of row. (3) Knuckle and cross cutter at Nubia Street.											

29. The developer shall offer to dedicate all street right-of-way as shown on the Tentative Map.
30. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster and the City Engineer.
31. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
32. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer and Public Works Director.

33. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CAMUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
34. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ (as amended by 2010-0014-DWQ). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2009-0009-DWQ (as amended by 2010-0014-DWQ), however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
35. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
36. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.

- ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
 - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
37. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Tract Map.
38. A Final Tract Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.
39. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
40. The developer shall fill in the existing tree wells along San Dimas Avenue with decorative brick to match the existing trees wells on the east side of the street.
41. The developer shall reimburse the City \$45,415.00 for the completed street improvements along San Dimas Avenue minus the cost of the

land dedication. Reimbursement shall be processed prior to the issuance of the grading permit.

42. The developer shall vacate the existing slope easement along San Dimas Avenue.
43. The developer shall dedicate a 4 foot wide easement for pedestrian access purposed behind the proposed Commercial Street drive approach.
44. The developer shall abandon vehicular access rights for Lot 6 to Arrow Highway and for Lot 2 to Commercial Street.
45. The developer shall obtain a permit from LA County Flood Control District (LACFCD) for the proposed storm drain connection on San Dimas Avenue prior to the issuance of an encroachment permit.
46. Portland Cement Concrete (PCC) pavement on San Dimas Avenue to be repaired/restored as a result of the development shall be removed and replaced as full panels (to the nearest existing joint/score line) to the satisfaction of the City Engineer.

PARKS & RECREATION – (909) 394-6230

47. The developer shall provide street trees, with permanent irrigation system, throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
48. The developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fee shall be paid prior to issuance of building permits.

End of Conditions

RESOLUTION NO. 2013-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF CONDITIONAL USE PERMIT 12-04, A REQUEST TO CONSTRUCT FIVE (5) SINGLE-FAMILY RESIDENCES ALONG SHIRLMAR AVENUE AND FOURTEEN (14) TOWNHOMES (SIX (6) REGULAR AND EIGHT (8) MIXED USE) FACING SAN DIMAS AVENUE ON THE PARCELS LOCATED AT 301 SOUTH SAN DIMAS AVENUE (APN: 8390-019-037, 8390-019-036)

WHEREAS, an application was filed for a Conditional Use Permit by:

Steve Eide
Drafting & Design Ltd.
158 W. Orange Street
Covina, CA 91723 – 2011

WHEREAS, the Conditional Use Permit is described as:

A request to construct five (5) single-family residences along Shirlmar Avenue and 14 townhomes (six (6) regular and eight (8) mixed use) facing San Dimas Avenue.

WHEREAS, the Conditional Use Permit applies to the following described real property:

301 S. San Dimas Avenue (APN: 8390-019-037, 8390-019-036)

WHEREAS, the City Council has received the report and recommendation of such agencies as have submitted information including the written report and recommendation of Staff; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on February 26, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the Development Plan Review Board and the Planning Commission hearing, and for the reasons discussed by the City Council at the hearing, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

A. That the site or proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking and loading, landscaping and other features required by this ordinance to adapt the use with land and uses in the neighborhood.

The site plan design of the residential units are determined to be adequate for the site in question. Adequate parking has been accommodated provided that the public parking lots located within 500' from the project site will be able to accommodate the required three parking spaces that are not able to fit on the subject site. According to the Creative Growth parking design, parking standards required for the commercial uses may be waived if there is adequate parking within a public parking lot located within 500' of the site. The architectural design and site plan for the overall project is acceptable. The layout of the site is arranged in such a way as to create interesting and useful outdoor spaces between buildings.

B. That the site for the proposed use relates to street and highways adequate in width and pavement type to carry the quantity and kind of traffic by the proposed use.

The subject site is located west of San Dimas Avenue, east of Shirlmar Avenue, north of Arrow Highway and south of Commercial Street. The site is accessible from Commercial Street and Shirlmar Street, which are improved arterial streets. The parking will accommodate the proposed use; all streets are sufficient in width and pavement type to carry the quantity and kinds of traffic generated by the proposed project.

C. That the proposed use will be arranged, designed, constructed, operated and maintained so as to be compatible with the intended character of the area and shall not change the essential character of the area from that intended by the general plan and the applicable zoning ordinances.

The proposed residential project is arranged, designed and constructed to blend with the surrounding neighbors. The type of material and overall design will be matching the Town Core Design Guidelines. The operation of the mixed-use structure will be compatible with the surrounding uses and will be maintained to be harmonious with the surrounding neighborhood.

D. That the proposed use provides for the continued growth and orderly development of the community and is consistent with the various elements and objectives of the general plan.

The project is consistent with the Goals Statement L-6 within the General Plan: "Revitalize and improve downtown as a community node." The site

will be developed as a mixed-use community that will serve the residents of San Dimas in addition to the neighboring communities.

The project complies with all the requirements and development standards related to Creative Growth Area 3 Zone and all other policies and practices of the City. The proposed project is consistent with the City of San Dimas General Plan.

E. That the proposed use, including any conditions attached thereto, will be established in compliance with the applicable provisions of the California Environmental Quality Act.

The project is Categorically Exempt under Section 15332 Class 32(b) In-Fill Development Project under California Environmental Quality Act.

WHEREAS, pursuant to San Dimas Zoning Code Section 18.140.060 in approving new development within the Creative Growth Zone, the following additional Findings need to be made in addition to the standard development plan Findings;

D. The architectural character is in conformance with the early California village theme concept with respect to size, color, materials, site design and building design.

The proposed architectural character of the project is in conformance with the early California village theme by incorporating features are found in historic downtown areas, such as: fabric canopies, shutters flanking various windows, wrought iron railing below windows to simulate a Juliet balcony and large store front windows on the commercial units. The exterior cladding materials of smooth stucco and brick that are integrated into the design are key to emulating the early California theme. The overall size of the project was designed in a way to blend in with the surrounding residential neighborhood to the west of the project and to connect with the mixed use buildings of the Grove Station that is located to the east.

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

- a. Buildings, structures and improvements;
- b. Vehicular ingress, egress and internal circulation;
- c. Setbacks;
- d. Height of buildings;
- e. Service areas;
- f. Walls;
- g. Landscaping;

- h. Such other elements as are found to be relevant to the fulfillment of the purposes of this zone.

The proposed residential structures were arranged to avoid traffic congestion and to ensure pedestrian and vehicular safety and welfare are protected. The vehicular circulation was reviewed and recommended approval by the City Engineer after reviewing the parking study provided by the applicant to waive three (3) parking spaces to a nearby public parking lot. The proposed residential project meet all minimum setbacks set forth within the Creative Growth Zone. The project meets the maximum building height for the single-family residential design to help connect with the existing surrounding neighborhood. The proposed property walls will use a decorative block to improve the overall design of the site. The proposed landscape will incorporate species that are currently in the nearby area. Design elements incorporated with the proposed project were to help integrate the new construction with the surrounding area and services.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Conditional Use Permit 12-04 subject to the applicant's compliance with conditions, attached hereto and incorporated herein in "Exhibit A". 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 26th DAY OF FEBRUARY 2013.

Curtis W. Morris, Mayor of the City Of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I, HEREBY CERTIFY that the foregoing Resolution was adopted by the City Council of the City of San Dimas at its regular meeting of February 26th, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk

EXHIBIT A
CONDITIONS OF APPROVAL
CUP 12-04

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the finalized Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The developer shall comply with all requirements of the CG-3(A & D) zone.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
7. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

8. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code and with Section 18.140.090.6.d.i.D.
9. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements
10. The developer shall comply with all conditions of approval as approved by the City Council.
11. The developer shall be responsible for all City Attorney costs incurred in the review and approval of the CC&R's and any other amendment thereafter.
12. A declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared by the developer/property owner and submitted to the Director of Development Services and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property to be developed, and shall make the City a party thereto, and shall be enforceable by the City. The CC&R's shall be reviewed and approved by the City. The CC&R's shall be subject to the following conditions:
 - a. The CC&R's shall be prepared at the developer's/property owner's sole cost and expense.
 - b. The CC&R's shall be in the form and content approved by the Director of Development Services and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.
 - c. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all easement areas and facilities.
 - d. The CC&R's shall provide that the property be developed, operated, and maintained so as not to create a public nuisance.
 - e. The CC&R's shall provide that if the property is not maintained in the condition required by the revised CC&R's, then the City, after making due demand and giving reasonable notice, may enter the

property and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.

- f. In addition to the above, the CC&R's shall include the following:
 - i. The Declaration shall contain language and an exhibit showing exactly what areas are to be maintained in perpetuity by the Homeowner's Association.
 - ii. The Declaration shall contain language prohibiting antenna towers and satellite dish antennas unless permitted by local ordinance and a plan is approved by the Homeowner's Association and the Director of Community Development, showing the location and screening from adjacent residents.
13. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior final of the mixed use buildings.
14. Graffiti shall be removed within 72 hours.
15. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
16. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
17. Six-foot decorative block walls with a cap shall be constructed along the project perimeter. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.
18. The proposed six-foot high block walls shall be constructed of a decorative block wall instead of stucco (i.e. slump stone or split face).

19. On the Tract Map, the front yard area of Lot 6 shall be clearly stated to eliminate any possibility of recreational vehicle parking in the large area in front of the residence.
20. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact name and phone number.
21. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.

DESIGN

22. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on December 13, 2012 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
23. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
24. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
25. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.

26. The developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division and the lighting consultant. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties.
27. All roof-mounted equipment and appurtenances shall be totally screened from public view by being located below the building parapet and accessed only from within the residential unit. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
28. Any asphalt roofing material installed by the developer shall consist of "premium" quality, heavy-textured, dimensional, 25-year rated shingles. A sample shall be submitted to the Planning Division for review and approval prior to installation.
29. Trash enclosure(s) shall be constructed by the developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash enclosures shall be approved by the Planning Division and Waste Management.
30. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
31. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
32. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
33. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service

facilities shall be totally screened from public view, as approved by the Planning Division.

34. The developer shall underground all new utilities, and utility drops, and shall underground all existing overhead utilities to the closest power pole off-site.
35. The proposed bathroom window in both Plan A and B of the single-family residences shall have a frosted appearance for privacy reasons.
36. The air conditioning unit in Lot 6 shall be relocated outside of side yard setbacks.
37. The applicant shall reduce the loading area of the handicap parking space to its required 8' and extending the landscape finger to 7' to comply with the Parking Ordinance.

LANDSCAPE

38. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
39. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
40. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
41. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits.
42. No trees shall be removed other than those indicated on the approved set of landscape plans.
43. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

44. The applicant shall provide install additional trees along the abutting rear yards of the single-family residence and townhomes to lessen the impact of the buildings being located fairly close to each other.

BUILDING DIVISION – (909) 394-6260

45. The Developer shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
46. The Developer shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
47. The Developer shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include, access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
48. The Developer shall comply with the latest disabled access regulations as found in Title 24 of the CA Code of Regulations and the Americans with Disabilities Act. Accessible items shall include but be limited to: parking, accessible pedestrian routes, accessible/adaptable units, public/common use areas, swimming pool etc.).
49. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Development Services prior to issuance of building permits.
50. The developer shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
51. The developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
52. Prior to the issuance of any grading or building permits, the developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and

conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.

53. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
54. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
55. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
56. The Developer shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
57. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.

ENGINEERING DIVISION – (909) 394-6250

58. The developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
59. The developer shall install sanitary sewers to serve the entire development to the satisfaction of the City Engineer.
60. The Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.

- 61. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.
- 62. The developer shall provide sewer, drainage, public utility and Reciprocal Access Easements for the development to the satisfaction of the City Attorney and the Public Works Director and City Engineer.
- 63. The developer shall provide decorative streetlights on Commercial Street and Shirlmar Avenue in accordance with the standards of the City.
- 64. The developer shall provide street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Drive Approach	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
Shirlmar Avenue	X	X	X	X	X	X				X (ADA ramp)
Commercial Street		x		x	x	x				
Notes: (1) Grind and overlay pavement (1" thick) to centerline of street (2) Sidewalk to be stalled at back of row. (3) Knuckle and cross cutter at Nubia Street.										

- 65. The developer shall offer to dedicate all street right-of-way as shown on the Tentative Map.
- 66. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster and the City Engineer.

67. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
68. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer and Public Works Director.
69. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CAMUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
70. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ (as amended by 2010-0014-DWQ). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2009-0009-DWQ (as amended by 2010-0014-DWQ), however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
71. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.

72. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
 - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
73. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Tract Map.
74. A Final Tract Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.

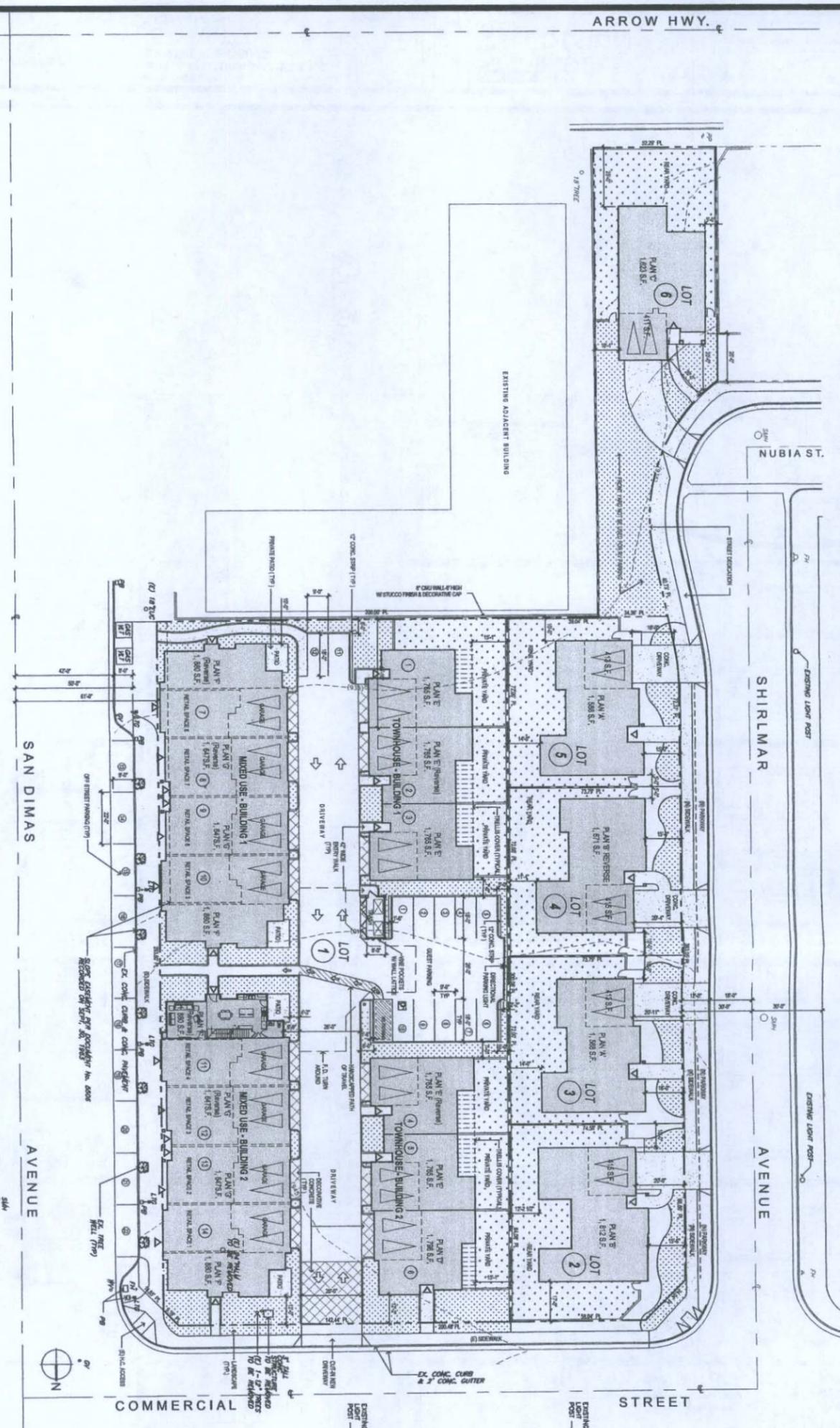
75. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
76. The developer shall fill in the existing tree wells along San Dimas Avenue with decorative brick to match the existing trees wells on the east side of the street.
77. The developer shall reimburse the City \$45,415.00 for the completed street improvements along San Dimas Avenue minus the cost of the land dedication. Reimbursement shall be processed prior to the issuance of the grading permit.
78. The developer shall vacate the existing slope easement along San Dimas Avenue.
79. The developer shall dedicate a 4 foot wide easement for pedestrian access purposed behind the proposed Commercial Street drive approach.
80. The developer shall abandon vehicular access rights for Lot 6 to Arrow Highway and for Lot 2 to Commercial Street.
81. The developer shall obtain a permit from LA County Flood Control District (LACFCD) for the proposed storm drain connection on San Dimas Avenue prior to the issuance of an encroachment permit.
82. Portland Cement Concrete (PCC) pavement on San Dimas Avenue to be repaired/restored as a result of the development shall be removed and replaced as full panels (to the nearest existing joint/score line) to the satisfaction of the City Engineer.

PARKS & RECREATION – (909) 394-6230

83. The developer shall provide street trees, with permanent irrigation system, throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
84. The developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fee shall be paid prior to issuance of building permits.

End of Conditions

SAN DIMAS AVENUE MIXED USE UNITS, TOWNHOUSES & SINGLE FAMILY RESIDENCES DEVELOPMENT



SITE PLAN
SCALE: 1/8"=1'-0"

INDEX OF DRAWINGS:
(TEMPORARY TRACT NO. 7129)

1	SITE PLAN	(SINGLE FAMILY RESIDENCES)
1A	GRADING PLAN	PLAN A - LOTS 1&5
1V	LANDSCAPE PLAN	
2	(MIXED USE UNITS)	9
3	ELEVATIONS	10
4	ELEVATIONS	11
5	ELEVATIONS	12
6	ELEVATIONS	13
7	FLOOR PLANS	14
8	FLOOR PLANS (BUILDING 1)	15
9	FLOOR PLANS	16

PROJECT DATA

LOT AREA	44,800 S.F. +/-
ASSESSOR'S PARCEL NO.	6300416-009 & 007
OCCUPANCY GROUP	RS-1/1A-B
CONSTRUCTION TYPE	V (B)
PROPOSED NEW CONSTRUCTION OF:	(1) TOWNHOUSES (1) MIXED USE UNITS (LIFE/WORK) (1) SINGLE FAMILY RESIDENCES
TOTAL UNITS	3

TOWNHOUSES & MIXED USE UNITS

LOT 1	PLAN D	1,765 S.F.
LOT 2	PLAN E	1,765 S.F.
LOT 3	PLAN F	1,765 S.F.
LOT 4	PLAN G	1,765 S.F.
LOT 5	PLAN H	1,765 S.F.
LOT 6	PLAN I	1,765 S.F.
LOT 7	PLAN J	1,765 S.F.
LOT 8	PLAN K	1,765 S.F.

SINGLE FAMILY RESIDENCES

LOT 1	PLAN L	1,200 S.F.
LOT 2	PLAN M	1,200 S.F.
LOT 3	PLAN N	1,200 S.F.
LOT 4	PLAN O	1,200 S.F.
LOT 5	PLAN P	1,200 S.F.
LOT 6	PLAN Q	1,200 S.F.
LOT 7	PLAN R	1,200 S.F.
LOT 8	PLAN S	1,200 S.F.

PARKING

REQUIRED	PROVIDED	TOTAL
14 RESIDENCES	3-CAR GARAGES	28
8 MIXED	1/2-CAR GARAGES	4
CONDOMINIUM	1/2-CAR GARAGES	4
TOTAL		36

CITY OF SAN DIMAS GENERAL REQUIREMENT NOTES:

- PROJECT STREET IMPROVEMENTS, AS THERE IS A SYRIA MOUNTAIN ON THE STREET (CONSIDERING THE CONCRETE SIDEWALK WAS CONSTRUCTION COMPLETE) DURING THE CONSTRUCTION PROCESS ON FT SHALL BE PLANNED TO BE COMPLETELY REMOVED & REPLACED.
- THE DEVELOPER SHALL FILL IN WITH REINFORCED CONCRETE (CONCRETE) TO BE FLUSH WITH SIDEWALK-FINISHED SURFACE TO MATCH EXISTING STREET LEVEL AND CONTING TO MATCH EXISTING PROPERTY LINE TO PROVIDE A VERTICAL SURFACE WITH THE SIDEWALK AND CONCRETE.
- THE DEVELOPER SHALL VERIFY ANY STREET IMPROVEMENTS (PROVIDING SIDEWALK, CURB AND STREET IMPROVEMENTS) PROVISIONS STRIPES.
- MISCELLANEOUS
- THE VERTICAL ACCESS OFF ARROW HIGHWAY FOR LOT 8 WALL BE VACATED.
- THE VERTICAL ACCESS OFF COMMERCIAL STREET FOR LOT 2 WALL BE VACATED.

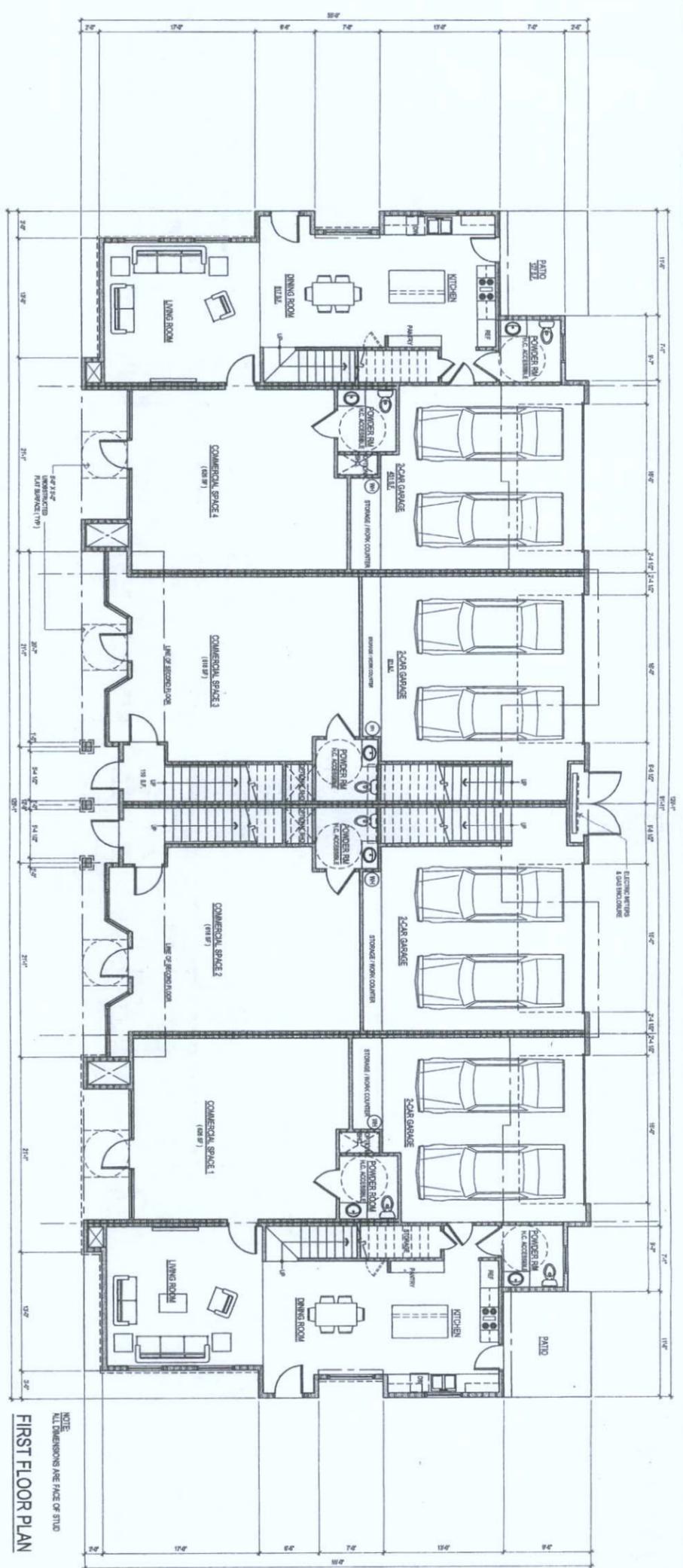
PROJECT: **TOWNHOUSE, MIXED USE UNITS & SINGLE FAMILY RESIDENCES DEVELOPMENT**
301 S. SAN DIMAS AVE. SAN DIMAS, CA

PROPOSED FOR: **301 SAN DIMAS AVE., LLC SEIDNER & LAING**
2525 WORKMAN AVE. WEST COVINA, CA 91791 (626) 831-3861

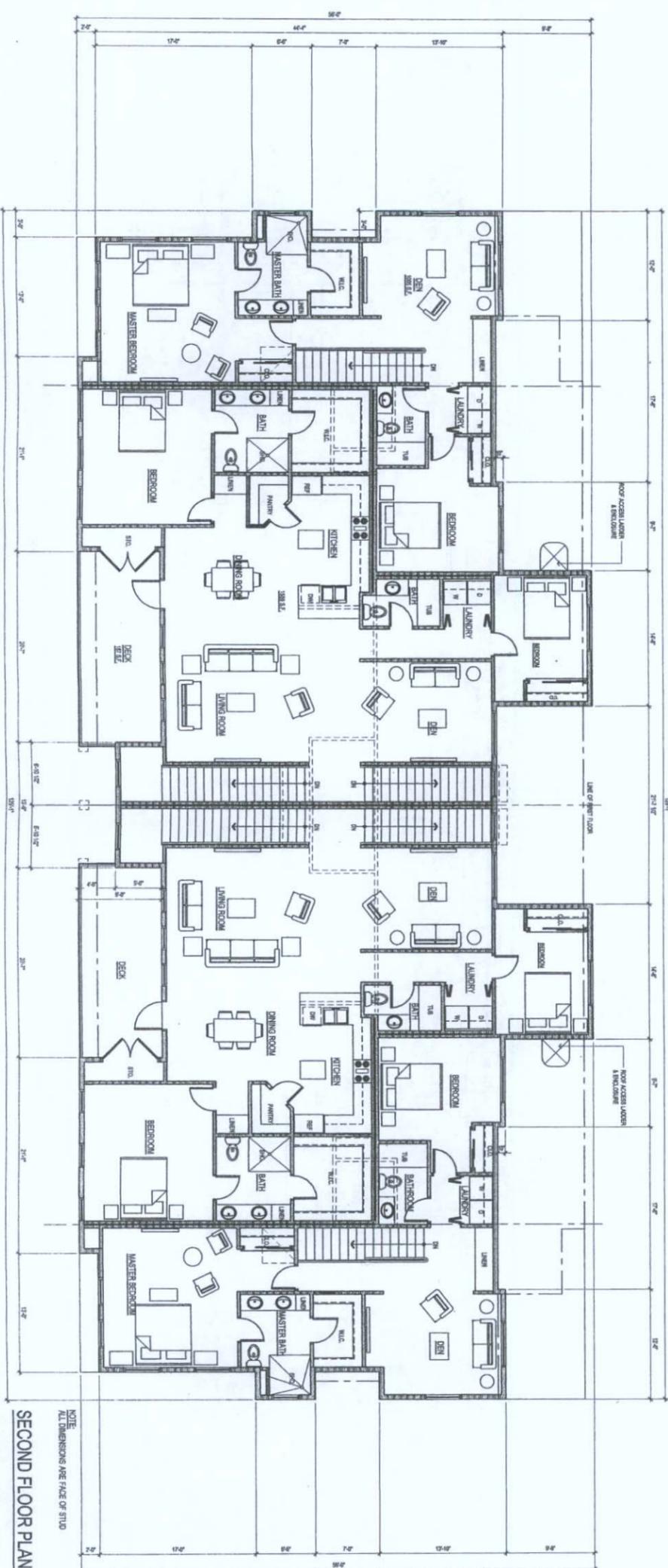


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FIRST FLOOR PLAN
NOTE: ALL DIMENSIONS ARE FACE OF STUD



SECOND FLOOR PLAN
NOTE: ALL DIMENSIONS ARE FACE OF STUD

MIXED USE UNIT FLOOR PLANS (BUILDINGS 1 & 2 TYPICAL)

SCALE: 3/8" = 1'-0"

PROJECT: TOWNHOUSE, MIXED USE UNITS & SINGLE FAMILY RESIDENCES DEVELOPMENT
301 S. SAN DIMAS AVE. SAN DIMAS, CA
8-13-12
01-17-12
02-01-11
FN 2957 - C
SHEET NO. 4

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(626) 831-3861

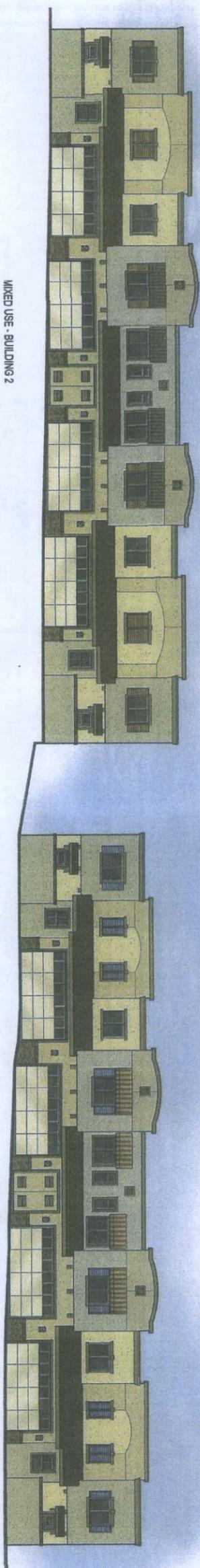
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EIDE
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ELEVATION ALONG SAN DIMAS AVE.



MIXED USE - BUILDING 2

MIXED USE - BUILDING 1

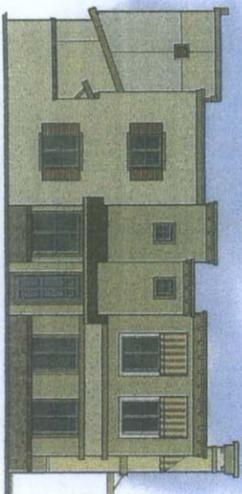
REAR ELEVATION



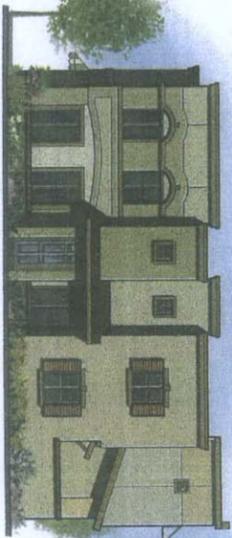
SOUTH ELEVATION (BUILDING 1-LEFT)



SOUTH ELEVATION (BUILDING 1-MIDDLE)



SOUTH ELEVATION (BUILDING 1-RIGHT)



COMMERCIAL STREET NORTH ELEVATION (BUILDING 2-LEFT)

SIDE ELEVATIONS

MIXED USE UNITS RENDERING

SCALE 1/8"=1'-0"



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TOWNHOUSE / MIXED USE UNITS
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SAN DIMAS, CA

PROPOSED FOR:
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SEIDNER & LAING
2525 WORKMAN AVE.,
WEST COVINA, CA 91791
(626) 831-3861

4-16-12

PN 2857 - C

SHEET NO.

MURI



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

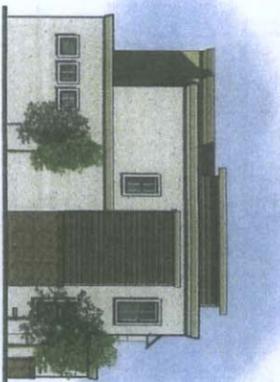
TOWNHOUSE - BUILDING 1



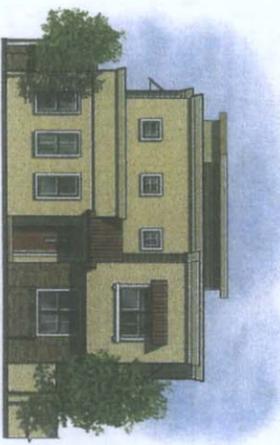
EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION
(Along Commercial Street)

TOWNHOUSE - BUILDING 2

TOWNHOUSE RENDERING

SCALE
1/8"=1'-0"

R-2

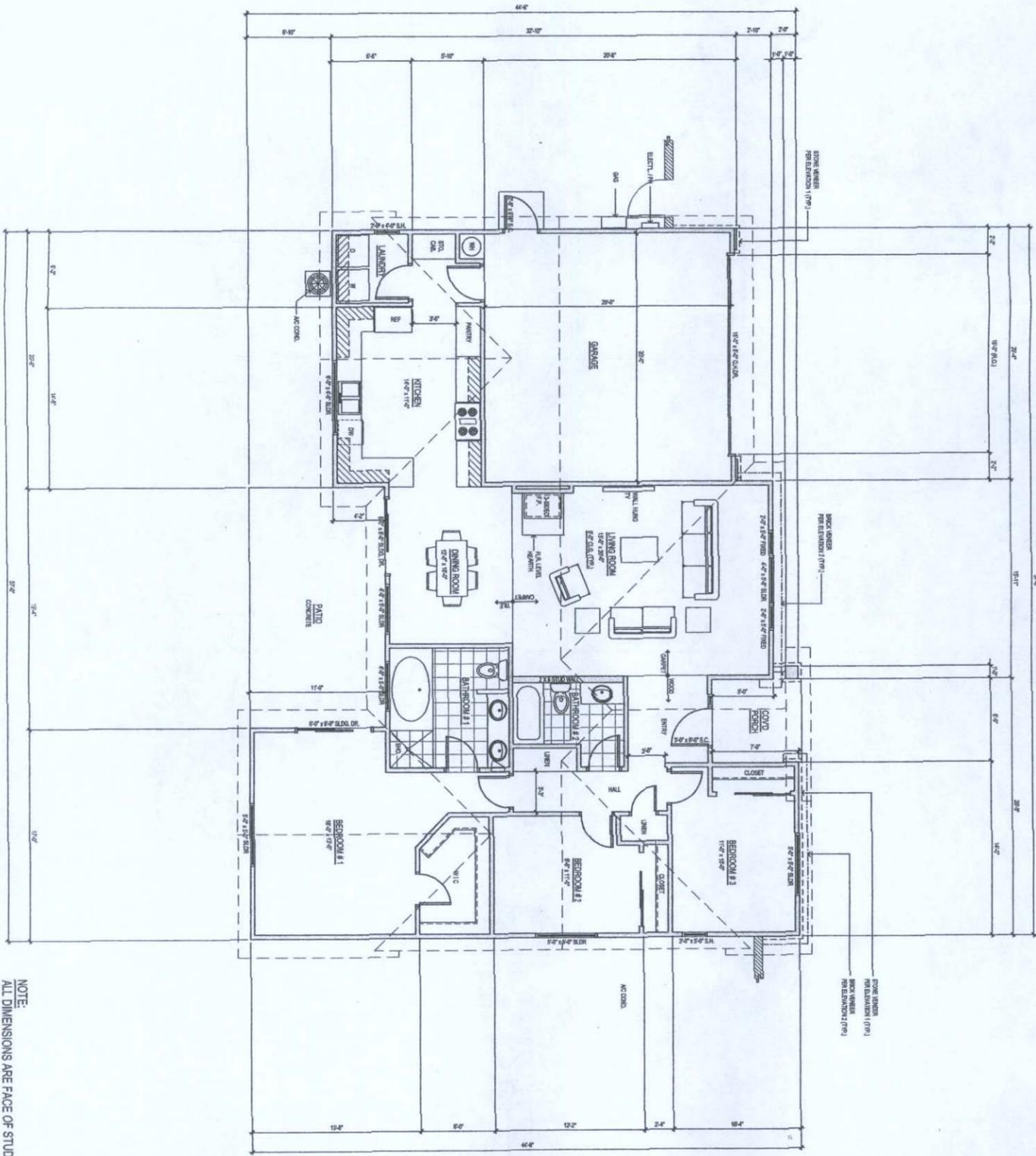
PROJECT:
**TOWNHOUSE, MIXED USE UNITS &
SINGLE FAMILY RESIDENCES
DEVELOPMENT**
301 S. SAN DIMAS AVE. SAN DIMAS, CA

PROPOSED FOR:
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**STEVE
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NOTE:
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FLOOR PLAN (PLAN A) LOTS 3 & 5

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

SHEET NO. 11

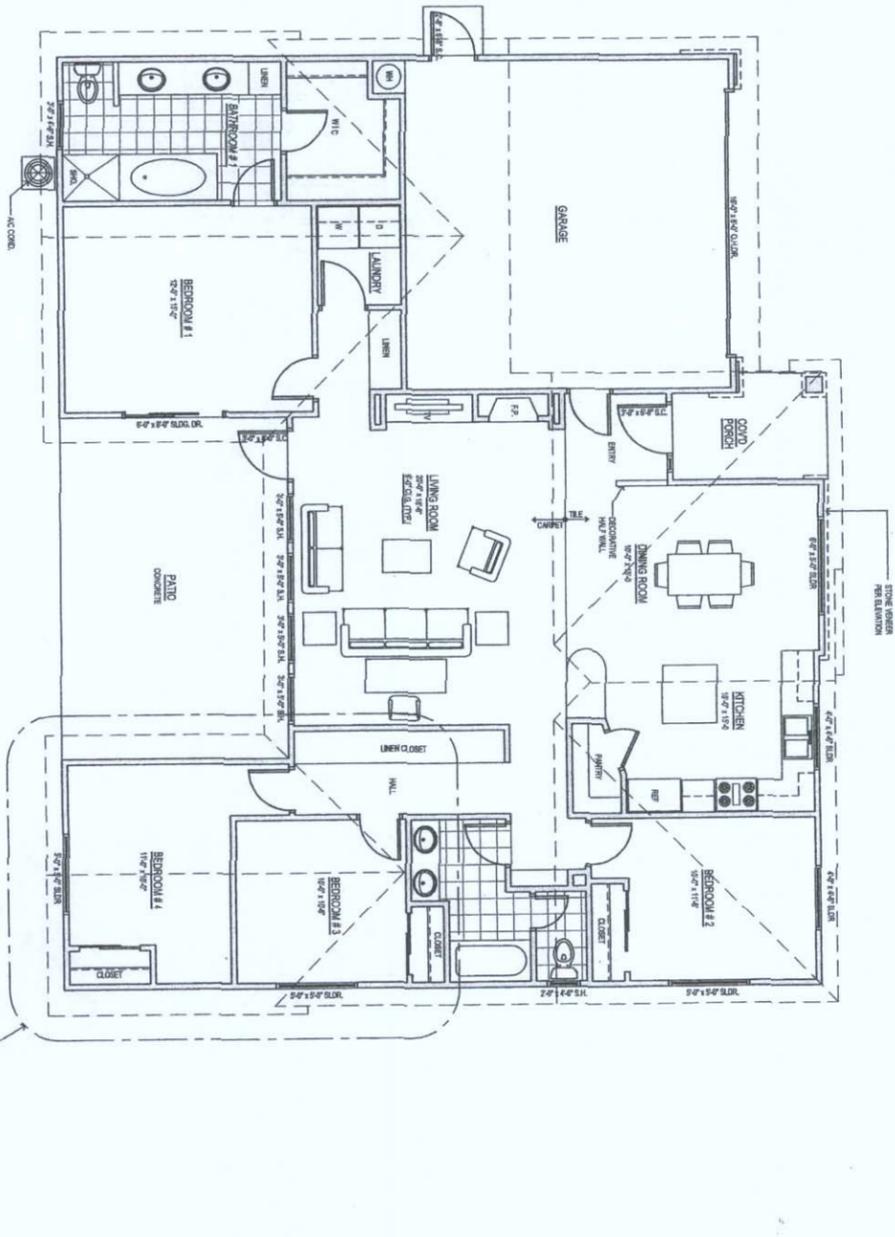
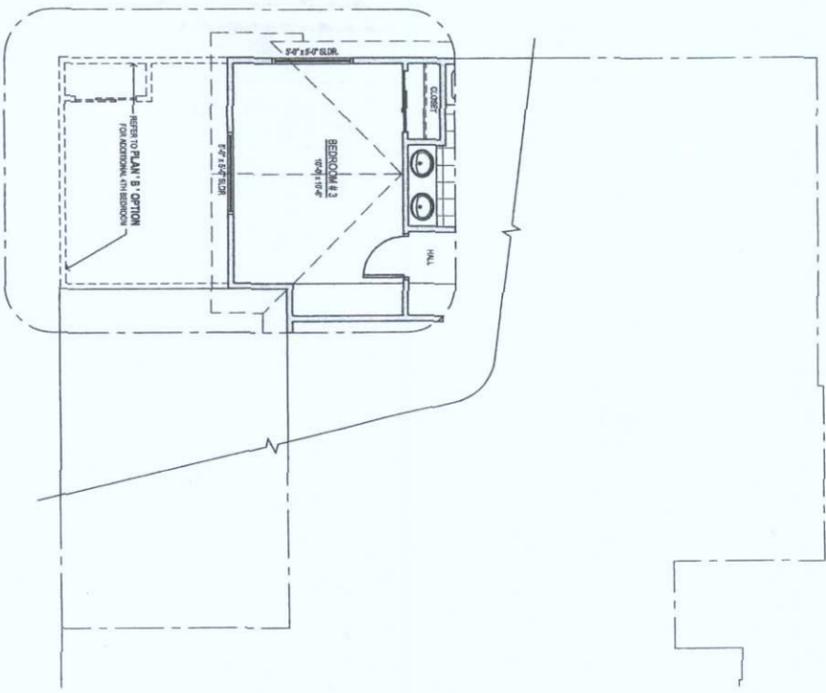
PROJECT:
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301 S. SAN DIMAS AVE. SAN DIMAS, CA

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FLOOR PLAN (PLAN B REVERSE) LOT 4

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

FLOOR PLANS (PLAN B) LOT 2

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

14

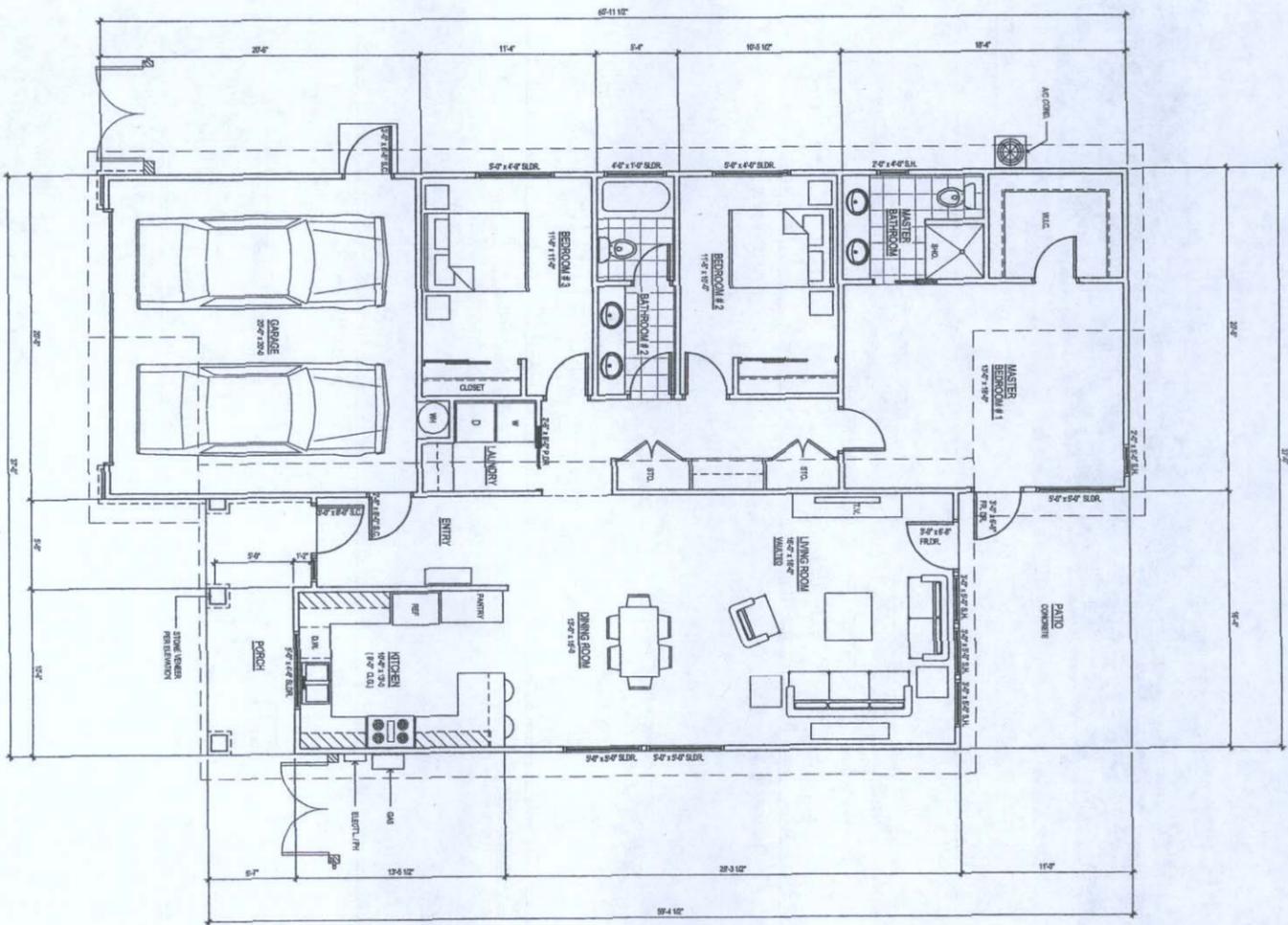
PROJECT:
TOWNHOUSE, MIXED USE UNITS &
SINGLE FAMILY RESIDENCES
DEVELOPMENT
301 S. SAN DIMAS AVE. SAN DIMAS, CA

PROPOSED FOR:
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FLOOR PLAN
1,823 SQ. FT.

NOTE:
ALL DIMENSIONS ARE FACE OF STUD

FLOOR PLAN (PLAN) LOT 6

SCALE
1/8" = 1'-0"

16

SHEET NO.
PN 2842-G
02-01-11
01-17-12
8-13-12

PROJECT:
TOWNHOUSE, MIXED USE UNITS & SINGLE FAMILY RESIDENCES DEVELOPMENT
301 S. SAN DIMAS AVE. SAN DIMAS, CA

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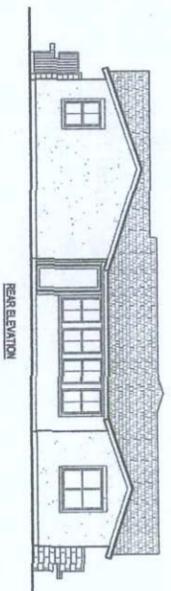
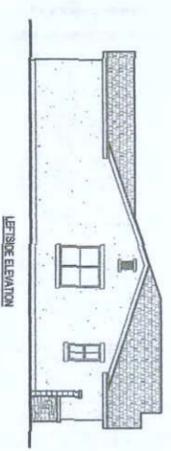
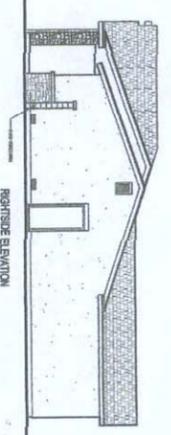
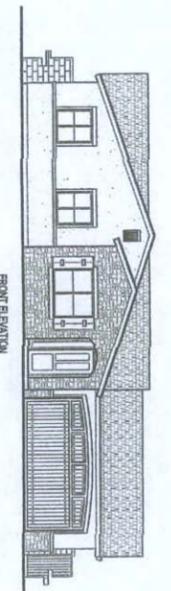
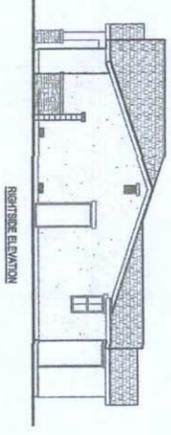
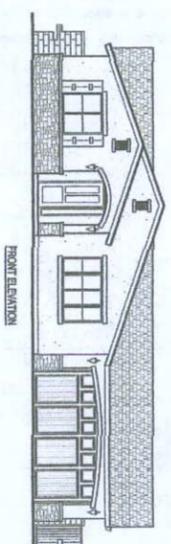
PLAN 'B' - ELEVATION '1'

PLAN 'A' - ELEVATION '2'

ELEVATION ALONG SHIRLMAR AVENUE
301 S. SAN DIMAS AVENUE, SAN DIMAS, CA

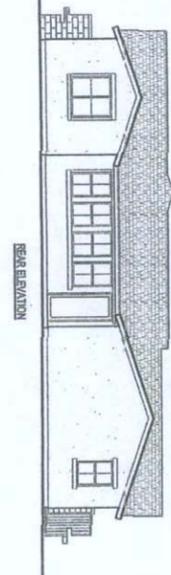
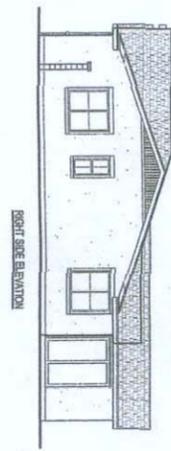
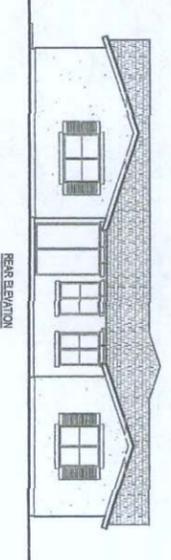
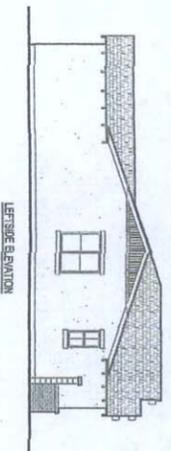
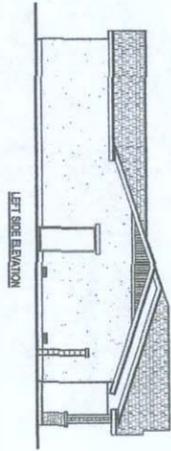
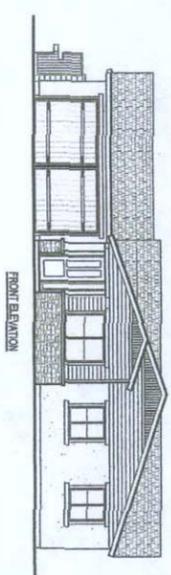
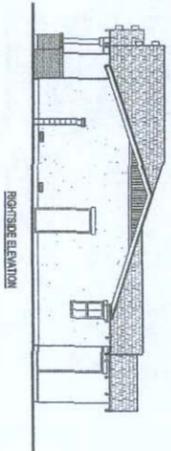
PLAN 'B' - REVERSE ELEVATION

PLAN 'A' - ELEVATION '1'



PLAN 'A' - ELEVATION '1'

PLAN 'B' - ELEVATIONS



PLAN 'A' - ELEVATION '2'

PLAN 'B' - REVERSE ELEVATIONS

SINGLE FAMILY RESIDENCES RENDERING

SCALE
1/8"=1'-0"

STEVE EIDE DESIGN GROUP

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PROJECT:
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301 S. SAN DIMAS AVE. SAN DIMAS, CA

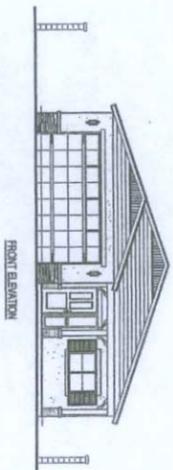
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8-13-12
4-13-12
PN 2942-G
SHEET NO.

R-3



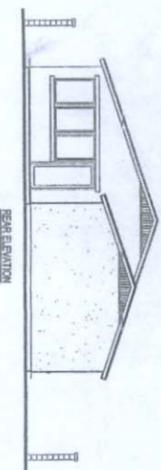
FRONT ELEVATION



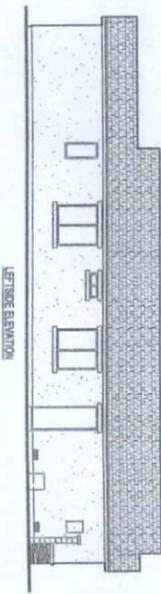
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

PLAN 'C' - ELEVATIONS

SINGLE FAMILY RESIDENCES RENDERING

SCALE
1/8" = 1'-0"

R4

SHEET NO.
FN 2842-G
4-13-12
8-13-12

PROJECT:
**TOWNHOUSE, MIXED USE UNITS &
SINGLE FAMILY RESIDENCES
DEVELOPMENT**
301 S. SAN DIMAS AVE. SAN DIMAS, CA

PROPOSED FOR:
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SEIDNER & LAING**
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RESOLUTION NO. 2013-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING THE APPEAL REQUEST AND UPHOLDING THE DENIAL OF REASONABLE ACCOMMODATION REQUEST CASE NO. 12-01, A REQUEST FOR AN ACCOMMODATION FROM ZONING CODE SECTION 18.156.100.B.4.b TO STORE A NON-MOTORIZED TRAILER ON THE FRONT DRIVEWAY OF 633 NORTH BILLOW DRIVE (APN: 8386-023-027)

WHEREAS, an appeal was filed for Reasonable Accommodation Request Case No. 12-01 by:

Joseph Abdella
633 North Billow Drive
San Dimas, CA 91773

WHEREAS, the Appeal of Reasonable Accommodation Request Case No. 12-01 is described as:

Request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a non-motorized trailer on the front driveway of 633 North Billow Drive

WHEREAS, the Appeal of Reasonable Accommodation Request Case No. 12-01 applies to the following described real property:

633 North Billow Drive (APN: 8386-023-027)

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 February 12, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

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 the attached Staff report as "Exhibit A", the City Council cannot make the following required findings:

- 1. Whether the request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single and multiple family dwelling units, and public accommodations on an equal basis with citizens who are not disabled.*

The applicant suffers from asthma and multiple injuries to his pelvis, shoulder and back. He owns an 18' non-motorized trailer for use of visiting parks, campgrounds, and recreation areas with his family.

The City has received documentation that supports the applicant has a disability. However, the applicant has not demonstrated that the requested accommodation is reasonable or necessary to permanently store the trailer in the driveway for occasional use.

- 2. Whether there are preferable and feasible alternatives to the requested accommodation that may provide an equivalent level of benefit.*

The applicant has not demonstrated that his disability requires immediate access to the non-motorized trailer on a daily basis. A feasible alternative, which the applicant is currently doing, is to store the trailer at an off-site storage facility. The applicant can park the trailer on the front driveway for 48 hours for loading and unloading and/or 72 hours on the street through an overnight parking permit.

If more loading and unloading time is needed in the front driveway, the Council may consider increasing the loading and unloading time to more than the 48 hours than is currently permitted.

- 3. The physical attributes of and any proposed changes to property and structures.*

The existing house has narrow side setbacks, preventing the applicant from storing the non-motorized trailer within the side yard or rear yard. There are no proposed changes to the existing property or structures. The applicant proposes to store the non-motorized trailer in the driveway which would limit the use of the two car garage.

- 4. Whether the requested accommodation will impose an undue financial or administrative burden on the City.*

The requested accommodation will not impose an undue financial or administrative burden on the City.

- 5. Whether the requested accommodation will require a fundamental alteration of the City's rules, policies, practices or procedures.*

Section 18.156.100 prohibits the storage/parking of recreational vehicles within the front yard setback area. The accommodation will not require an amendment from the existing ordinance governing recreational vehicles citywide.

6. *If a zoning related issue, whether the requested accommodation would result in a detriment of the residential character of that neighborhood.*

In 2009, the City Council voted to maintain the existing ordinance regarding RVs, essentially prohibiting recreational vehicles from being parked within the front yard. Since the accommodation does not involve any construction, there will be no permanent change in the character of the neighborhood.

7. *Any other factor(s) that may have a bearing on the request.*

None.

PURSUANT TO THE STAFF'S, IT IS RESOLVED that the City Council hereby denies the appeal of Reasonable Accommodation Request Case No. 12-01 and upholds the Development Plan Review Board's determination to deny without prejudice RAR Case No. 2013-07. 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 28th DAY OF FEBRUARY 2013.

Curt Morris, Mayor of the City of San Dimas

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2013-07 was passed and adopted at the regular meeting of the City Council held on the 28th day of February 2013, by the following vote-to-wit:

AYES: Badar, Bertone, Ebiner, Morris, Templeman

NOES: None

ABSENT: None

ABSTAIN: None



City Council Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 26, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Jennifer Williams, Associate Planner

SUBJECT: CONSIDERATION OF PRECISE PLAN 12-06 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-31
A request to construct a new 8,416 square foot multi-tenant shops building to be located at 462, 464, 466, 468, and 470 North Lone Hill Avenue at the Citrus Station.
(APNs: 8383-009-082, 8383-009-094, and 8383-009-088)

SUMMARY

This is a request to construct a new 8,416 square foot multi-tenant shops building on a vacant lot in the Citrus Station (Costco Shopping Center). Precise Plan 12-06 and DPRB Case No. 12-31 are for the construction of the development and associated parking, access, and landscape improvements.

Staff recommends that the City Council approve Precise Plan 12-06 and DPRB Case No. 12-31.

BACKGROUND:

In 2006, the City worked with the developer of Costco to create a new commercial node for San Dimas. At the time of completion of Costco there were no other interested parties to develop the vacant sites within the shopping center due to the recession in the economy. Recently, two new restaurants were built, and a new bank has been entitled and is in plan check. Once the bank is constructed, three vacant sites will remain. This proposed construction would fill one of those sites.

ANALYSIS:

The site is located within Specific Plan 24, Area 1 Zone, which requires that any new development be approved by the Development Plan Review Board, Planning Commission, and City Council prior to any grading or construction activity. As such, approval of Precise Plan 12-06 and Development Plan Review Board Case No. 12-31

are needed for the construction and design of the building and development of the site. The purpose of these applications is to ensure that the proposed construction will enhance the character of the existing shopping center, carry out the intent of Specific Plan No. 24, and guarantee that the site design and building design of the new development will harmonize with its surroundings. The project was reviewed and recommended for approval by the Development Plan Review Board on February 14, 2013 and the Planning Commission on February 20, 2013.

DESIGN

The architectural design of the structure is of a citrus packing house which fits within the "Early California" theme that Specific Plan No. 24 calls for. It utilizes similar materials as the existing Costco building and complies with the Citrus Station Design Guidelines. These Design Guidelines apply to all new development in the Citrus Station in order to ensure consistency and compatibility of design with the center. Some key architectural elements of the proposed building include:

- Use of multiple materials including metal siding, stucco in a variety of paint colors, Charcoal colored split-face block, Charcoal colored smooth-face block, and Sienna Brown colored split-face block;
- Tiled accents depicting images of the citrus industry;
- Decorative lighting to match lights used throughout the Citrus Station;
- Decorative metal truss accent features within the front-facing gables and along all elevations of the building;
- Standing metal seam roofing material;
- Metal awnings over many of the windows; and
- Offset wall planes.

DEVELOPMENT STANDARDS

In addition to providing a compatible design, the proposed development also complies with Specific Plan No. 24 in terms of:

- Height. The proposed building is 20' tall, with 25' architectural projections proposed. The maximum height allowed is 35'.
- Setbacks. A 30'7" setback is proposed from Lone Hill Avenue. A minimum 25' setback is required for buildings under 20' in height. Architectural projections over 20' are allowed within the same setback. No interior lot line setbacks are required.
- Maximum Building Coverage. There is no maximum building coverage requirement in Specific Plan No. 24.
- Minimum Landscape Coverage. Staff calculated that the proposed landscape area exceeds the minimum 10% that is required.
- Access. Adequate vehicular and pedestrian access and circulation will be provided for. Pedestrians will have access from Lone Hill Avenue coming from the south of the building, and vehicles have access from existing entrances from Lone Hill Avenue and Gladstone Street and proposed drive aisles on-site.
- Parking Requirements. The Municipal Code requires 38 spaces, and 48 spaces are provided for an excess of 10 spaces provided on-site. The site also has a shared parking agreement with the shopping center, which has additional surplus parking. This surplus parking would satisfy requirements for restaurant/fast food

type uses that may occupy some of the tenant spaces, as is anticipated by the applicant.

Proposed Use of Shops Building	Total Surplus/Deficit Parking	
	Pad	Shopping Center
100% Retail	+ 10 Spaces	+ 192 Spaces
50% Retail, 50% Restaurant (Approximate Anticipated by Applicant)	- 27 Spaces	+ 155 Spaces
100% Restaurant (Not Anticipated by Applicant)	- 65 Spaces	+ 117 Spaces

NOTIFICATION:

Residential properties facing Lone Hill Avenue and Gladstone Street and businesses within the Citrus Center and adjacent to the property in the corporate office park to the south were notified by mail of the February 14, 2013 Development Plan Review Board meeting, February 20, 2013 Planning Commission meeting, and February 26, 2013 City Council meeting. A notice board was also placed on the site on Friday, February 15, 2013. In addition, the item was placed on the agendas for said meetings. Agendas were posted at City Hall, the library, and the post office and put up on the City’s website.

ENVIRONMENTAL:

A FEIR (Final Environment Impact Report) was approved by the Planning Commission in November 2004 and by the City Council in February 2005. This FEIR was reviewed and approved for the overall development of the site. The mitigation measures addressed the future anticipated pad development in addition to the Costco building. Therefore, the proposed construction is in compliance with the applicable provisions of the California Environmental Quality Act.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 2013-13 approving Precise Plan 12-06 and DPRB Case No. 12-31.

Respectfully Submitted,



Jennifer Williams
 Associate Planner

Attachments: Appendix A – General Information
 Vicinity Map
 Resolution No. 2013-13
 Project Plans

APPENDIX A

GENERAL INFORMATION

Project: Precise Plan 12-06 and DPRB Case No. 12-31

Applicant: David Powell, Pacific Development Group

Location: 462, 464, 466, 468, and 470 North Lone Hill Avenue
(APNs: 8383-009-082, 8383-009-094, and 8383-009-088)

General Plan: Commercial

**Surrounding
Land Use and Zoning:** North: Fast food drive-thru restaurant, SP-24, Area I Zone
South: Corporate office park, SP-18, Area II Zone
East: Costco regional wholesale center, SP-24, Area I Zone
West: Single-family residential, SF-7,500 Zone

VICINITY MAP



RESOLUTION NO. 2013-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN 12-06 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-31, A REQUEST TO CONSTRUCT AN 8,416 SQUARE FOOT MULTI-TENANT SHOPS BUILDING WITHIN THE CITRUS STATION AT 462, 464, 466, 468, AND 470 NORTH LONE HILL AVENUE (APNs: 8383-009-082, -088, and -094)

WHEREAS, applications were filed for a Precise Plan and Development Plan Review Board by:

David C. Powell
Pacific Development Group
One Corporate Plaza, Second Floor
Newport Beach, CA 92660

WHEREAS, Precise Plan Review Case No. 12-06 and Development Plan Review Board Case No. 12-31 are described as:

A request to construct a new 8,416 multi-tenant shops building and associate site improvements to be located at 462, 464, 466, 468, and 470 North Lone Hill Avenue at the Citrus Station.

WHEREAS, this approval applies to the following described real property:

Assessor Parcel Numbers 8383-009-082, 8383-009-088,
and 8383-009-094

WHEREAS, the City Council has received the report and recommendation of such agencies as have submitted information including the written report and recommendation of Staff, the Development Plan Review Board, and the Planning Commission; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the City Council hearing, and for the reasons discussed by the Council Members at the hearing, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

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

The proposal to construct a multi-tenant shops building is in accordance with the Specific Plan 24, Area 1 zoning designation, which allows for retail sales and restaurant uses. The development plan demonstrates a site that will adequately serve the types of uses that are intended for the site. The architectural design and site layout is designed to contribute to the shopping center as a whole.

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

The applicant will meet all circulation and traffic standards imposed by the City of San Dimas. A combination of proposed on-site parking and parking within the shopping center parking will accommodate the development. All streets are sufficient in width and pavement to carry the quantity and kind of traffic generated by the proposed use. The conditions imposed will ensure that the public health, safety and general welfare will be protected as well as prevent adverse effects on neighboring properties.

3. The development is consistent with all elements of the general plan and is in compliance with all applicable provisions of the zoning code and other ordinances and regulations of the city.

The proposed project is consistent with the General Plan, Zoning Ordinance and all other Ordinances and regulations of the City.

WHEREAS, pursuant to San Dimas Zoning Code Section 18.540.800.C in approving a Precise Plan for any lot within Specific Plan 24, the following additional Findings need to be made in addition to the standard development plan Findings;

4. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 24, as set forth in Section 18.540.010.

The proposed multi-tenant shops building will enhance the character and purpose of Specific Plan No. 24. It is of a packing house architectural style which reflects the "Early California" theme that Specific Plan No. 24 calls for. It will result in additional landscaping, including citrus trees, which will enhance the character of the center. It will also provide additional shopping and employment opportunities to residents in the vicinity and contribute to the overall health and vibrancy of the shopping center.

5. The architectural character, style and use of materials harmonize with the natural setting.

The proposed building is in the same design and utilizes similar materials as the existing surrounding buildings, which will be complimentary to the center. It also complies with the Citrus Station Design Guidelines, which contain the architectural development standards for the shopping center.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Precise Plan Review 12-06 and Development Plan Review Board Case No. 12-31 subject to the applicant's compliance with conditions, attached hereto and incorporated herein in "Exhibit A." 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 26th DAY OF FEBRUARY 2013.

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution was by the City Council of the City of San Dimas at its regular meeting on February 26, 2013 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debra Black, Deputy City Clerk

EXHIBIT A**CONDITIONS OF APPROVAL
DPRB CASE NO. 12-31 AND PRECISE PLAN 12-06**

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations and the preparation and/or review of legal documents. The application shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed Resolution and Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The developer shall comply with all requirements of the Specific Plan No. 24 Zone.
5. The building permits for this project must be issued within one year from the date of approval from City Council or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070.F.
6. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code, including the provision of a bicycle rack. Any compact parking stalls should be labeled as such.
8. The Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The property owner shall be responsible for ensuring that any graffiti on site is removed within 72 hours and that the entire site be kept free from trash and

debris at all times and that in no event shall trash and debris remain for more than 24 hours.

DESIGN

10. The site plan and building architecture shall be consistent with the plans approved by City Council provided that the Community Development Director is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
11. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
12. Additional screening shall be provided for the west building elevation from Lone Hill Avenue through the installation of additional landscaping, construction of a decorative masonry wall with tile accents, and/or other methods to the satisfaction of the Community Development Director.
13. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style of the proposed building and surrounding developments and street furniture. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
14. Plans for all exterior design features, including, but not limited to, doors, windows, site furniture, and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
15. The lighting fixture design shall compliment the architectural programs. The location and type of exterior lighting fixtures shall be submitted by the Developer to the Planning Division for review and approval prior to installation.
16. The Developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding may be implemented where appropriate to reduce light emissions onto adjoining properties.
17. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.

18. Meters, backflow prevention devices, and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Planning Division. Location of such equipment shall be clearly noted on landscape construction documents.
19. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
20. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
21. There shall be no roof-mounted floodlights on any structures, including trash enclosures.
22. The Developer shall underground all new utilities and utility drops, and shall underground all existing overhead utilities to the closest power pole off-site.
23. The exposed trusses shall be plated steel box-like trusses to match the existing Costco building and Panda Express building in the same development.
24. The Developer shall submit an update to the Citrus Station sign program to the Planning Division for review and approval prior to the installation of any signs. Said update shall reflect the building conditions and appropriate sign orientation and placement as well as demonstrate the sign specifications and attachment provisions.

LANDSCAPE

25. Prior to the issuance of building permits, the developer shall submit detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect to the Planning Division. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
26. The developer shall show all proposed electrical and mechanical equipment and transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.

27. All slopes over three (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
28. Additional landscaping shall be provided in the western setback facing Lone Hill Avenue and throughout the site. Said landscaping shall include a combination of shrubs, groundcover, and trees, including citrus trees. Said landscaping shall be reflected in the landscape plans submitted for plan check, subject to review and approval by the Planning Department, and installed prior to occupancy/final.
29. Water efficient landscaping shall be implemented as required by Chapter 18.14 of the San Dimas Municipal Code.

BUILDING DIVISION – (909) 394-6260

30. The Developer shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Mechanical Code, California Plumbing Code, and the California Electrical Code.
31. The Developer shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
32. The Developer shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
33. The Developer shall comply with the latest disabled access regulations as found in Title 24 of the CA Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to, parking, accessible pedestrian routes, counters, bathrooms etc.
34. The Developer shall submit an Edison site electrical plan as soon as available for City review. Said plan shall be coordinated with all other plans, including the site plan, grading plan, and landscape plans.
35. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Community Development prior to issuance of building permits.

36. The Developer shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Community Development.
37. The Developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Community Development. The Grading Plan shall include a parking lot striping plan, planter curb details, slope of accessible way, and all utility locations and runs.
38. Prior to the issuance of any grading or building permits, the Developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. The Developer shall submit a copy of the soils report (with recent addendum) which makes recommendations for foundation and pavement section design. Compaction reports shall be required prior to City inspection.
39. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
40. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
41. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
42. The Developer shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
43. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.
44. During grading and construction activities, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents or adjacent tenants. A sign shall be posted at the project site with the contact phone number. .

ENGINEERING DIVISION – (909) 394-6240

45. The developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
46. The Developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology study conforming to the current Los Angeles County methodology. The developed flows out letting into the exiting downstream system(s) from this project cannot exceed the preexisting storm flows.
47. The developer shall provide sewer, drainage, and reciprocal access easements for the development to the satisfaction of the City Attorney and the Public Works Director and City Engineer.
48. For all projects which disturb less than one (1) acre of soil, the Developer shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
49. For all projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, application must submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Developer, a local Stormwater Pollution Prevention Plan (SWPPP)/Wet Weather Erosion Control Plan (WWECP). The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto public or private property. In order to manage storm water drainage during construction, or or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:
 - i. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMO SE-2, Sedimentation Basin)
 - ii. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method

approved by the enforcing agency. (BMPs SE-1,Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

50. The Developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster and the City Engineer.
51. The Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
52. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer and Public Works Director.
53. All work adjacent to or *within* the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the Manual of Uniform Traffic Control Devices (MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
54. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

PARKS & RECREATION – (909) 394-6230

55. The developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fees per SDMC Chapter 3.26. Fees shall be paid prior to issuance of building permits.

End of Conditions