



AGENDA
REGULAR CITY COUNCIL
SUCCESSOR AGENCY MEETING
TUESDAY, JUNE 11, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 EAST BONITA AVENUE

CITY COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

2. RECOGNITIONS

- a. Mike Regan and Mark Chiappelli, San Gabriel Valley Baseball Coaches of the Year
- b. Danny Feola San Gabriel Valley Boys Swim Coach of the Year
- c. George Duran Daily Bulletin Girls' Soccer Coach of the Year
- d. Austin Garcia San Gabriel Valley Tribune Swimmer of the Year and CIF Champion

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 or 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.)

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

(1) **RESOLUTION NO. 2013-36, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF MAY AND JUNE, 2013.**

- b. Approval of minutes for the regular meeting of May 28, 2013.
- c. Reject claim for damages from Dean Riccioni
- d. San Gabriel Valley Council of Governments Report – 2013-2014 Budget

END OF CONSENT CALENDAR

4. OTHER MATTERS

- a. 2013-2014 Annual City Budget
 - 1) Adoption of 2013-2014 Annual Capital and Operating Budget.

2) Adoption of Appropriation Limit for FY 2013-2014

RESOLUTION N. 2013-37, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING APPROPRIATIONS LIMIT FOR FISCAL YEAR 2013-14 AND APPROPRIATE EXCESS REVENUES.

3) Adoption of Resolution Amending PERS

RESOLUTION NO 2013-38, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE PUBLIC EMPLOYEES RETIREMENT FUND (PERS) EMPLOYER PAID MEMBER CONTRIBUTIONS

4) Adoption of Salary Resolution 2013-39

RESOLUTION NO 2013-39, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING AND EXTENDING THE PAY PLAN AND REIMBURSEMENT SCHEDULE FOR CITY EMPLOYEES WITH ADJUSTMENTS TO OPTIONAL BENEFIT PLAN AND EMPLOYEE CONTRIBUTION TO PERS

5) Consideration of Inclusion of City Properties in the California HERO Program and approving an Amendment to Certain Joint Powers Agreement

RESOLUTION NO 2013-40, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING THE AMENDMENT TO A CERTAIN JOINT POWERS AGREEMENT AND CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HERO PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

5. PUBLIC HEARINGS

- a. Consideration of Municipal Code Text Amendment 12-03, a request to amend Section 18.542.250, and other sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 square foot second story architectural element on lots with a one-story height limit and other associated revisions, as deemed appropriate, located in Specific Plan No. 25 in the Northern Foothills of San Dimas.

(1) **ORDINANCE 1221**, An Ordinance of the City Council of the City of San Dimas approving a Municipal Code Text Amendment 12-03, amending building height and pad coverage standards in Specific Plan No 25, Planning Area One

6. SUCCESSOR AGENCY

- a. Verbal Update

7. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five-minutes or as may be determined by the Chair.)
b. City Manager
c. City Attorney
d. Members of the City Council

- 1) Designation of Voting Delegates and Alternate for League of California Cities Meeting September 20, 2013
- 2) Councilmembers' report on meetings attended at the expense of the local agency.
- 3) Individual Members' comments and updates.

8. ADJOURNMENT

The next meeting is on June 25, 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://cityofsandimas.com>

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

POSTING STATEMENT: ON JUNE 7, 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); AS WELL AS THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM.

Presented to

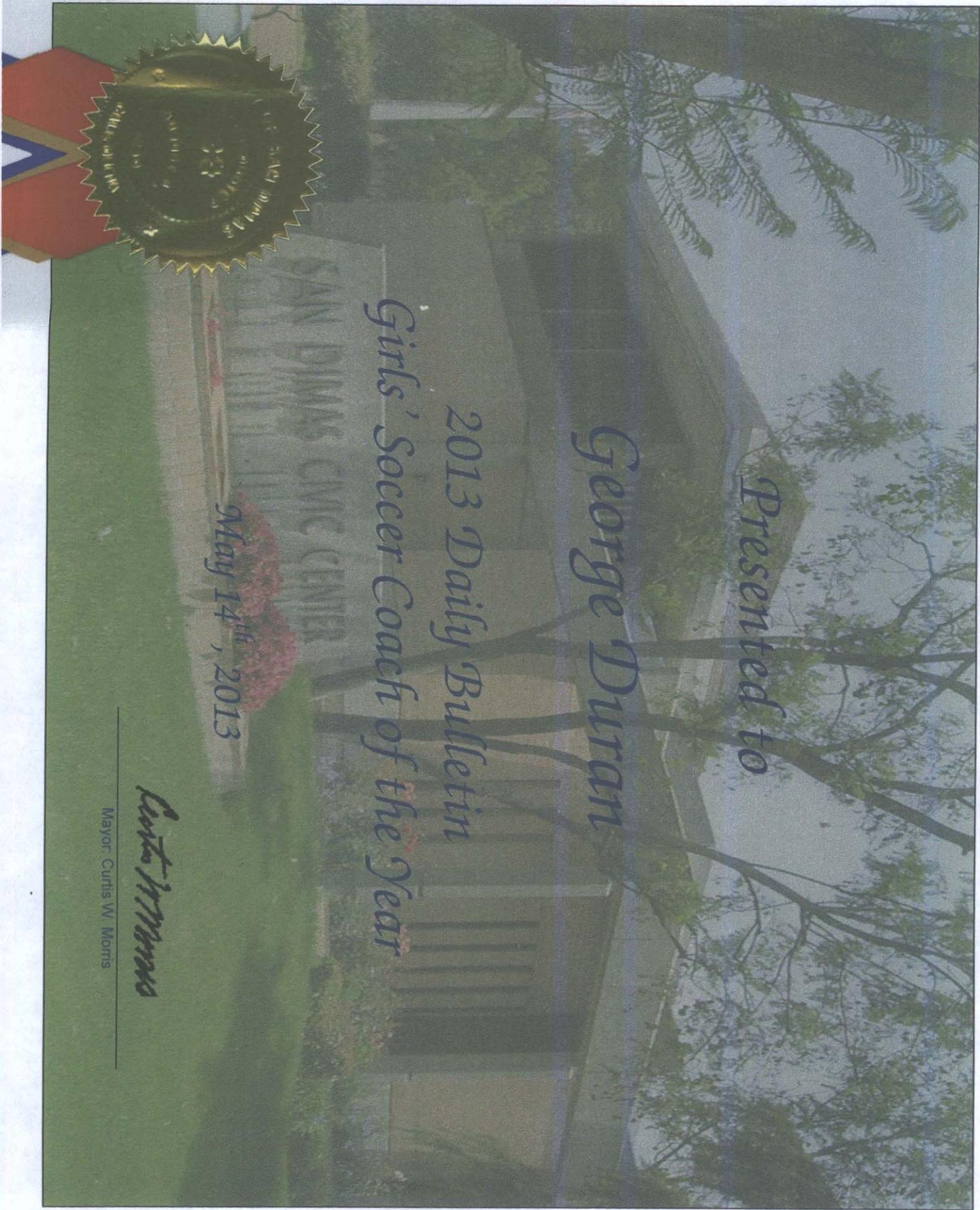
George Duran

*2013 Daily Bulletin
Girls' Soccer Coach of the Year*

May 14th, 2013

Curtis Morris

Mayor Curtis W. Morris



Presented to

Mike Regan

*2013 San Gabriel Valley
Baseball Coach of the Year*

June 11th, 2013

Curtis Morris

Mayor, Curtis W. Morris

Presented to

Mark Chiappelli

*2013 San Gabriel Valley
Baseball Coach of the Year*

June 11th, 2013

Curtis Morris

Mayor Curtis W. Morris



Presented to

Danny Feola

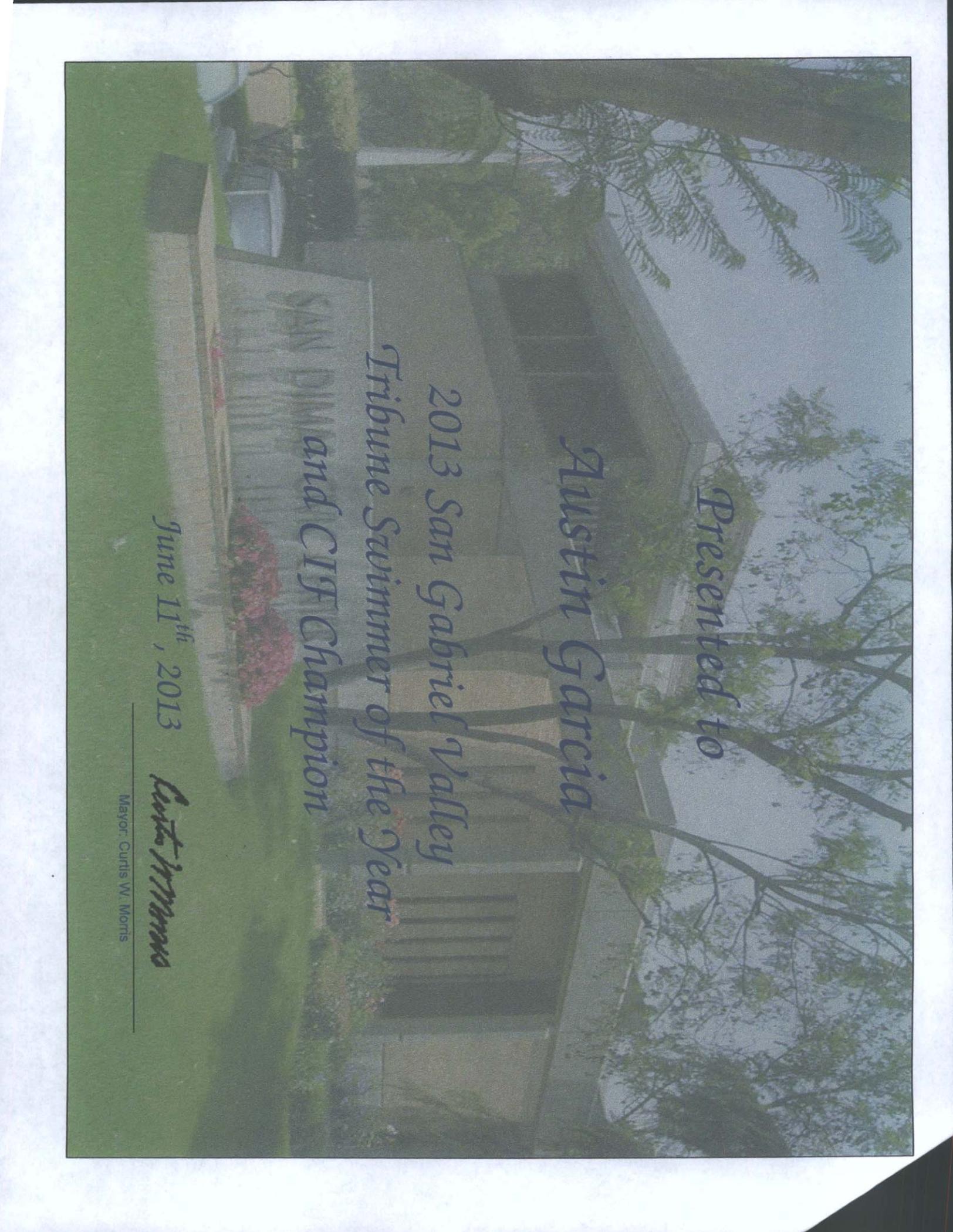
2013 San Gabriel Valley

Boys Swim Coach of the Year

June 11th, 2013

Curtis Morris

Mayor Curtis W. Morris



Presented to

Austin Garcia

2013 San Gabriel Valley

Tribune Swimmer of the Year

and CIF Champion

June 11th, 2013

Curtis Morris

Mayor: Curtis W. Morris

RESOLUTION NO 2013-36

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTHS OF
MAY AND JUNE 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: 05/31/13; 23594 through 23648 in the amount of
\$1,297,004.71(includes void items #143750, #143766, #143902); and Warrant: 06/14/13
#144001 through #144098 in the amount of \$213,946.55.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF JUNE 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 May 28th, 2013 by the following vote:

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

Debra Black, Deputy City Clerk

39(1)



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

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

SORRY FOR ANY INCONVENIENCES.

DOCUMENT IMAGING DEPT.



MINUTES
REGULAR CITY COUNCIL
SAN DIMAS SUCCESSOR AGENCY
HOUSING AUTHORITY
TUESDAY, MAY 28, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

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

2. RECOGNITIONS

- Small Business of the Year
 - Hometown Rentals
 - Awards by Champion

Matt Lyons representative for Assemblymember Holden presented the 2013 Small Business of the Year awards to Tim Hughes of Hometown Rentals and Joe Fransen of Awards by Champion.

Tammy Norman President of the San Dimas Rodeo presented the 2013 Scholarship Awards to Rachel Abraham, Amanda Avery, Daniel Cruz, Lindsey Lang and Blake Wigglesworth.

- 3. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

Margie Green invited Council and the audience out to the McKinley Children's Raging Waters Fundraiser on June 1, 2013.

Gary Enderle with the HEROES Organization paid tribute to Janae Graef who passed away in May of this year and two additional volunteers with the organization who passed away earlier this year. He continued with updates on the upcoming fundraiser events planned for the year.

Amy Crow Acting Manager at the San Dimas Library announced upcoming activities planned at the library.

Charles McCants a San Dimas resident invited Council and the audience out to the Relay for Life on June 1, 2013.

Rachel M. a San Dimas resident announced some of the activities planned for the Relay for Life.

Councilmember Bertone invited Dr. Esher to the podium to speak of the interview he will be giving on the 45th anniversary of Senator Robert F. Kennedy's assassination.

Dr. Ersher shared that he would be a part of an interview discussing the event to be shown on CBS Morning Show.

4. **CONSENT CALENDAR**

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

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

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
 - (1) **RESOLUTION NO. 2013-29, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF MAY, 2013.**
- b. Approval of minutes for special meetings of April 29, 2013, May 14, 2013 and regular meeting of May 14, 2013.
- c. Consideration of Municipal Code Text Amendment 12-01 – A Request to amend Section 18.544.380 (Building Setbacks) of Specific Plan No. 26 to allow Accessory Structures, including carports, into the required interior property line setback
ORDINANCE NO 1220, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-01, A REQUEST TO AMEND SECTION 18.544.380 OF SPECIFIC PLAN NO. 26 TO ALLOW ACCESSORY STRUCTURES, INCLUDING CARPORTS, INTO REQUIRED INTERIOR PROPERTY LINE SETBACK SECOND READING AND ADOPTION
- d. SCAG Sustainability Program Grant Application
 - 1) **RESOLUTION 2013-35, RESOLUTION OF THE CITY OF SAN DIMAS CITY COUNCIL APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE SUSTAINABILITY PROGRAM, A NEW LOCAL ASSISTANCE PLANNING PROGRAM FROM THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS.**
- e. 2012-13 National Pollutant Discharge Elimination System (NPDES) Budget Appropriation of \$12,000.00 from the General Fund New NPDES Permit Implementation Requirements
- f. Approve Cash Contract 2013-02, Alley K Reconstruction (North of Second Street from Acacia Street to 150 feet east of Cataract Avenue) to Crownline General Contractor for the bid amount of \$117,095.50
- g. Request for Care for the Children Paint Citywide Curb Addresses 2013 Program

END OF CONSENT CALENDAR

5. **PUBLIC HEARINGS**

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

- a. Recommending the Assessment Rate be confirmed for District 1 (Boulevard, Tract 32818) and District 1, Annexation No. 3 (Northwoods, Tract 32841), pursuant to the Landscape and Lighting Act of 1972 and subject to the procedures and approval process of Section 4 of Article XIID of the California Constitution.

- 1) **RESOLUTION NO. 2013-30, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2013-2014 FOR OPEN SPACE DISTRICT NO. 1 (TRACT 32818, BOULEVARD DEVELOPMENT.)**

Director of Parks and Recreation Theresa Bruns presented staff's report on this item and recommended approval.

Mayor Morris opened the public hearing at 7:39 p.m. seeing no one come forward the public hearing was closed at 7:40 p.m.

MOTION: After the title was read, it was moved by Councilmember Badar, seconded by Councilmember Ebner to waive further reading and adopt Resolution 2013-30. The motion carried unanimously.

- 2) **RESOLUTION NO. 2013-31, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2013-2014 FOR OPEN SPACE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT 32841, NORTHWOODS.)**

Director of Parks and Recreation Theresa Bruns presented staff's report on this item and recommended approval.

Mayor Morris opened the public hearing at 7:42 p.m. seeing no one come forward the public hearing was closed at 7:43 p.m.

MOTION: After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Ebner to waive further reading and adopt Resolution 2013-31. The motion carried unanimously.

- b. Setting the Special City-wide parcel tax for Fiscal Year 2013-2014.

- 1) **RESOLUTION NO. 2013-32, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITYWIDE PARCEL TAX FOR FISCAL YEAR 2013-2014 TO BE USED FOR LANDSCAPE MAINTENANCE PURPOSES**

Director of Parks and Recreation Theresa Bruns presented staff's report on this item and recommended approval for Option 1 or Option 2.

Mayor Morris opened the public hearing at 7:47 p.m. seeing no one come forward the public hearing was closed at 7:48 p.m.

Councilmember Templeman asked if the funding for irrigation at the new Lone Hill development would be coming from these funds.

Director Bruns responded no those costs are included in the Public Works Project Budget.

MOTION: After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Ebner to waive further reading and adopt Resolution 2013-32 with Option 2. The motion carried unanimously.

6. OTHER MATTERS

- a. Consider continuation of the 1% Public, Educational and Government (PEG) fee for public access support.

- 1) **RESOLUTION NO. 2013-33, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS SETTING THE PUBLIC ACCESS FEE FOR FISCAL YEAR 2013-2014 TO BE USED FOR PEG PURPOSES.**

Assistant City Manager Ken Duran presented staff's report on this item and recommend approval.

Councilmember Templeman asked if the sound problems we were experiencing have been addressed.

Assistant City Manager Duran explained that we have not had any feedback on sound issues.

Councilmember Bertone shared that the sound has improved 100%.

Mayor Morris mentioned that some equipment has been replaced.

Councilmember Ebner confirmed that this was for the educational and government access and not public access; he is supportive of the fee but at some point would like to get public access back.

MOTION: After the title was read a motion to waive further reading and adopt Resolution 2013-33 was made by Councilmember Ebner, seconded by Councilmember Templeman. The motion passed unanimously.

- b. Consider increase to Business License Fees.

- 1) **RESOLUTION NO. 2013-34, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, SETTING THE BUSINESS LICENSE FEES RATES FOR FISCAL YEAR 2013-14.**

Assistant City Manager Ken Duran presented staff's report and recommended approval.

Councilmember Ebner asked how our movie filming fees compared to other surrounding jurisdiction near us and how they were calculated.

Assistant City Manager Duran answered that these are flat fees and are extremely low.

MOTION: After the title was read a motion to waive further reading and adopt Resolution 2013-34 was made by Councilmember Bertone, seconded by Councilmember Templeman. The motion passed unanimously.

Mayor Morris recessed the regular city Council meeting and convened the meeting of the San Dimas Housing Authority at 7:56 p.m.

7. HOUSING AUTHORITY

a. Purchase of Affordable Units from Olson Urban Housing LLC

- 1) **RESOLUTION NO 5, A RESOLUTION OF THE HOUSING AUTHORITY OF THE CITY OF SAN DIMAS AS SUCCESSOR TO THE HOUSING ASSETS OF THE DISSOLVED SAN DIMAS REDEVELOPMENT AGENCY APPROVING AN AGREEMENT AMENDING THE OWNER PARTICIPATION AND DISPOSITION AND DEVELOPMENT AGREEMENT TO PROVIDE FOR THE PURCHASE OF HOUSING UNITS FROM OLSON URBAN HOUSING LLC**

City Manager Blaine Michaelis gave a brief explanation of the project and then asked City Attorney Ken Brown to explain the agreement and process of purchasing he units.

Councilmember Bertone confirmed that the money used to purchase the units is earmarked just for this and that it cannot be used for anything else.

City Attorney Brown answered yes it must be used for housing.

Mayor Morris added that it has to be used for this project.

There was discussion on the number of units the city would own and plans in place for marketing them.

MOTION: After the title was read a motion to waive further reading and adopt Resolution 5 was made by Councilmember Badar, seconded by Councilmember Ebiner. The motion passed unanimously.

The regular meeting of the City Council reconvened at 8:09 p.m.

8. ORAL COMMUNICATIONS

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

No one came forward.

b. City Manager

Ask the Mayor Show back May 30th, 2013.

c. City Attorney

Nothing to report

d. Members of the City Council

- 1) Re-appointment to Parks and Recreation Commission

Director of Parks & Recreation Theresa Bruns confirmed Jose Martinez eligibility and desire to be re- appointment.

MOTION: A motion was made by Councilmember Ebner, seconded by Councilmember Templeman to re-appointment Jose Martinez to the Parks & Recreation Commission.

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

Councilmember Templeman and all of Council attended Contract Cities Association Annual Seminar in Indian Wells May 16-9, 2013.

Topics and contacts of interest:

- AB109 and the ramifications to our community
- Film LA Incorporated
- Earthquake presentation

3) Individual Members' comments and updates.

Councilmember Templeman expressed concern over the condition of the driveway at the library.

Councilmember Badar asked about the work recently done on Puente.

Director of Public Works Krishna Patel shared that it is preparation work being done by city crew for the Chip Seal to be done by a contractor.

Councilmember Badar asked if the parking machine in Via Verde will be replaced.

Assistant City Manager Duran explained that we will be purchasing a new machine for the Sheriff's Station and moving the existing machine possibly to the 76 Gas Station in Via Verde.

Councilmember Bertone paid tribute to Anona Gray our Older American Honoree this year who passed away before the ceremony that would have honored her. He also announced San Dimas Day at the Fair on September 11, 2013.

9. ADJOURNMENT

The meeting was adjourned at 8:26 p.m. to the next meeting at 7:00 p.m. on June 11, 2013.

Respectfully submitted,

Debra Black, Deputy City Clerk



CARL WARREN & COMPANY
Claims Management and Solutions

May 20, 2013

TO: City of San Dimas

ATTENTION: Ken Duran, Assistant City Manager

RE: Claim : Riccioni v. City of San Dimas
Claimant : Dean Riccioni
Member : City of San Dimas
Date Rec'd by Mbr : 4/26/13
Date of Event : 1/14/13
CW File Number : 1856404

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's attorney: Pejman Ben-Cohen at 1801 Avenue of the Stars, Suite 525, Los Angeles, Ca 90067.**

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
Supervisor

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

3c

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:

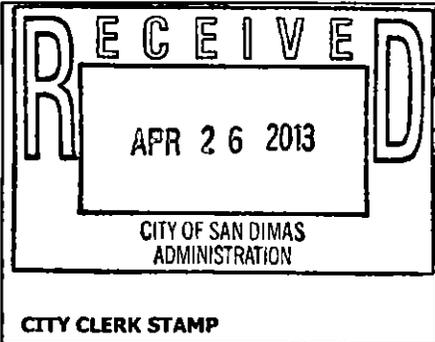
[name and address of claimant, or claimant's attorney]
[address on letter]

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 _____ 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 Dean Edward Riccioni
 - a. Address Counsel: 1801 Avenue of the Stars, Ste. 525
 - b. City Los Angeles Zip Code 90067
 - c. Telephone Number (310) 858-9088 d. Cell Number ()
 - e. Date of Birth 12/26/29 f. Drivers' license N/A
 - g. e-mail: Counsel, pej@bencohenlawyers.com
2. Name, telephone and post office address to which claimant desires notices to be sent if other than above:

Pejman Ben-Cohen / Ben-Cohen Lawyers, PLC
1801 Avenue of the Stars, Ste. 525, Los Angeles, CA 90067
3. Event or occurrence from which the claim arises:
 - a. Date 1/14/13 b. Time Approx. 8:00-9:00 a. a.m./p.m.
 - c. Place (exact & specific location) San Dimas Canyon Golf Course - 2100 Terrebonne Ave., San Dimas, CA 91773
Claimant slipped on the golf path.
 - 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) See Attachment I.
 - e. What particular action by the City, or its employees, caused the alleged damage or injury? See Attachment I.
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".
Claimant suffered a fractured pelvis as well as a large hematoma as a result of hitting his head on the ground.

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

Employees and/or agents of the San Dimas Canyon Golf Course, owned and operated by the City of San Dimas, whose identities are not yet known to Claimant.

6. Name and address of any other person injured:

Not applicable.

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

Not applicable.

8. Damages claims:

- a. Amount claimed as of this date: \$ >25,000.00
- b. Estimated amount of future costs: \$ >25,000.00
- c. Total amount claimed: \$ >25,000.00
- 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. Jim Lorsan - Contact information will be provided through Claimant's counsel upon request.
- b. Trip Stevens - General Manager of San Dimas Golf Course
- c.
- d.

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

Claimant has been seen by the following medical providers for injuries related to this incident:

Gregory R. Lercel, M.D. - 1880 N. Orange Grove Ave., Pomona, CA 91767 / (909) 629-4604

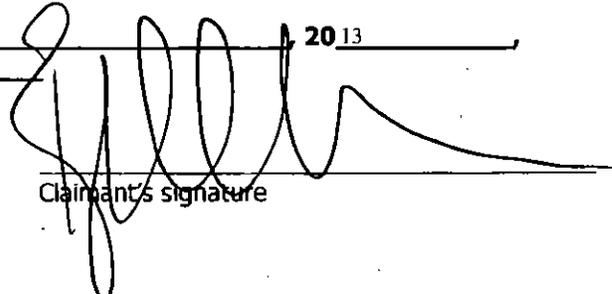
Boa Cong Tran, M.D. - 175 W. La Verne, Ste. D, Pomona, CA 91767 / (909) 593-3388

Pomona Valley Hospital - 1798 N. Garey Avenue, Pomona, CA 91767

**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 24th day of April, 2013
at Los Angeles, CA



Claimant's signature

Print Form

Clear Form

ATTACHMENT 1

1
2 On January 14, 2013, Claimant Dean Edward Riccioni was walking in a reasonable and
3 foreseeable manner on a golf cart path at San Dimas Canyon Golf Course when suddenly and
4 without warning he slipped on ice. Mr. Riccioni fell, hitting his body and head on the ground.
5 Despite cold and freezing temperatures, employees of the City of San Dimas and/or San Dimas
6 Canyon Golf Course ("San Dimas Golf") continued to water the course, causing an icy surface to
7 form on the black asphalt cart path. The City of San Dimas, its employees, agents, contractors, and/or
8 assigns were negligent in creating and permitting this dangerous condition to exist in an area where
9 course members and users, such as Mr. Riccioni, are present and likely to traverse, exposing them to
10 said dangerous condition without warning. As a direct and proximate result of the City of San
11 Dimas' negligence and resulting dangerous condition, Mr. Riccioni slipped and fell, suffering serious
12 and life-altering injuries. Mr. Riccioni's injuries include a hematoma to the head and a fractured
13 pelvis.

14 Claimant is informed and believes and based thereon alleges that the City of San Dimas owns
15 and operates San Dimas Golf and was at all times mentioned herein in control of San Dimas Golf. As
16 such, the City of San Dimas owed a duty to Mr. Riccioni and others in the cart path area to keep said
17 cart path in a good and safe condition. The City of San Dimas, by and through its management,
18 administration, designers, planners, engineers, maintenance personnel, inspectors, and/or other
19 employees, staff, agents or contractors, acting within the course and scope of their duties, and
20 through negligent or wrongful acts and/or omissions, so negligently and carelessly designed,
21 constructed, owned, operated, leased, maintained, controlled, supervised, repaired, and/or kept said
22 cart path at San Dimas Golf that same was caused to be, allowed to be, and allowed to remain in a
23 dangerous condition. The City of San Dimas failed to guard or warn of the dangerous conditions to
24 persons, such as Mr. Riccioni, who were using the property in a lawful and careful manner, and who
25 were exposed to the foreseeable risk of harm. Said dangerous condition(s) created a reasonably
26 foreseeable and substantial risk of the type of injuries alleged herein when said property is used with
27 due care and in a reasonably foreseeable manner. Said dangerous condition(s) was not reasonably
28 apparent and could not be anticipated by a person such as Mr. Riccioni who was using said property

BEN-COHEN LAWYERS^{PC}

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with due care. Said dangerous condition(s) was a substantial factor in causing Mr. Riccioni's fall and injuries.

At all times herein mentioned, Respondent City of San Dimas and its employees/agents knew or should have known of said dangerous condition(s) or that said dangerous condition(s) would occur. Such a dangerous condition(s) existed for a sufficient period of time such that the City of San Dimas and its employees/agents should have discovered the condition(s) and its dangerous character through the exercise of reasonable care, and had sufficient time in which to remedy the dangerous condition(s) prior to Mr. Riccioni's injuries.

The acts and omissions of the City of San Dimas as herein alleged created or allowed to create a dangerous condition under Government Code Section 835. Due to the acts, omissions, peculiar risks, and dangerous conditions detailed above, the City of San Dimas and its employees/agents are liable for Claimant's injuries under the Code, including but not limited to sections 815.2, 815.4, 835, and 840.2.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 28 2013

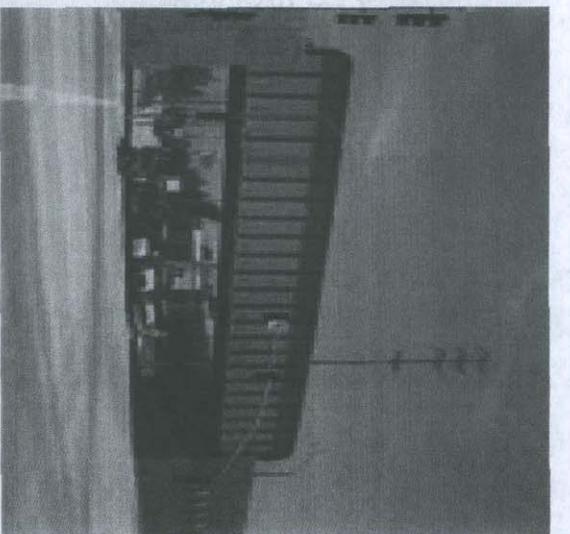
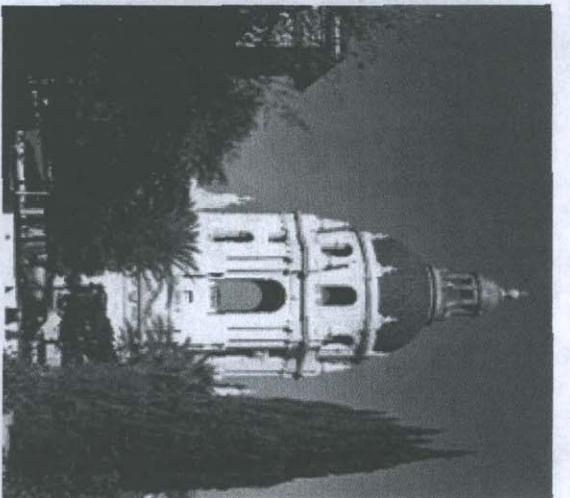
FROM: Blaine Michaelis, City Manager *Bm*

SUBJECT: SGVCOG Budget 2013-14

SUMMARY

Attached is a summary of the SGVCOG's 2013-14 Budget. If you would like to see the full budget, please let me know. The City Manager's TAC has recommended approval. This is provided for your information.

Attachment: SGVCOG Summary Budget 2013-14



San Gabriel Valley
Council of Governments

Proposed Budget

Fiscal Year 2013 – 2014





SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS PROPOSED FISCAL YEAR 2013-14 BUDGET

Officers

President

Barbara Messina

1st Vice President

Mary Ann Lutz

2nd Vice President

Joseph Gonzales

3rd Vice President

Gene Murabito

Andrea M. Miller
Executive Director

Marisa Creter
Assistant to the Executive Director

Genevieve Blanche
Senior Analyst

Caitlin Sims
Senior Analyst

Charles Conway
Accountant/Treasurer

Richard Jones
General Counsel

Alhambra
Covina
Inwindale
Monterey Park
San Marino
West Covina

Arcadia
Diamond Bar
La Canada Flintridge
Pasadena
Sierra Madre
LA County District 1

Azusa
Duarte
La Puente
Pomona
South El Monte
LA County District 4

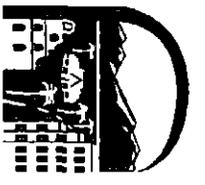
Baldwin Park
El Monte
La Verne
Rosemead
South Pasadena
LA County District 5

Bradbury
Glendora
Monrovia
San Dimas
Temple City
San Gabriel Valley Water Agencies

Claremont
Industry
Montebello
San Gabriel
Walnut

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San Gabriel Valley Council of Governments

May 30, 2013

Governing Board Delegates and Alternates:

On behalf of the San Gabriel Valley Council of Governments (SGVCOG), it is my pleasure to present a balanced budget for Fiscal Year 2013-14. The budget provides detailed information about anticipated revenues and planned expenditures for the upcoming fiscal year, and demonstrates how available resources are allocated based on the Governing Board's Strategic Plan and objectives. The budget was developed using a conservative approach to revenue forecasting and incorporates prudent expenditure adjustments to achieve a balanced operating budget. Some new costs are included in the FY 2013-14 budget based on the Governing Board's direction to transition from a contract management service to in-house personnel and enhance the level of transparency and openness in conducting the SGVCOG's business. Chief among these new costs are contractual costs related to human resources administration, information technology and updated software systems. These new costs are funded through a reallocation of resources and reductions in some expenditure categories. There is no recommended increase in member dues for the sixth consecutive year.

The SGVCOG continues to demonstrate its commitment to providing a high level of service to the communities it serves and efforts to be recognized as a leader in achieving sustainable solutions and advocating on behalf of the region. The Strategic Planning process and the Mission and Vision Statement adopted by the Governing Board set the expectations.

The Mission

"The San Gabriel Valley Council of Governments is a unified voice to maximize resources and advocate for regional and member interests to improve the quality of life in the San Gabriel Valley."

The Vision

"The San Gabriel Valley Council of Governments will be recognized as the leader in advocating and achieving sustainable solutions for transportation, housing, economic growth and the environment."

Additionally, this process identified goals to be achieved over the past three years to support the Agency's mission and vision:

1. Take the leading role in redefining and revitalizing economic development, affordable housing and homeless services.
2. Advocate for and secure funding for prioritized COG transportation projects.

3. Advocate for and secure funding for prioritized energy, environmental and natural resources projects.
4. Strengthen internal and external relationships and communication.

FY 2012-13 involved a period of change for the SGVCOG. Criticism and scrutiny regarding the SGVCOG's processes provided an opportunity for reevaluation and change. As a result, a new model was formed and best practices used in government agencies across the Valley and throughout the State are being implemented. There is a greater sensitivity to public perception and renewed commitment to ensuring the SGVCOG is serving the needs of the member agencies and providing value. Despite the challenges and scrutiny, there were a number of achievements in FY 2012-13. The most notable achievements include:

Organizational

- ✓ **New Organizational Structure:** In October 2012, the Master Services Agreement (MSA) with Arroyo Associates, Incorporated (AAI), which provided staffing for the SGVCOG, was terminated. Three individuals were hired as six-month temporary employees of the SGVCOG primarily to carry out the work on the SGVCOG's three grant projects. At its January 2013 meeting, the Governing Board hired five individuals, including a new Executive Director, to serve as employees of the SGVCOG to carry out the responsibilities of the organization.
- ✓ **New Executive Director:** Beginning in July 2012, Francis Delach was hired to serve as Interim Executive Director of the SGVCOG. The Governing Board created an ad-hoc Search Committee, comprised of members of the Governing Board and a representative of the City Managers Steering Committee, to identify a new Executive Director. After a six-month search, in January 2013, the Governing Board hired Andrea M. Miller, formerly the City Manager for the cities of La Mirada and San Bernardino, to serve as the Executive Director of the SGVCOG.
- ✓ **Transparency:** In October 2012, Jones & Mayer, General Counsel for the SGVCOG, provided a two-hour Brown Act training session for the Governing Board to increase transparency and address the Brown Act violations that had occurred. Additional training was provided to SGVCOG staff to ensure compliance with all requirements of the Brown Act. Every contract is now reviewed by the Governing Board, and new processes have been implemented to ensure the SGVCOG is meeting the requirements.
- ✓ **Valley Voice Newsletter:** A new monthly newsletter, *Valley Voice*, was initiated in March 2013 to inform local leaders of the progress on the SGVCOG's priority projects and initiatives and alert them to emerging issue, provide an opportunity to highlight the effective partnerships in the region and celebrate successes.

Transportation

- ✓ **Transportation Forum:** The SGVCOG hosted a Transportation Forum in October 2012. Several LA County Supervisors, state legislators, and MTA staff members spoke at the event, which was attended by more than 100 local leaders.
- ✓ **Transportation Matrix:** In January 2013, the SGVCOG adopted an updated transportation matrix which reflects the Valley's priority transportation projects. This will allow the SGVCOG to advocate for and track the status of projects.

- ✓ **710 Gap Closure Environmental Work:** This year, work began on the 710 Gap Closure environmental impact report. This Measure R funded effort represents significant progress on a long-standing SGVCOG transportation priority.
- ✓ **ACE Project:** Significant progress was made toward the completion of the \$1.7 billion ACE Project of 22 grade separations and safety improvements at 39 crossings. In 2013, ACE launched its busiest period ever in its 15-year history with three construction projects underway and five additional grade separation projects in the design and property acquisition phase. The three projects underway include: Baldwin Avenue in El Monte, Nogales at State Route 60, and the San Gabriel Trench. The five projects in design are expected to be ready for construction in the near future.

Housing, Community/Economic Development, and Homelessness

- ✓ **Small Business Assistance:** Throughout summer and fall 2012, the CEO of the San Gabriel Valley Economic Partnership (SGVEP) and several COG representatives met with representatives from colleges and universities in the San Gabriel Valley to determine if any schools were interested in housing a Small Business Development Center (SBDC) to replace the one that had been located at Mount Saint Antonio College (Mount SAC) and closed two years ago. Several schools were interested in this effort, and the University of La Verne and Pasadena City Colleges submitted grant applications for funding for SBDC subcenters. The Pasadena City College SBDC subcenter and the University of La Verne SBDC subcenter are anticipated to open during 2013. In addition to the two SBDCs that will be housed at Pasadena City College and the University of La Verne, a satellite office of the SBDC opened in late 2012 in the City of San Gabriel. The Center will be providing business assistance to small businesses and is currently in the process of determining which services are most needed by businesses in the San Gabriel Valley.

Environment

- ✓ **Partnership with the County of Los Angeles on Energy Upgrade California:** SGVCOG is assisting the County with implementation of this new statewide energy efficiency rebate and incentive program for single-family homes by providing coordination, staffing resources and technical assistance to cities to help promote the program. Through this program, residents can qualify for financial rebates and incentives and secure significant monthly energy savings by implementing upgrades to their homes. The San Gabriel Valley continues to have the highest participation rate in the EUCLA program in all of Los Angeles County. As of January 31, 2013, a total of 2,725 projects have submitted applications through the program in the County and 1,170, or 45%, have been in the San Gabriel Valley. Over the past year, SGVCOG staff attended 50 events in 18 cities, interacting with over 9,200 residents.
- ✓ **LA Permit Group:** In support of the LA Permit Group's negotiation efforts on the National Pollutant Discharge Elimination System Municipal Stormwater System (NPDES MS4) Permit, the COG carried out the procurement process and collected the funds necessary to cover the cost of a technical assistance contract. The COG reached out to all cities in both the San Gabriel Valley and the LA Permit Group as a whole, receiving funds or an in-kind contribution from 39 cities overall – 24 cities within the COG and 15 outside of the COG – and the money collected exceeded the cost of the contract, providing for

- a reimbursement for each participating city. Following the adoption of the NPDES MS4 Permit, the LA Permit Group asked the COG to assist in another procurement process to obtain a technical consultant to support the cities in the implementation of the NPDES MS4 Permit requirements, which cities are responsible for meeting and implementing by June 2013. To support this contract, each city had the opportunity to receive its reimbursement or to put forward its reimbursement towards the new technical assistance contract. The new contract, which was executed with Larry Walker Associates (LWA) in February 2013 following recommendation by the LA Permit Group, is supported by the overage of funds that were retained. As of March 12, 33 of the original participating cities allowed the SGVCOG to retain its reimbursement for the new contract, 2 additional cities contributed money for the contract, and 2 cities requested a reimbursement. The amount of money retained exceeded the cost of the contract, and it is anticipated the participating cities will receive a reimbursement.
- ✓ **Climate Action Planning:** Through a grant from Southern California Edison (SCE), the COG has been working to help cities plan to increase their energy efficiency and reduce their greenhouse gas emissions (GHG) emissions in support of AB 32. The COG has assisted in the development of GHG inventories and Energy Action Plans for 27 participating cities in the San Gabriel Valley. The GHG data collected includes both municipal operations and community-wide, as well as a baseline inventory and a forecast inventory. Using this emissions data, each city has been working with the COG and the COG's consultant team to complete an Energy Action Plan to serve as a guiding document for municipalities in identifying GHG mitigation activities and strategies that are appropriate to each city. Together, these two work products make up a significant portion of the work required to complete a full Climate Action Plan (CAP). The CAP would not only assist cities in addressing the increased scrutiny from regulatory agencies related to GHG mitigation but would also assist in other planning efforts, including General Plan Updates and CEQA compliance. Energy Action Plans for twenty seven cities have been completed.
 - ✓ **Regional Energy Network:** In 2012, the SGVCOG has been active in the Southern California Regional Energy Network (SoCalREC), which has helped to provide aggregated regional procurement and contracting for several cities in the SGVCOG. In 2012, the California Public Utilities Commission (CPUC) provided \$44.6 million in funding for local governments in Southern California as a part of the Southern California Regional Energy Network (SoCalREN). SoCalREN will be administered by Los Angeles County and will expand SoCalREC and will provide additional programs and services to local governments—in addition to the utilities' Local Government Partnerships (LGPs)—in pursuit of greater energy efficiency. These additional programs include the continuation of many of the existing Energy Upgrade California in Los Angeles County programs and offerings, including Flex Path and continued assistance in marketing and outreach for the program, will support low-income retrofit programs, and will support financing programs.
 - ✓ **2010-12 Energy Wise Partnership:** From 2010 – 2012, the SGVCOG administered the San Gabriel Valley Energy Wise Partnership with SCE. The Partnership was extremely successful, exceeding its annual kilowatt-hours (kWh) savings goal each year, as well as its overall three-year goal. During the three-year cycle, San Gabriel Valley cities completed 45 projects in their municipal facilities, saving the cities approximately 6.2 million kWh, which is equivalent to approximately \$916,000 in

annual electricity costs. Through the completion of municipal projects in the Partnership, cities have also received approximately \$295,000 in rebates.

✓ **Regional Conference:** In September 2012, the SGVCOG hosted a regional Energy Efficiency and Climate Change Conference to showcase the greenhouse gas (GHG) emissions inventories and municipal and community-wide Energy Action Plans that were completed as a part of a long-term strategic planning grant from SCE, to highlight best practices and strategies for implementation from other LGPs across the region, and to discuss regional and statewide greenhouse gas and climate change planning efforts. Nearly 150 people attended the event, and speakers included State Senator Carol Liu, Air Resources Board Member Hector De La Torre, Denise Tyrrell from the CPUC, and Michael McCormick from the Governor's Office of Planning and Research.

As the new Executive Director, I am striving to meet personally with the members of the Governing Board, elected officials, City Managers and Administrators, representatives of the various technical advisory committees and working groups, and partner agencies to develop a greater understanding of the issues facing the SGVCOG and expectations. I have been overwhelmed by the commitment of the members to extend the leadership and innovative approach the SGVCOG has demonstrated in the area of energy and the environment to other areas including transportation, housing, homelessness, economic growth and development, to engage the entire organization in setting the vision for the SGVCOG, to continue to forge strong partnerships with regional planning agencies, and to complete the ACE Project. A resounding message has been the desire for increased transparency and openness in conducting SGVCOG business. I will continue to reach out within our organization and externally to ensure the staff is meeting the Board's expectations and leverage the SGVCOG's resources to enhance the quality of life in the San Gabriel Valley.

The budget is the culmination of the teamwork and prudent budget practices. I believe that the efforts and active participation of the Governing Board, Policy Committees, and the various Technical Advisory Committees and working groups, working in cooperation with the SGVCOG staff in the coming year will enable the organization and the region to successfully meet the challenges ahead and preserve and enhance the quality of life in the San Gabriel Valley.

Respectfully submitted,

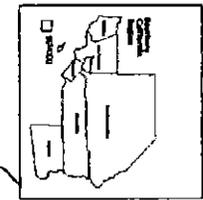
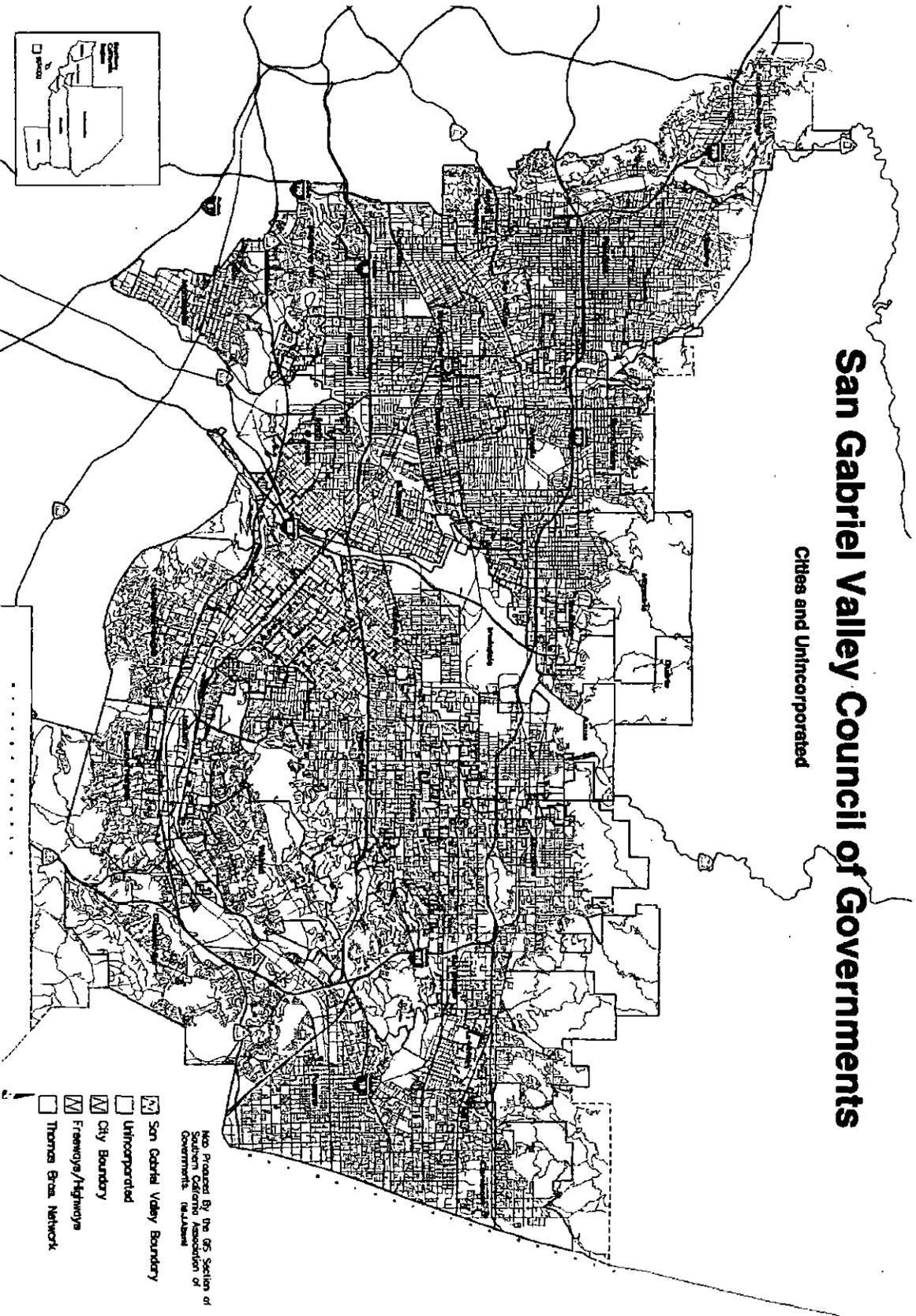
SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS



Andrea M. Miller
Executive Director

San Gabriel Valley Council of Governments

Cities and Unincorporated



- San Gabriel Valley Boundary
- Unincorporated
- City Boundary
- Fremont/Antelope
- Thomas Bros. Network

Map Produced by the 95 Section of
Southern California Association of
Governments (SACOG)

**San Gabriel Valley Council of Governments
Proposed Budget
Fiscal Year 2013-14**

<u>Description</u>	<u>Amount</u>
Revenues:	
Dues	\$ 687,031
Grants & Other Funding	821,458
Total Revenue	<u>1,508,459</u>

Expenses:	
Administrative & Personnel Services	563,596
Maintenance & Operation Costs	165,200
Contractual Services	140,500
Capital Outlay	7,500
Programs	575,000
Total Expenses	<u>1,451,796</u>

Net Operating Income	56,692
Non-Operating Income	1,000
Change in Net Assets	<u>\$ 57,692</u>



Agenda Item Staff Report

TO: Honorable Mayor and Members of the City Council
For the Meeting of June 11, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Ken Duran, Assistant City Manager

SUBJECT: Fiscal Year 2013 – 2014 Budget Adoption

SUMMARY

Adoption of the FY 2013 - 2014 Annual Capital and Operating Budget.

BACKGROUND

Attached is the FY 2013-14 budget along with the narrative budget notes which describes the significant elements of the budget. The budget notes follow chronologically with the budget. Schedule 1 provides a summary of each of the Funds. The Schedule shows the estimated beginning fund balance, estimated revenues for the fund, any transfers in or out, the estimated expenditures for the fund and lastly the ending fund balance.

The City began this year's budget process in February with a City Council and Staff Study Session to establish preliminary budget priorities. City staff then developed departmental budgets including revising current year budget projections and making recommendations for the FY 2013-2014 budget which were then compiled into a draft budget. On May 14th the City Council held a study session to review the draft budget, as well as conducted a public hearing to receive public input on the budget. The budget that is presented to you this evening is essentially the same as the draft budget reviewed at your May 14th meeting with a few noted exceptions which are highlighted as follows:

4a(1)

GENERAL FUND

- Revenue amounts for the Property Tax Pass True Payments and Residual Distribution have been updated to reflect more accurate estimates. The net result is an increase of \$30,000.
- Some of the current year revenues have been adjusted to reflect more current actual revenues. Likewise some of the current year expenses have been adjusted slightly to reflect projected expenses.
- Current year Building Permit fees have been increased by \$119,000 to reflect more current revenues received to date. These are considered one time revenues as we are not increasing the budgeted revenue for next year.
- The amount of revenue for the Golf Course loan repayment is reduced by \$100,000 due to the expense of the HVAC replacement cost as described below.
- The revenue from a FEMA Reimbursement Grant for the 2010 storm damage in the amount of \$83,159 was originally shown in Fund 12 but has been moved to the General Fund. The reason for the move is the grant is to reimburse expenses that were originally charged to the General Fund.
- Some of the grant amounts have been adjusted in both revenue and expenditures to reflect actuals.
- Line Item 01-4190-200-001 – PERS Contribution, has been adjusted to reflect the City Council action to defer increasing the employee contribution by 1.5% by one year. The amount of increase to the budget is \$60,000.
- Line Item 01-4190-200-002 – Health Insurance and Optional Benefits, has been adjusted to reflect the City Council action to increase the amount of the Cafeteria Benefits contribution by \$100 for full-time and \$50 for regular part-time employees. The amount of increase to the budget is \$92,000.
- Line Item 01-421-078-003 – Golden Hills Road, \$80,000 has been added as a place holder for the City's potential contribution towards the realignment of Golden Hills Road.
- Line Item 01-4309-102-001 – Planning Intern, \$15,000 has been added to fund a Planning Intern per City Council direction.

- Line Item 01-4341-024 – NPDES, has been increased by \$16,500. However, this item is very fluid as we develop new information about the requirements for the new year. Staff may need to come back to the City Council to request additional budget appropriations in the future.
- HVAC Replacements at various facilities. Many of the HVAC systems at various City facilities are aged and experiencing operational difficulty and malfunction. Parts are sometimes difficult to locate and repairs are costly. Most recently, components of the system at the Senior Citizen/Community Center failed and improvised parts have been installed to continue operation as a temporary solution. As a result, a professional services contract was entered with Pacific West Energy Solutions and a complete evaluation of that system was conducted and design of a new system is currently underway. Concurrently, evaluation of all other HVAC systems has occurred and staff has negotiated a reasonable approach for the comprehensive replacement of 13 units, each of which at 17-25 years old, as well as the installation of building controls, compressor controls and economizers at all facilities that will be retaining existing systems. Replacement units will be installed at the Senior Citizen/Community Center, golf course, Swim and Racquet Club, Martin House and Corporate Yard. The total estimated cost for design, equipment and installation is \$596,000. The draft budget included \$400,000 in Fund 12 for the replacement of the Senior Center unit only. Fund 12 budget has been increase to \$496,000 for all of the units except the Golf Course Club House. \$100,000 has been budgeted in Fund 53 for the Gold Course units.

SPECIAL FUNDS

- State Gas Tax Fund 2 – Revenue estimates for the current fiscal year have been reduced by \$138,371 because of the State Department of Finance’s recalculation of the triple-flip portion of Gas Tax resulting in less revenue to cities this year.
- City Wide Lighting District Fund 07 – The amount of the Residual Tax Distribution has been decreased by \$14,000 due to more accurate information.
- Infrastructure Fund 12
 - Revenue from the FEMA storm damage reimbursement has been moved to the General Fund.
 - HVAC Systems Various Facilities – This item is described above.

- Rhoads Park Drainage Design - \$18,000, Rhoads Park hosts two of our oldest and largest prominent “heritage trees”. However, the trees roots have severally buckled the concrete path to a point where it has become challenging to make the walk ADA compliant. In addition, the roots have obstructed the street drainage of Bonita Avenue that runs through the park. The budgeted \$18, 000 is to evaluate design alternatives to relocate the current drainage system and relocate the path in an effort preserve and protect the heritage tree.
- Open Space District #1 Fund 21 – Carry over \$160,000 to next year Lone Hill playground equipment replacement.
- Housing Authority Fund 34 – Carry over \$2,744,000 Grove Station Low/Mod project.
- Golf Course Fund 53 – As described above \$100,000 is budgeted as an estimate for the HVAC replacement at the club house. The actual amount will be adjusted once the bids are awarded. The expense of the HVAC equipment will reduce the amount available to pay the General Fund loan by the estimated \$100,000.
- Equipment Replacement Fund 70 – Parking Permit Machine, \$15,000, to replace the stolen machine in the Via Verde area.
- Prop C Transit Fund 73 – Lone Hill Rehab, \$5,500 spent in the current year with the balance carried over to next year.

SUMMARY

The budgeted revenue estimates were developed very cautiously and conservatively again this year because of the general state of the economy and the still uncertainties of the Redevelopment dissolution process. The total General Fund revenues, including Transfers In, as shown on Schedule 1, are **\$18,996,000**, a **\$1,170,477** increase over last year. This includes some one time revenue of \$398,000 from a General Liability refund and \$610,000 in new sources of revenue, residual tax distributions and increased TOT taxes.

The budgeted General Fund expenditures are **\$17,824,735**, an **\$182,047** decrease over last year. This year’s expenditures reflect the full cost savings from the staff reorganizations implemented last year.

The budget reflects **\$1,171,265** in General Fund revenue over expenditures. The ending Fund Balance or reserves is estimated at **\$15,383,818** or 86% of general fund operating expenses. However, it should be noted that the budget does not

any transfers to Special Funds at this point. It is recommended that the City Council discuss transfers to Special Funds after the close of the current fiscal year, in September or October after we know the actual current year ending fund balance.

The City's total budget including the General Fund and all City Funds includes **\$26,454,297** in revenue and **\$27,905,998** in expense. The projected ending fund balance of all City Funds is **\$21,464,069**.

RECOMMENDATION

1. Receive a brief summary presentation from staff on the budget.
2. Adopt the FY 2011-2012 Annual Capital and Operating Budget.
3. Adoption of Appropriation Limit for FY 2013-2014 - RESOLUTION NO. 2013-37, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ADOPTING APPROPRIATIONS LIMIT FOR FISCAL YEAR 2013-14 AND APPROPRIATE EXCESS REVENUES.
4. Adoption of Resolution Amending PERS Contributions - RESOLUTION NO 2013-38 - RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE PUBLIC EMPLOYEES RETIREMENT FUND (PERS) EMPLOYER PAID MEMBER CONTRIBUTIONS
5. Adoption of Salary Resolution 2013-39 - RESOLUTION NO 2013-39, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING AND EXTENDING THE PAY PLAN AND REIMBURSEMENT SCHEDULE FOR CITY EMPLOYEES WITH ADJUSTMENTS TO OPTIONAL BENEFIT PLAN AND EMPLOYEE CONTRIBUTION TO PERS

**FISCAL YEAR 2013-14
BUDGET NOTES**

GENERAL FUND REVENUES

Total revenue including Transfers In is budgeted at \$18,996,000. As described in the staff report this includes some one-time revenues and new sources of revenue. Major revenue categories include:

PROPERTY TAX – 311

- Base Property Tax - \$2,417,232 - No significant increase.
- Residual Tax Distribution - \$260,000 - New revenue beginning last year. This is the City share of the residual tax increment that is redistributed to taxing entities. This amount is an estimate since the actual amount is based on the amount left over after ROPS obligations are paid. As the ROPS review process is still in flux it is difficult to accurately project.
- Motor Vehicle In Lieu Triple Flip - \$2,931,848 – No significant increase. With the Triple Flip these funds are now classified as property tax and therefore moved to this account.
- Administration Fee – This is the amount the County Auditor/Controller charges to administer property tax distribution. With the success of the lawsuit last year the amount of this fee reduces from (\$95,000) to (\$35,000) a savings of \$60,000.

SALES TAX – 312

Sales Tax General - \$5,543,815 – The amount is up from last years projected budget but approximately \$400,000 less than the revised estimate. Growth in the general sales tax has been slight but is offset because the amount of the triple flip was approximately \$400,000 inflated, which is an anomaly.

FRANCHISE TAX – 314

Total of all Franchisees - \$2,116,678 – An increase of \$36,800, \$20,000 due increase in cable franchise fees.

OTHER TAXES – 315-317

- Transit Occupancy Tax - \$1,070,000 – Increase due to the increase in the amount of the tax from 8% to 12% effective July 1 and also due to an overall increase in remittance from hotels. This past year we experienced a 6% increase in the amount of remittance from hotels collectively. Total budget increase over last year \$358,700.

- Documentary Stamp Tax - \$120,000 - \$28,000 increase over last year. Tax is collected by the County on real estate transactions in the City.

BUILDING AND OTHER PERMITS – 321-322

Total Permits - \$586,000 – Budgeted at a \$59,000 increase over last year's budget. However, the revised estimate for the current year is \$1,000,750, \$347,000 more than budget. This increase is due to increase development activity. We are considering this as one time revenue and resume budgeting conservatively for next year.

FINES/PENALTIES & CITATIONS – 331-332

Total Citations - \$446,200 – Decrease by \$50,000. The largest decrease is in motor vehicle and local ordinance citations.

USE OF MONEY & PROPERTY – 341/397

Interest – \$183,016 – Decrease by \$19,000. Even with efforts to diversify investments low interest rates yield less earnings.

CHARGES FOR ADMINISTRATIVE SERVICES – 360

Administration of Charter Oak Park - \$300,000. The same amount of reimbursement as last year.

RECREATION FEES – 367

Total Fees - \$514,000 – Total amount of fees up 2.8%.

SWIM & RACQUET CLUB FEES – 368

Total Fees - \$257,890 – Total amount up by 3.1%.

REFUNDS/REIMBURSEMENTS – 369-391-393-395

General Liability Retro Refund - \$398,930 – This is the implementation year of the new retro deposit calculation formula for the CJPIA insurance pool. With the recalculation this year, cities are required to pay additional if they are underfunded, or in our case receive a credit if there are excess funds. We are showing this as a one-time refund for accounting purposes.

Administration Costs from Successor Agency - \$145,000 – This is the amount of reimbursement for Successor Agency staff costs. There is a cap on the amount of administrative costs, including staff costs of \$250,000 per year. The \$145,000 does not cover all of the Successor Agency staff costs but is the amount

available after other administrative costs.

TRANSFERS IN FROM SPECIAL FUNDS – 500

From CDBG - \$0 – With the reductions in eligible CDBG funds and changes in programming there are no funds available for reimbursement of staff costs.

TOTAL REVENUE - \$18,996,000 – This represents an increase of \$1,170,477 from last year's budget, but also reflects one time funds.

GENERAL FUND EXPENDITURES

The expenditures are carefully planned and General Fund expenditures for 2013-14 are budgeted to be \$17,824,735 approximately an \$182,047 decrease over last year's budgeted expenditures.

PERSONNEL COSTS

The budget reflects the full savings from personnel related adjustments implemented last budget. The full savings were not felt last year due to some reductions taking place several months into the year and one-time personnel separation costs.

Total salary and benefit savings due to last year's personnel reductions in FY 2013-14 - \$1,068,000

CITY COUNCIL - 4110

The City Council budget includes stipends and expenses pertaining to the City Council. The budget reflects no significant deviations.

CITY MANAGER/CITY CLERK - 4120

The City Manager/City Clerk budget includes salaries and expenses for the City Manager and Deputy City Clerk. With the exception of personnel reduction costs most other expenses reflect no significant deviations except:

- Election Services - \$0 – There is no expense due to not having an election this year. The expense for the FY 12-13 budget is slightly above budget due to the one-time expense of the City buying out the City of La Verne's half of the election ballot counting equipment for \$17,400.

ADMINISTRATIVE SERVICES – 4150

The Administrative Services budget includes salaries and expenses for Administration, Finance, Parking Enforcement, Information Services and Personnel. Line item expenses include items such as department personnel, professional services (auditors) and employee enhancement programs. Most of the expense items had no significant deviation with the exception of the following:

- Advertising - \$1,500 – Job announcement advertising. The budget is set at more historic levels, after an increase last year due to an unexpected number of recruitments.
- Professional Services - \$1,500 – This amount is significantly lower due to the transfer IT related professional services to account 4190 to consolidate related expenses to one account.
- Travel and Meeting - \$5,500 – Increase due to restoring some previously reduced travel and moving of travel expense for Deputy City Clerk to this account.
- Annual Awards Dinner - \$5,700 – The budget does not include the recognition dinner again this year. This past year, employee awards were presented at a luncheon that was received well by employees.

CITY ATTORNEY - 4170

The City contracts for City Attorney and City Prosecutor services.

- City Attorney - \$140,000 – This budget reflects legal services for general City matters. Legal services pertaining to the Successor Agency and Housing Authority projects are budgeting in those respective Special Funds. The amount is down from last year because of an anticipated reduction in special projects.
- City Prosecutor - \$35,000 – Decrease due to less use of the prosecutor due to the use of the Administrative Citation process.

GENERAL SERVICES - 4190

The General Services account provides for non-departmental general expenses such as insurance, office and computer supplies and maintenance, as well as, employee benefits. Budget highlights include:

- Chamber of Commerce - \$45,000 – The City has an Agreement with the San Dimas Chamber of Commerce to provide certain services to the City and business community. The City contributes funds to the Chamber for those services. For the past several years the amount has been \$50,000. The amount last year was reduced to \$45,000. The budget proposes continued funding at that level.
- Insurance – The City is self-insured as a member of a self-insurance risk pool, the California Joint Powers Insurance Authority. This year reflects a change in the deposit formula resulting in a decrease for General Liability and an increase for Workers Compensation. General Liability - \$375,518 – The annual contribution amount is significantly less than last year. This amount also does not reflect a one-time rebate or adjustment of \$398,930, which is shown as revenue. Property Insurance - \$97,800 – The amount is close to the same as last year. Workers Compensation - \$180,770 – This represents a 9% increase over last year. Environmental Liability Insurance - \$0 – This is a three year policy paid two years ago, therefore there is no expense this year.
- Health Insurance and Optional Benefits – Budget amount \$1,049,100 – This is the budget for the City's cafeteria contribution for employee health, dental and vision insurance for full-time and regular part time employees. The amount reflects an increase of \$100 per month for full-time employees and \$50 per month for regular part-time employees.
- Retiree Health Coverage - \$19,320 - The City provides \$112 per month per retiree for health insurance benefits for retirees that chose to continue to enroll in the City offered health plan. The amount is up slightly due to retirements this past year. The City applies a "pay as you go" for this expense and budgets the annual cost as opposed to pre-funding the liability.
- PERS Retirement Contribution – Budget amount \$901,917 – This year's budget amount reflects the employer rate of 14.940% of total payroll, a 5% increase, and 3% for the employee portion paid by the City. The employees will continue to pay 4% of the employee portion for another year.
- Unemployment Insurance - \$69,650 – Increase due to staff reductions last year.
- Deferred Comp Match - \$0 – Last year the City match to employee deferred comp was suspended. The budget proposes the continued suspension.
- Public Access Contract Assistance and Equipment – Total \$89,300. These expenses are for the operation of the City Public Access channel. The expenses are for the contract with the University of La Verne for the management of the channel and equipment purchases. A portion of these expenses are funded by a 1% PEG fee that was implemented in January 2009 and is projected to generate \$82,000 this year.
- Community Program Requests – \$0 - A few years ago this line item was added to provide a source of funding for requests from community groups that come up throughout the year. In the past the City provided funding for Inland Valley Council of Church's food bank, SGV Homeless Council and San Dimas Sheriff's Booster Club. Last year there were no funds budgeted. This budget proposes no funding again this year.

- Computer Professional Services - \$87,952 – This line item includes contract IT services and software licenses. This year we have consolidated all software licenses to this account that were previously budgeted throughout other accounts.
- Sales/Property Tax Analysis - \$24,500 – The City contracts with a consultant to provide sales tax and property tax analysis. This budget was previously included in the Redevelopment Agency and now is a general fund expense.
- GIS Annual Update/License - \$54,300 – Expense for contract for third party to maintain the GIS system. This expense is moved from Fund 70 to more appropriately the general fund.
- T1 Internet/Wireless Cards - \$24,660 – This is another account where expenses have been consolidated from other accounts.
- Computer Supplies - \$8,600 – The expenses are proposed to reduce due to the anticipated purchase of new copiers/printers which are more efficient on use of consumables.

PUBLIC SAFETY - 4210

The Public Safety budget includes expenditures for contract law enforcement services provided by the Los Angeles County Sheriff's Department and animal control services provided by contract with the Inland Valley Humane Society. Budget highlights include:

- The Sheriff's contract budget includes an overall contract rate increase of 2.4%. The Bonita Unified School District contributes a portion of the funds necessary for the School Resource Officer (1/2) and the Probation Officer (GAAP) contract (1/4). In addition a portion of these positions are funded by the COPS grant (Fund 41). The budget does not reflect any changes to the contracted level of service.
- Animal Control Services – Budget amount \$126,472 – This is the third year of a three year contract with the Inland Valley Humane Society for animal control services. The budget reflects a 3% cost of living adjustment. Five years ago the City had committed to contribute \$10,000 per year for five years towards their shelter renovation project which was completed a couple of years ago. This contribution ended last year.

RISK MANAGEMENT - 4211

The Risk Management budget sets aside minimal funds to cover claims or liabilities not covered under the City's self-insurance pool. In addition a portion of reserve funds are set-aside for this purpose.

EMERGENCY SERVICES - 4212

The Emergency Services budget provides for emergency preparedness expenses and a contingency fund for expenses as a result of a disaster or emergency. Like the Risk Management budget a portion of reserve funds are also set aside for emergency or disaster purposes.

COMMUNITY DEVELOPMENT - 4308

The Community Development Department oversees the Development Services and Public Works Departments. Budget Highlights include:

- Engineering Services – City Engineer – Budget amount - \$50,000 – Contract engineering services to assist with development and to provide City engineer services.
- Housing Element – Budget Amount - \$0. This was anticipated to be a two year project; however the project will be completed this current year.
- Business Improvement District Support – Budget amount - \$0 – Last year \$3,500 was budgeted and not spent to provide support for the possible formation of a downtown BID. Since this project does not seem to be moving forward there are no funds budgeted this year.
- Façade Construction - \$0 – All of the current façade improvements will be completed in the current year.

DEVELOPMENT SERVICES – 4309

The Development Services Department includes three functions: planning, building & safety and code enforcement. The Planning Division is responsible for current and long-term planning of the community, development review, subdivision review, environmental review, and providing staff support for Development Plan Review Board and Planning Commission. The goal of the City's Code Compliance program is to promote and maintain a quality living environment for residents. The budget includes salaries and administrative expenses. Most of the expenditures in this account are budgeted at similar levels as prior year with the exception of staffing changes implemented last year.

- Planning Intern - \$15,000 – Funding for a part-time Planning Intern.

BUILDING & SAFETY – 4311

The San Dimas Building and Safety Division is responsible for administering and enforcing the California Building Codes and the construction section of the San

Dimas Municipal Code to ensure minimum standards to protect life and property. The main function of the Building and Safety Division is to help safeguard the public health, safety and general welfare through performing plan checks, inspections, record maintenance and disaster preparedness. The budget includes salaries and administrative expenses. Most of the expenditures in this account are budgeted at similar levels as prior years with the exception of the following:

- Publications and Dues – \$3,200 – Increase due to purchase of new code books.
- Contract Plan Check – \$56,000 – Contract plan checker to supplant the vacant Plans Examiner position.

PUBLIC WORKS

The Public Works Department is comprised of two divisions: Administration/Engineering and Street Maintenance. The department is responsible for engineering design construction and maintenance of public works infrastructure: streets, traffic signals, sewers, storm drains, sidewalks, and other public works. The maintenance division also maintains City equipment and vehicles. Budget highlights include:

Administration/Engineering – 4310

- Engineering Intern and Conversion of Plans to Laserfiche – The City contracts out the service to convert plans to digital files. The proposal is to move that function in house by adding a few more hours for Interns to perform that function. The expense is a wash but the function should be more effective.
- Engineering Plan Check Services – Budget amount \$5,000 - Continue with some contract plan check services to assist staff in time of peak work load.
- Project Management Services – Budget amount \$55,000 – Continue with the practice to contract for some project management and inspection services. The amount is increased due to the current volume of utility work inspections.

Street Maintenance – 4341

- Overtime Weekend Program – \$0 – This program has been eliminated due to budget reductions in the courts.
- NPDES (MS4 Permit) Program – Collective Budget Amount - \$126,000 (total of all sub-categories) - Costs to adhere to the requirements of the NPDES/MS4 permit. Budget expenses for NPDES permit compliance last year was \$61,000. The amount for the new year is increased by \$65,000. The work program for the new year is to develop a plan by the end of the

year. Most of the new cost is related to contract cost for consults to assist with plan development. Cost of the implementation of the plan will begin to be incurred in FY 14-15.

- Professional Services - \$13,000 – Increase by \$3,000 for additional contract services for projects that previously had been accomplished by the weekend work program.
- Downtown Boardwalk Maintenance Budget – Budget amount \$25,000 – Increase by \$5,000 this year.

Vehicle/Yard Maintenance - 4342

- Fuel & Oil – Budget amount - \$90,000 – Increased by \$5,000 this year - This account is difficult to budget for due the volatility of fuel prices the past few years. With current prices this should be an accurate estimate.
- Yard/Buildings Upgrades/Repairs – Budget amount - \$16,000 – Costs associated with capital repairs to the yard buildings.

Traffic Control - 4345

All expenses are the same as last year.

PARKS AND RECREATION

The Parks and Recreation Department is comprised of three divisions: Facilities, Landscape Maintenance and Recreation. The Facilities division is responsible for the maintenance, repair and equipment replacement of all public buildings. Additionally, the Facilities division supervises the operation of the Swim and Racquet Club. The Landscape Maintenance division is responsible for the maintenance of and landscaping in parks, parkways and medians. The installation and maintenance of all playground and athletic field equipment is also the responsibility of this division. The Recreation division is responsible for planning, organizing and conducting a comprehensive community recreation program for residents of all ages. The Parks and Recreation department is also responsible for the design and construction of City parks and recreation facilities. Improvements to Facilities, Civic Center, Senior Center, Parks and Swim and Racquet Club are appropriated in Fund 20 and 21. Budget highlights include:

Facilities - 4410

The Facilities budget includes facilities maintenance personnel salaries and the maintenance and operations budgets for the following park and City facilities: Marchant, Ladera Serra, Pioneer, Via Verde, Horsethief, Lone Hill, the SportsPlex and Sycamore Ranch. There are no significant deviations in this budget.

Civic Center - 4411

The Civic Center budget includes the maintenance and operations budgets for City Hall, the Community Building and the Martin House. There are no significant deviations in this budget with the exception of the following:

Telephone - The telephone expense has been consolidated and is reflected in 4190 resulting in a reduction in this account.

Senior Center - 4412

The Senior Center maintenance budget includes the maintenance and operations budgets for the Senior Citizen/Community Center. There are no significant deviations in this account.

Park Maintenance - 4414

The Park Maintenance budget includes landscape maintenance personnel salaries and maintenance and operations budgets for parks. In addition, the majority of park maintenance expense is reflected in Fund 7 funded by the landscape parcel assessment. There are no significant deviations in this account.

Median & Parkway Maintenance - 4415

The Median and Parkway Maintenance budget includes landscape maintenance personnel salaries and maintenance and operations budgets for median and parkway maintenance. As with park maintenance, the majority of median and parkway maintenance expense is reflected in Fund 7.

Recreation - 4420

The Recreation budget includes recreation personnel salaries and maintenance and operations budgets for recreation and senior citizen programs. There are no significant deviations in this account with the exception of the following:

- Recreation Coordinator P/T – Assignments for the Recreation Coordinators have been realigned. One of the Coordinator positions was previously shown in the Swim & Racquet Club account. With the realignment it makes more sense to include all Coordinator expenses in this account.
- Senior Programs – It should be noted that within this line item is a \$1,500 payment to Community Senior Services for services they provide.

- Instructor Services - \$148,900 – This line item fluxuates depending on the level of participation in classes.

Swim & Racquet Club – 4430

The Swim and Racquet Club budget includes personnel salaries and maintenance and operations budgets for the Swim and Racquet Club facility and programs. There are no significant deviations in this account with the following exceptions:

- Recreation Coordinator – As explained in the Recreation account narrative, the expense for this position was moved to the Recreation account.
- Maintenance of Equipment – There was an increase in the current year due to unexpected maintenance and repairs.
- Fee & Charge Supplies - \$6,400 – This appears as a new expense but is really setting up a new account to account for supplies for classes that were previously included in the Special Department Supplies line item.
- Capital Outlay - \$5,000 – The purchase of new pool covers.

TRANSFERS OUT/LOANS

The budget includes transfers out from the General Fund to other Special Funds. *In prior years the General Fund had transferred funds to Funds 12, 20 & 70 for capital projects and purchases. This did not occur this current year. With the exception of Fund 12, which is explained below, additional transfers are not reflected in this year's budget at this time. There is a need to resume transfers to those funds. The amount and timing of when to decide on those transfers is a point of discussion.*

- Transfer to Fund 04 City Hall/Comm Bldg - \$742,270 – Transfer for debt payment on the Civic Center COP.
- Transfer to Infrastructure Fund 12 – Transfer of \$1,452,732 of one-time revenue in the current year to Fund 12.
- Transfer to Fund 8 - \$72,952 – Transfer necessary to balance Landscape Parcel Tax Fund.

SPECIAL FUNDS

Special Funds are established to provide expenditures for a specific purpose. Revenue obtained for these funds comes from a variety of sources and in most cases, by statute or policy restricts the use of the money.

FUND 02 - STATE GAS TAX

State Gas Tax revenue is statutorily restricted and can only be used for street maintenance, repair and construction. Budget highlights include:

- Annual Pavement Preservation Program – Budget amount \$350,000 – Annual street program of slurry seal, pavement repairs and other pavement preservation techniques. Total project amount is \$750,000 with amounts also budgeted in Funds 73 and 74.
- Hazardous Sidewalk Repair – Budget amount \$60,000 – Continuation of the annual repair of hazardous sidewalk throughout the City as needed.
- Lone Hill Avenue, Street and Landscaping Median between Arrow Highway and Cienega – Budget amount \$295,000 – The total project cost is \$1,030,000 and allocated in Funds 2, 73, and 74. This project is carried over from last year.
- Transfer to General Fund – Budget amount \$225,000 – The transfer reimburses the General Fund for personnel costs associated with eligible street improvement projects.

FUND 03 – WALKER HOUSE LLC

This Fund was set up for the Walker House LLC that was established for the tax credit program. This fund received revenue from the tax credit distribution. Annually it receives revenue generated from uses of the house and repayment of the loan from the Redevelopment Agency. Currently the food concession is vacant and therefore no rental revenue is projected. The dissolution of the Redevelopment Agency created no loan repayment in FY 11-12; however, the repayment resumed beginning in FY 12-13. Expenses include insurance, maintenance and utilities for the house.

FUND 4 – CIVIC CENTER RENNOVATION

This Fund was created to show the expenses for the Civic Center renovation project. The fund received the \$5.5 million general fund reserves that were committed to the project and the \$7.5 million proceeds from the COP. Beginning in FY 11-12 the only ongoing expense is the annual COP debt service which is funded by a General Fund transfer.

FUND 06 - SEWER EXPANSION

The Sewer Expansion fund receives revenue from private property connections to the public sewer fees, sewer maintenance and industrial waste reimbursement

from the County.

- Sewer Master Plan – Budget amount \$80,000 – This project is to complete Master Plan Study and is carried over from last year.
- Via Vaquero Sewer Study - \$20,000 – Study to take over maintenance of pump that services homes on and adjacent to Via Vaquero from the County.

FUND 07 - CITY WIDE LIGHTING DISTRICT

The City Wide Lighting District receives revenue from a property tax assessment to be used exclusively for public lighting purposes. The money is used to maintain traffic signals and street lights, electricity, and special street light projects. Most of the expenditures are for ongoing maintenance and operations. Budget highlights include:

- Residual Tax Distribution – The Lighting District is a taxing entity that has begun to receive its share of the redistributed tax increment from the dissolved Redevelopment Agency. In the current year it is estimated that it will receive \$126,000 and estimated \$126,000 next year.
- Downtown Decorative Lighting – Budget amount \$120,000. The project is to continue to replace the street lights in the town core with nostalgic lights at the rate of two blocks per year. This year will be Third St – Eucla to the west end and Fourth St. – Eucla to the west end.
- Street Light Electricity – Budget amount \$550,000 – This is the largest expenditure in this fund.
- Street Lights Maintenance – This item includes \$12,000 to replace 12 street light poles on the south Valley Center neighborhood.
- Speed Feedback Sign Maintenance – This item includes \$4,000 for the replacement of a stolen sign on San Dimas Ave.

FUND 08 - LANDSCAPE PARCEL TAX

This fund receives revenue from a voter approved property tax assessment. Per voter approval the money is used exclusively to maintain parks, parkways, medians, and trees. Annually the City Council has the authority to raise the amount of the assessment by the CPI. *The revenue in the budget reflects a proposed 1.3% CPI increase.* The revenue generated by the assessment does not fully cover the entire cost of the landscape maintenance. The expenses for the City personnel performing landscape maintenance functions are now fully borne by the General Fund. The reserves in this account have been drawn down over the past few years with on-going maintenance expenses. This year the General Fund is required to transfer \$72,952 to the Fund to balance expenses.

Budget highlights include:

- Horsethief Canyon Park Maintenance – Budget amount \$95,000 – Contract maintenance for Horsethief Canyon Park. Additional maintenance expenditures are included in Fund 20 which is paid for from a County Grant. The grant funding will expire in a few years at which time the entire cost is borne by Fund 8.
- Tree Replacement - Budget amount - \$10,000 - Continue to fund ongoing tree replacements throughout the City. This amount is reduced because of recent grants received for trees and fewer replacement needs.
- Sportsplex Maintenance – Budget amount \$35,600 – The School District reimburses the City for 50% of this expense.
- Contract Tree Maintenance – Budget amount \$200,000 – Continues with our ongoing tree trimming schedule.

FUND 12 - INFRASTRUCTURE

This fund provides for capital improvement projects for the City's varied infrastructure. Revenue sources for the Fund are General Fund transfers, grants for specific projects and private development requirements. As described in the staff report the Fund received a transfer from the General Fund of \$1,452,732 of one time revenue in the current year which balances the Fund. There is a need to establish a policy for General Fund transfers to sustain the Fund. Budget highlights include:

- Various Parks Slurry Seal - \$30,000 – Slurry seal parking lots at various park locations.
- Swim Center Parking Lot - \$100,000 – City share of cost for parking lot improvements at San Dimas High School for the benefit of the Swim and Racquet Club.
- Lone Hill/Arrow Phasing & Median - \$400,000 – Mitigation requirements for Costco and developments in Glendora. Additional funds are budgeted in Fund 73. This is a carry-over project.
- Cienega Ave. Design - \$75,000 – Design costs for improvements to Cienega Ave from Arrow Hwy to Lone Hill.
- San Dimas Wash - \$1,000,000 – Foothill Blvd. Bridge widening at San Dimas wash. The project is funded by a project specific grant.
- Alley Design - \$35,000 – Resume cycle for alley design and then construct next fiscal year. Carry over project.
- South Cliff Drainage Channel - \$30,000 – Repairs to drainage channel off of South Cliff.
- San Dimas Ave Design - \$85,000 – Design cost of improvements to San Dimas Ave, Via Verde to the 57 underpass and San Dimas Ave to the 57 Fwy ramp.
- HVAC Systems Various Facilities - \$466,000 – Design, purchase and

installation of new HVAC systems at Senior Center, Swim & Racquet Club, Martin House and Corporate Yard.

FUND 20 - COMMUNITY PARKS AND FACILITIES DEVELOPMENT

The Community Parks and Facilities Development fund will continue to receive some revenue from the County Prop A maintenance entitlement grant, which can only be used for maintenance at Horsethief Canyon Park. At this point the budget does not reflect a transfer from the General Fund. The budget includes only what are considered essential maintenance projects.

- Park Signage - \$15,000 – A carry over project to replace aged park signs in various parks.

FUNDS 21, 22 AND 23 – OPEN SPACE DISTRICTS

The City is divided into three geographic areas for the purpose of the Open Space Districts. District #1, Fund 21, is the north and west area, District #2, Fund 22, is the east, and District # 3, Fund 23, is the south. Each District receives revenue from the development of property within their respective Districts in the form of Quimby fees. As it is uncertain when residential subdivisions may occur, no new revenue is projected. Each District has a modest fund balance with the exception of Fund 23 which has no fund balance. The expenditures budgeted this year in Fund 21 are considered essential projects.

- Swim & Racquet Club Marquee - \$50,000 – Carry over project to replace marquee sign.
- Swim & Racquet Club Improvements - \$42,500 – Includes cosmetic upgrades and maintenance projects.

FUND 27, 28 AND 29 - CIVIC CENTER PARKING DISTRICT

The Civic Center Parking District was formed in 1997. The District encompasses the common space of the Puddingstone Shopping Center. This group of funds is set up to cover the maintenance and operations and bond payments associated with the parking district. Revenue for this fund is derived from property assessments of property owners of the center.

- Fund 27 - Maintenance and operations of common areas, i.e. parking lot and landscape areas, of the parking district.
- Fund 28 - Bond principal and interest payments due annually.
- Fund 29 - A reserve fund for the bonds associated with the parking district.

FUND 34 – HOUSING AUTHORITY FUND

With the passage of ABx1 26, the Housing Set-Aside fund was also dissolved as of January 31, 2012. The City adopted a Resolution declaring the San Dimas Housing Authority as the successor agency to the Housing programs. The Housing Authority assumed all of the housing assets, liabilities and responsibilities of the former Redevelopment Agency. The Authority will continue to administer management and operations of the Authority owned housing developments. The Authority will also administer two previous approved development agreements providing financial assistance for low and moderate income housing. The Fund includes encumbered and unencumbered assets from the previous Set-Aside fund.

FUND 38 – SUCCESSOR AGENCY

FUND 39 – REDEVELOPMENT OBLIGATION RETIREMENT FUND

Two new Funds have been set up to account for the enforceable obligations of the former Redevelopment Agency. Fund 39 is the Redevelopment Obligation Retirement Fund. Every six months the Successor Agency submits a Recognized Obligation Payment Schedule (ROPS), listing all of the enforceable obligations during that period. Once approved by the Oversight Board and Department of Finance, the County Auditor/Controller remits the requested amount to the Agency. The remittance from the County is deposited and held in Fund 39 until the obligation payment becomes due. The funds are transferred to Fund 38 to pay the expenditures.

Fund 38 contains the expenditures for the enforceable obligations of the Successor Agency as identified on the ROPS. Funds are received from Fund 39 to make the payment obligations.

FUND 40 - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)

This fund administers the City's CDBG programs. Revenue for this Fund is from Federal Block Grants administered through the County to fund the programs listed. Entitlement revenue is down again this year. The program budget is approved by the City Council in January of each year.

FUND 41 - CITIZEN'S OPTION FOR PUBLIC SAFETY (COPS)

This fund is for the administration of the State COPS grant. The program provides for supplemental money for law enforcement. The past several years the City has used the funds to fund a portion of the School Resource Office and

the Probation Officer, directed patrol and miscellaneous equipment. The budget proposes continuing with those expense items again this year.

FUND 42 - DEPARTMENT OF JUSTICE LAW ENFORCEMENT (DOJ)

This fund is for the administration of the Federal Department of Justice Law Enforcement grant that was awarded as part of the Federal Stimulus package. By previous action the Council approved using the grant funds for Directed Patrol. All of the remaining funds were expended in FY 11-12.

FUND 53 - GOLF COURSE

The Golf Course fund receives revenue from the San Dimas Canyon Golf Course and club house leases. The ongoing expenditures are for utilities, audit services and incidental maintenance. The largest expense is for interest on prior loan payments to the City for the original acquisition of the golf course. The revenues and expenditures are consistent with last year. The budget continues to reflect a cap on the City's contribution towards water costs since the lease operator agreed to a funding arrangement for water expenses. The City's contribution towards water expense is capped at \$95,000 per year. The lease operator will contribute \$160,000 per year towards the expense. If the actual annual expense is less than those two contributions the excess will be carried over in a reserve to be used for future water expenses. The budget reflects this arrangement, and carries a projected fund balance of \$214,192 for future water expense or water related improvement projects.

- HVAC Replacement - \$100,000 – Replace the HVAC system on the club house. Part of an overall HVAC replacement program at various city facilities.

FUND 70 - EQUIPMENT REPLACEMENT

The primary source of ongoing revenue for this fund has been in the form of an annual transfer from the General Fund. The budget does not reflect a General Fund transfer at this time. Significant capital equipment purchases and budget changes include:

- Utility Body Reg. Cab F150 - \$26,000 – Scheduled replacement of one maintenance truck.
- Code Enforcement Vehicle (2) – \$50,000 – For the past 10 years the City has leased four electric Toyota RAV vehicles which have multi-use – code enforcement, building inspectors and parking enforcement officers. Those vehicles have reached the end of their useful life. We are scheduled to replace two vehicles this year and two next year.
- Cooling System Senior Center Server - \$6,300 – For safety and redundancy we have set-up a back-up computer server system in the

Senior Center. There is a need to add a proper cooling system to the cabinet that houses the equipment.

- Computer Equipment – \$68,015 – This year staff is beginning a plan to replace older copiers and printers. The plan is to replace most over a three year period beginning in the current fiscal year and continuing the next two years. The expense of the new machines is somewhat offset by lower maintenance and print costs of newer machines.
- Computer Software & Licenses and GIS License –In the past annual software license for various software and the contract for the maintenance of the GIS program were charged to this account. Staff has determined that these expenses are more appropriately charge to the general fund instead of the equipment account.
- Telephone Equipment - \$30,000 – The telephone system that serves City Hall, Senior Center and Maintenance Yard is aging. We have been put on notice that major components may no longer be available. As a contingency if the system were to fail, we are budgeting funds for replacement.

FUND 71 - AIR QUALITY MANAGEMENT DISTRICT (AQMD)

The revenue for this fund comes from a portion of the vehicle license fees allocated to air quality programs. The funds are governed by guidelines established by the Southern California Air Quality Management District and can only be used on expenditures that have a direct effect on improving air quality. Many of the proposed expenditures are consistent with last year. Budget highlights include:

- Code Enforcement/Building Inspectors Vehicles - Budget amount - \$9,810 - This is the cost of the annual lease amount for 4 electric vehicles for City staff. This cost will begin to reduce as we start to replace the vehicles.
- Yard Fuel Tank Vent - \$10,000 – Install a vent to the fuel tanks per new AQMD requirements.

FUND 72 - PROP A TRANSIT

Revenue received in this fund is from a portion of sales tax within L.A. County. The money can only be used for mass transit and Paratransit projects and services. Since Prop A taxes are a portion of the countywide sales tax, the amount of revenue had declined significantly but in the past two years has experienced growth.

- Dial-A-Cab – Budget amount \$292,000 – Expenditures for this City subsidized San Dimas Dial-A-Cab service. The cost is increasing due to increased use.
- Get About Services – Budget amount \$130,203 – This service experienced

- some significant ridership growth this year.
- Recreational Transit – \$85,000 – Transit services for adult, family and teen Recreation excursions.

FUND 73 - PROP C TRANSIT

This fund receives revenue from a portion of sales tax within L.A. County. The use of the funds are similar to Prop A guidelines with the exception that Prop C funds can be used for street improvements to streets that support mass transit. Similar to Prop A revenues are increased slightly. Budget highlights include:

- Pavement Preservation - \$150,000 – Annual street program of slurry seal, pavement repairs and other pavement preservation. Total project amount is \$750,000 with amounts budgeted in Fund 2 and 74.
- Arrow Hwy/ Lone Hill Phasing, Median - \$250,000 – Total project is \$650,000. Additional expense is in Fund 2, and 12. This is a carry-over project.
- Foothill Wash - \$40,000 – The majority of the project is budgeted in Fund 12 and off-set by a grant. The \$40,000 represents the City's match. This is a multi-year, and carry over project.
- Lone Hill Avenue Street and Landscaping Median between Arrow Highway and Cienega – \$635,000 – This is a carry-over project. Additional expense is budgeted in Fund 12.
- Bonita/Cataract Intersection Design - \$0 – Recent Council action was to not go forward with this grant funded project. Therefore, the budget will be changed to \$0.

FUND 74 – MEASURE R TRANSIT

In November 2008 voters passed Measure R, a ½ cent sales tax increase in Los Angeles County to finance new transportation projects and programs and accelerate many of those already in the pipeline. The increase in sales tax became effective July 1, 2009. Similar to Prop A and C funds the city receives and annual local share. The funds are restricted to use on transportation related programs and projects including street improvements.

- Lone Hill Rehab - \$100,000 – Funds are design for rehab of Lone Hill. This is a carry-over project.
- Annual Pavement Preservation Program – Budget amount \$100,000 - Annual street program of slurry seal, pavement repairs and other pavement preservation techniques. Funds in 2, 73 and 74.

FUND 75 - LANDSCAPE MAINTENANCE

The revenue in this fund comes from assessments of homeowners in the Boulevard and Northwoods tracts to fund for the maintenance and operations of common landscape areas. The revenue budget includes a CPI increase of 1.3% for the Boulevard District.

CITY OF SAN DIMAS
SCHEDULE 1: SUMMARY OF ESTIMATED ENDING BALANCES
AND TRANSACTIONS FOR FISCAL YEAR 2013-14

FUNDS	ESTIMATED BEGINNING 7/1/2013	ESTIMATED REVENUES 2013-14	TRANSFER IN 2013-14	TRANSFER OUT 2013-14	ESTIMATED EXPENDITURES 2013-14	ESTIMATED ENDING BAL 6/30/2014
01 General	14,212,553	18,673,949	322,051	815,222	17,009,513	15,383,818
02 Gas Tax	697,188	1,082,088	0	225,000	802,000	752,276
03 Walker House	264,835	265,440	0	0	160,265	370,010
04 City Hall/CB	0	0	742,270	0	742,270	0
06 Sewer	980,678	52,829	0	0	156,500	877,007
07 Lighting	1,702,652	1,101,307	0	95,000	900,600	1,808,359
08 L/S Parcel Tax	18,405	794,793	72,952	0	886,150	0
12 Infrastructure	1,546,142	895,000	0	6,847	2,434,295	0
20 Comm Park/Fac	72,772	45,000	0	0	69,000	48,772
21 Open Sp #1	277,434	0	0	0	257,500	19,934
22 Open Sp #2	213,706	0	0	0	2,000	211,706
23 Open Sp #3	0	0	0	0	0	0
27 CC Pkg Dist	0	15,460	7,674	0	23,134	0
28 CC Redemption	0	9,977	0	0	9,977	0
29 CC Reserve	3,262	0	0	827	0	2,435
40 CDBG	37,071	134,874	0	0	171,945	0
41 COPS	0	100,000	0	0	100,000	0
53 Golf Course	214,192	645,000	0	0	645,000	214,192
70 Equipment Replacement	408,834	4,000	0	0	246,815	166,019
71 AQMD	84,987	41,228	0	2,051	50,010	74,154
72 Prop A	511,115	572,482	0	0	717,197	366,400
73 Prop C	1,214,598	475,451	0	0	1,081,500	608,549
74 Measure R	444,561	356,212	0	0	253,500	547,273
75 Open Space Mnt	10,785	44,260	0	0	41,880	13,165
ALL CITY FUNDS TOTAL	22,915,770	25,309,350	1,144,947	1,144,947	26,761,051	21,464,069
34 HOUSING AUTHORITY TOTAL	3,646,160	104,500	0	0	2,834,115	916,545
38 /39 SUCCESSOR AGENCY TOTAL	(2,336,056)	1,622,089	0	0	1,624,002	(2,337,969)
GRAND TOTAL CITY AND ENTITIES	24,225,874	27,035,939	1,144,947	1,144,947	31,219,168	20,042,645

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

GENERAL FUND 01	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
UNASSIGNED FUND BALANCE	9,517,783	8,684,889	9,076,325	10,600,652
ASSIGNED FOR ECONOMIC UNCERTAINTY	900,000	900,000	900,000	0
ASSIGNED FUND BALANCE RISK/LAW	2,848,083	2,847,978	2,848,083	2,847,978
ASSIGNED FUND BALANCE EMERG SRV	522,733	526,737	522,733	513,923
ASSIGNED FUND BALANCE GEN PLAN	250,000	250,000	250,000	250,000
TOTAL GENERAL FUND BALANCE	14,038,598	13,209,604	13,597,141	14,212,553
GENERAL FUND DETAIL OF REVENUES				
PROPERTY TAX (311)				
Secured Property (001)	2,184,728	2,193,000	2,220,000	2,264,000
Unsecured Property (002)	84,367	81,600	81,600	83,232
Interest & Redemptions (004)	69,907	122,240	70,000	70,000
AB1389 Pass-through Oblig Frm Cnty (009)	0	32,979	108,390	100,000
Residual Tax Distribution Fr Cnty (011)	226,811	0	258,222	260,000
Residual Tax Housing Distribution (013)	0	0	24,624	0
Motor Vehicle In Lieu Triple Flip (012)	2,914,926	2,914,926	2,931,848	2,931,848
Administrative Fees Settlement (058)	0	0	385,529	0
Administrative Fees (059)	(93,920)	(95,798)	(35,000)	(35,000)
Sub-Total Property Tax	5,386,819	5,248,947	6,045,213	5,674,080
SALES TAX (312)				
Sales Tax (75%) General (001)	4,432,138	3,600,000	4,072,487	4,086,699
Sales Tax In-Lieu (25%) Triple Flip (002)	1,044,252	1,526,529	1,669,680	1,238,632
Sales Tax Prop 172 (103)	228,041	214,200	214,200	218,484
Sub-Total Sales Tax	5,704,431	5,340,729	5,956,367	5,543,815
FRANCHISE TAX (314)				
Franchise Tax/Disposal (001)	1,057,619	1,072,620	1,072,620	1,083,000
Franchise Tax/Electric (002)	351,600	362,000	359,282	366,468
Franchise Tax/Gas (003)	104,924	106,000	87,754	89,510
Franchise Tax/Cable Time Warner (004)	182,982	182,000	182,000	182,000
Franchise Tax/Water (005)	151,279	150,000	164,900	168,200
Franchise Tax/Cable Verizon (006)	212,501	200,000	234,000	220,000
Franchise Tax/Cable NextG (007)	10,195	7,200	7,400	7,500
Sub-Total Franchise Tax	2,071,099	2,079,820	2,107,956	2,116,678
OTHER TAXES (315-317)				
Business License Fees (315-001)	399,049	408,000	405,000	413,000
PEG Fee (315-003)	77,150	76,000	82,000	82,000
Transient Occupancy Tax (316-001/007)	699,916	711,300	757,000	1,070,000
Documentary Stamp (317-001)	91,426	92,500	127,000	120,000
Sub-Total Other Taxes	1,267,542	1,287,800	1,371,000	1,685,000
Total All Taxes	14,429,891	13,957,296	15,480,536	15,019,573
BUILDING & OTHER PERMITS (321)				
Building Permits (001)	238,859	146,500	398,000	180,000
Electrical Permits (002)	33,435	18,300	58,000	20,000
Mechanical Permits (003)	18,068	12,500	31,000	17,000
Plumbing Permits (004)	20,738	12,300	44,000	15,000
Grading Permits (005)	14,434	5,200	11,200	6,000
Sewer Permits (006)	1,988	2,160	6,100	2,000
Demolition Permits (007)	3,696	3,000	3,050	3,000
Pool Permits (009)	7,643	6,000	7,000	6,000
NPDES Plan Check (024)	4,470	5,000	2,700	3,000
Plan Checking Engineering (101-103)	26,505	10,000	5,600	5,000
Maintenance of Permit Plans (104/105)	10,919	6,900	14,300	7,200
PW Building Plan Checking (121/122)	385,418	132,000	228,000	149,000
Sub-Total Building Permits	766,171	359,860	808,950	413,200

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND DETAIL OF REVENUES (CONTINUED)				
OTHER PERMITS (322)				
Street Permit Fees Engineering (001)	60,424	20,000	39,000	20,000
Annual Parking Permits (002)	14,130	13,000	14,700	14,700
Temporary Parking Permits (004)	156,428	135,000	138,000	138,000
Bingo Permits (003)	75	50	100	100
Sub-Total Other Permits	231,057	168,050	191,800	172,800
Total Building/Other Permits	997,228	527,910	1,000,750	586,000
FINES/PENALTIES & CITATIONS (331-332)				
Local Ord Violations (331-001)	165,117	150,000	120,000	120,000
Motor Vehicle Code Violations (331-003)	60,438	75,000	68,000	68,000
Miscellaneous Offenses/Litter (331-005/006)	3,800	5,500	4,200	4,200
Parking Citations (332-001)	161,799	168,000	165,000	162,000
Parking Bail (332-011)	85,723	90,000	82,000	86,000
Administrative Citations (332-015)	14,006	10,000	6,000	6,000
Total Fines & Penalties	490,882	498,500	445,200	446,200
USE OF MONEY & PROPERTY (341/397)				
Interest (341-001)	191,735	202,300	183,423	183,016
Building Rentals (341-002)	74,388	110,000	110,000	115,000
Adair Lease (341-006)	32,684	32,700	32,700	34,075
Network Cell Sites (341-022)	3,000	0	0	0
Int/Princ Due fr Golf Course Loans 53 (FB) (115-053)	326,925	339,850	342,350	243,100
Total Use of Money & Property	628,732	684,850	668,473	575,191
INTERGOVERNMENTAL (353/355)				
MVL Fees Monthly (see 311.012 Triple Flip) (353-001)	0	0	18,973	0
Homeowners Exemption (355-001)	19,609	20,400	19,000	19,000
Total Intergovernmental	19,609	20,400	37,973	19,000
STATE/FEDERAL/COUNTY GRANTS (356-359)				
Oil Payment Program/UOBG (356-460)	10,698	5,600	9,613	9,613
SCE CA Energy Efficiency Grant (356-003)	7,667	0	41,058	0
CA Emergency Mbmt Reimb Grant (356-004)	33,549	60,500	89,618	0
Tree Partnership AQMD Grant (358-005)	1,320	0	0	0
Urban Forest Ed Grant Prop 40 (358-008)	8,542	0	0	0
LA County Windstorm Tree Grant (358-009)	0	0	20,469	0
Recycling Beverage Grant (358-028)	19,688	9,945	9,019	9,019
U.S.D.A. Summer Lunch Program (359-110)	11,709	11,500	10,000	10,000
Total State & Federal Grants	93,172	87,545	179,777	28,632
CHARGES FOR CURRENT SERVICES (360)				
Zoning/Subdivision/Environmental Fees (001/004)	21,205	20,000	27,500	27,500
DPRB Fees (005)	24,233	25,000	15,000	15,000
Miscellaneous Planning Fees (006/008)	15,239	6,000	3,100	3,000
Public Hearing Notice Signs (009)	3,120	3,500	1,000	1,000
Monument Inspection (360-010)	5,900	0	0	0
Total Charges for Current Services	69,697	54,500	46,600	46,500
CHARGES FOR ADMINISTRATIVE SERVICES (361)				
Administration of Prop A/C/Measure R (001)	163,561	155,000	155,000	158,320
Administration of Energy Grant (002)	4,512	10,000	21,568	0
Administration Fees for Staff fr WH 03 (003)	5,000	25,000	25,000	25,000
Administration of LA Windstorm Tree Grant (009)	0	0	9,117	0
Administration of Charter Oak Park (034)	250,000	300,000	300,000	300,000
Admin. of Oil Payment Recycle/UOBG (361-460)	3,820	0	0	0
Total Charges for Administrative Services	426,893	490,000	510,685	483,320

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND DETAIL OF REVENUES (CONTINUED)				
CHARGES FOR SERVICES OTHER (363/364/365)				
Auto Impound Storage Fees (363-004)	11,061	13,000	7,500	7,500
Street/Sidewalk/PW Serv Chgs (364-001)	936	1,500	4,500	1,500
Juvenile Work Program Fees (364-002)	3,755	3,300	124	0
Sale of Maps & Publications (365-001/006)	1,310	2,500	2,500	2,500
Total Charges for Services Other	17,062	20,300	14,624	11,500
RECREATION FEES & CHARGES (367)				
Fee & Charge Classes (001)	231,413	209,500	215,000	213,900
Excursion Fees (002)	85,977	71,000	85,000	71,000
Sports Fees (003)	51,459	65,700	56,000	71,000
Senior Programs (008)	14,282	15,200	15,200	15,800
Senior Boutique (009)	1,658	1,800	2,000	1,800
Special Events (010)	28,170	27,000	26,000	29,600
Kid's Fun Club (011)	77,221	75,000	75,000	75,000
Sports Field Use Fees (020)	29,691	34,800	30,000	35,900
Total Recreation Fees	519,871	500,000	504,200	514,000
SWIM & RACQUET CLUB FEES (368)				
Racquetball Fees (002)	7,176	9,000	7,000	0
Weight Room Fees (003)	9,901	8,000	10,000	0
Aerobics Fees (004)	4,685	5,000	5,200	0
Lap Swim Fees (005)	8,071	4,500	9,500	0
Annual Membership Fees (006)	43,195	59,410	45,000	46,000
Rental Resale Items (007)	113	250	350	300
Fitness Services (008)	4,370	2,500	1,000	2,000
Contract Classes (011)	9,033	5,000	6,000	8,000
Silver Sneakers Program (013)	25,798	20,000	20,000	20,000
Gym Club (015)	0	0	0	6,000
Daily Rate (016)	0	0	0	10,000
Monthly Pass (017)	0	0	0	21,000
Recreational Swim Fees (020)	10,088	9,200	8,800	9,200
Swimming Lesson Fees (021)	77,305	69,800	70,000	70,000
Aqua Aerobics Fees (027)	1,697	2,200	4,200	0
Junior Guard Program (028)	0	4,000	1,000	3,000
Summer Swim Team Fees (031)	9,766	8,000	9,000	9,000
Facility Rental Fees (040)	15,856	11,000	14,000	16,000
Vending Machine Commissions (041)	2,098	2,000	1,700	1,000
BUSD Contribution (100)	30,140	30,140	30,140	36,390
Total Swim & Racquet Club	259,292	250,000	242,890	257,890
REFUNDS/REIMBURSEMENTS/CONTRIBUTIONS (369/391/393/395)				
WC/Disability Sal Reimbursements (369-002/005)	64,645	20,000	10,000	5,000
WC/Gen Liab Insurance Retro Ref (369-004)	58,092	0	0	398,930
Investigation Reimb (369-011)	500	1,000	1,000	1,000
Façade Project Reimb (369-563)	0	16,800	3,840	4,609
Admin Costs Successor Agency (370-002)	0	200,000	189,455	145,000
Reimb Separation Cost CRA Dissolution (370-001)	0	0	112,418	0
Miscellaneous Sale of Property (391-001)	2,000	0	0	0
BUSD School Resource Officer (1/2) (393-005)	108,584	108,854	112,500	108,854
BUSD GAAP (1/4) (393-006)	18,000	16,750	20,000	16,750
50th Anniversary Contributions (393-010)	315	0	0	0
Sr Citizen Club Bingo Contribution (393-133)	2,900	3,000	3,000	3,000
Miscellaneous (395-010)	9,250	3,000	3,200	3,000
Total Ref/Reimbursements	264,286	369,404	455,413	686,143
SUB-TOTAL GENERAL FUND REVENUE	18,216,615	17,460,705	19,587,121	18,673,949

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND DETAIL OF REVENUES (CONTINUED)				
TRANSFERS IN FROM SPECIAL FUNDS (500)				
From Gas Tax Fund 02 (002)	225,000	225,000	225,000	225,000
From Lighting District Fund 07 (007)	95,000	95,000	95,000	95,000
From CRA Fund 30 Admin Fees (030)	127,086	0	0	0
From Housing Authority 34 Admin Fees (034)	241,790	0	0	0
From Rancho SD Fund 35 Admin Fees (035)	18,421	0	0	0
From CDBG Fund 40 (040)	70,652	42,543	37,217	0
From AQMD Fund 71 (071)	2,230	2,275	2,011	2,051
Total Transfers	780,179	364,818	359,228	322,051
TOTAL GENERAL FUND REVENUE & TRFS	18,996,794	17,825,523	19,946,349	18,996,000
TOTAL AVAILABLE FUNDS	33,035,392	31,035,127	33,543,490	33,208,553

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND 01				
GENERAL FUND DETAIL OF EXPENDITURES				
01-4110 CITY COUNCIL				
101 Councilmembers	39,870	39,720	39,720	39,720
021 Travel & Meeting	13,880	15,000	13,000	15,000
033 Special Department Supplies	747	500	500	0
Total City Council	54,496	55,220	53,220	54,720
01-4120 CITY MANAGER				
101 City Manager (000)	209,255	211,436	211,436	211,436
101 City Clerk (002)	101,031	108,364	68,244	0
101 Dept Asst/Dep City Clerk (003)	46,425	51,277	52,071	52,071
101 Housing Programs Manager (007)	111,394	113,641	116,718	0
101 Housing Coordinator (008)	67,491	37,419	37,419	0
102 Housing Intern PT (001)	18,830	2,399	2,399	0
103 Overtime	0	500	700	700
010 Legal Advertising	12,591	13,000	14,800	15,000
012 Car Allowance (1)	6,100	9,600	5,700	4,800
016 Publications & Dues	7,419	7,500	7,000	7,500
020 Election Services (001)	0	77,900	79,600	0
021 Travel & Meetings	4,604	4,500	4,500	4,500
033 Special Departmental Supplies	494	1,000	500	1,000
Total City Manager	585,633	638,536	601,087	297,007
01-4150 ADMINISTRATIVE SERVICES				
101 Assistant City Manager/Dir Adm Serv (004)	161,747	163,433	163,433	163,433
101 Finance/Information System Manager (005)	125,428	126,736	126,736	126,736
101 Information System Applications Analyst (007)	71,971	72,722	72,722	72,722
101 Senior Accounting Technician (2) (001)	129,481	132,230	132,230	133,804
101 Accounting Technician (2) (003)	107,033	109,350	109,350	110,475
101 Human Resources Specialist (008)	59,399	61,518	62,270	61,518
101 Parking Code Enforcement Officer (016)	59,976	61,518	61,518	61,518
102 Sr Office Assistant Reg PT (1) (004)	33,357	36,735	36,735	36,735
102 Office Assistant PT (1) (005)	23,621	28,950	29,685	29,685
102 Admin Intern PT (1) (010)	20,876	11,460	1,726	0
102 Parking Enforcement Officer PT (4) (016)	59,323	45,500	52,000	52,000
103 Overtime	103	100	100	100
010 Advertising	894	1,000	2,900	1,500
012 Car Allowance (1 + Misc Mileage)	4,095	4,200	4,000	4,000
016 Publications & Dues	3,890	2,575	3,400	3,700
018 Printing	2,869	3,000	3,000	3,000
020 Professional Services (IT serv to 4190)	16,460	16,000	17,300	1,100
021 Travel & Meeting	2,880	1,000	1,500	5,500
033 Special Departmental Supplies	636	500	500	700
038 Equipment	0	500	500	500
408 Annual Awards Dinner	9,479	6,700	5,800	5,700
424 Accident Prevention Program	8,938	4,100	4,100	6,400
430 Sick Leave Incentive Program	30,625	32,156	25,816	27,107
431 Productivity Program	8,841	5,000	5,000	5,000
433 Physical Examinations	125	300	500	200
434 Employee Training	3,619	3,000	4,500	3,000
435 Employee Assistance Program	4,200	4,200	4,200	4,200
Total Administrative Services	949,864	934,483	931,521	920,333
01-4170 CITY ATTORNEY				
020 Contract Legal Services (000)	184,008	160,000	140,000	140,000
020 Contract City Prosecutor (001)	33,913	45,000	32,000	35,000
Total City Attorney	217,922	205,000	172,000	175,000

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND DETAIL OF EXPENDITURES (CONTINUED)				
01-4190 GENERAL SERVICES				
010 Chamber of Commerce (003)	50,000	45,000	45,000	45,000
010 Community Newsletter (004)	39,431	39,000	41,100	42,300
014 General Insurance (000)	546,809	422,693	423,631	375,518
014 Property Insurance (001)	97,577	99,530	95,832	97,800
014 Environmental Liability Insurance (002)	20,696	0	0	0
015 Equipment Maintenance (000)	39,877	47,600	56,176	39,030
015 Computer Maint (002) (moved to 015-000)	7,346	6,850	7,262	0
015 Telephone Maintenance (003)	11,993	12,528	9,186	9,363
016 Publications & Dues	35,790	36,560	37,862	39,223
017 Postage	18,838	20,000	22,000	22,000
018 Printing & Duplication	1,612	2,500	2,500	2,500
019 Rent of Property & Equipment	2,319	2,500	2,500	2,500
020 Professional Services/Audit (000)	28,657	41,500	37,820	38,561
020 Computer Professional Services (002)	48,602	45,490	40,440	87,952
020 Collection Professional Services (003)	3,229	2,500	3,000	3,000
020 Document Imaging (004) (to 4190-020-002)	8,693	8,865	8,528	0
020 Tuition Assistance (005)	677	5,000	1,000	3,000
020 Public Access Contract Assistance (006)	75,475	70,000	72,500	74,300
020 Sales/Prop Tax Analysis (007)	0	0	15,000	24,500
020 Process Fees Credit Card Payments (019)	9,726	9,360	17,800	12,360
020 Special Projects Consultant (022)	2,500	0	0	0
020 GIS Annual Update/Licenses (026) fr Fund 70	0	0	0	54,300
020 Recycling Grant - Mrkt Sites (028)	3,353	5,000	9,019	9,019
020 Community Program Requests (029)	8,600	0	0	0
020 Cal Home Single Fam Rehab (030)	1,427	0	0	0
020 SCE CA Energy Efficiency Grant (032)	0	0	41,058	0
020 City Web Page Host Services (033)	8,160	9,800	8,692	8,950
020 T1 Internet/ Wireless Cards (034)	9,597	8,940	11,771	24,660
022 City Cell Phones (003)	16,839	20,300	19,500	20,000
030 Office Supplies (000)	23,598	18,000	18,000	18,000
030 Computer Supplies (001)	19,970	7,800	5,000	8,600
030 Copier Supplies (003)	74	0	0	0
033 Special Department Supplies	4,555	4,700	4,000	4,500
038 Public Access Equipment (001)	5,912	15,000	15,000	15,000
049 Debt Service/Sr Ctr Comm Bldg. (004)	183,225	0	0	0
200 PERS Contribution (3% + 14.940%) (001)	1,024,579	886,177	878,232	901,917
200 Health Insurance & Optional Benefits (002)	1,066,918	989,568	978,696	1,049,100
200 PARS Part Time Emp. (003)	12,476	12,275	9,648	8,642
200 Medicare Insurance (004)	77,394	69,881	65,250	68,639
200 Retiree Health Benefits (005)	17,212	17,472	18,222	19,320
200 Workers Comp Insurance (014)	132,183	165,229	165,229	180,770
200 Unemployment Insurance (016)	10,593	15,000	42,200	69,650
200 Long Term Disability/Life Ins (018)	91,520	83,448	78,362	84,123
200 Deferred Comp Match Program (019)	166,042	20,199	20,211	0
200 Cell Phone Allowance (020)	9,794	8,535	8,564	8,564
200 Notary Public Commission Stipend (021)	0	0	488	900
460 Oil Payment Program/UOBG (041)	8,671	5,600	9,613	9,613
Total General Services	3,952,538	3,280,400	3,345,892	3,483,174
01-4210 PUBLIC SAFETY				
015 Maintenance of Equipment	294	700	500	500
018 Printing	3,353	5,700	5,000	5,000
Sub-Total M & O	3,647	6,400	5,500	5,500
020 District Attorney (003)	0	500	500	500
020 Helicopter Services (004)	0	500	500	500
020 General Law/Traffic/Enforcement-11 (006)	3,586,374	3,687,975	4,112,928	4,211,640
020 Community Services Officers-2 (008)	52,726	53,902	55,996	55,195
020 Directed Patrol (005)	69,871	0	0	0

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

GENERAL FUND DETAIL OF EXPENDITURES (CONTINUED)	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
01-4210 PUBLIC SAFETY (CONTINUED)				
020 Law Enforcement Technician-1 (009)	80,102	81,969	80,393	82,325
020 Traffic Enforcement/Motors-2 (011)	96,370	235,142	0	0
020 Special Assignment Deputies-2 (012)	435,416	445,126	222,561	227,905
020 Liability Trust Fund (014)	0	206,423	197,186	209,800
020 Team Leader-1 (015)	229,788	234,913	235,187	240,835
020 Supplemental Sergeant (1) (016)	192,725	197,023	194,496	199,165
020 License Investigator (017)	0	500	500	500
020 Star Deputy (Holy Name of Mary) (019)	3,046	3,239	3,100	3,193
020 Project Sister (020)	2,400	0	0	0
020 School Resource Officer (021) Portion Pd in 41	167,708	222,562	172,562	187,905
020 GAAP Contract (022) Portion Pd in Fund 41	49,750	68,000	33,000	35,000
020 Code Red Notification System (026)	15,000	15,000	15,000	15,000
Sub-Total Contract Law	4,981,276	5,452,774	5,323,909	5,469,463
021 Travel & Meeting	760	1,000	1,000	1,000
022 Telephone Numbers	251	250	250	250
411 Parking Administration	14,167	14,000	11,000	12,000
412 Maintenance of Prisoners	120	500	500	500
413 Animal Control Services	118,671	122,315	122,315	126,472
413 IVHS Fac Improvements (001)	10,000	10,000	10,000	0
428 Crime Prevention	4,081	5,000	5,000	5,000
Sub-Total Other Services	148,051	153,065	150,065	145,222
Total Public Safety	5,132,974	5,612,239	5,479,474	5,620,185
001-4211 RISK MANAGEMENT/LAW ENFORCEMENT				
014 Uninsured Claims (003)	395	1,000	1,000	1,000
Total Risk Management/Law Enforcement	395	1,000	1,000	1,000
001-4212 EMERGENCY SERVICES				
020 Emergency Services (001)	1,840	1,900	1,900	1,900
020 Radio Repairs (002)	0	1,000	500	500
033 Emergency Supplies/Equipment	1,631	2,000	1,500	1,500
078 Emer Srv/Williams Fire/Mitigation Measures (000)	17,518	7,000	1,500	1,500
078 Storm Damage 2010 (002)	105,422	0	3,410	0
078 Golden Hills Road (003)	0	0	0	80,000
Total Emergency Services	126,411	11,900	8,810	85,400
01-4308 COMMUNITY DEVELOPMENT				
101 Assistant City Manager of Comm Dev (000)	177,924	179,779	179,779	179,779
101 Administrative Aide (1) (002)	121,280	91,508	75,714	61,518
012 Car Allowance (1)	3,000	3,000	3,000	3,000
016 Publications & Dues	1,308	1,200	1,200	1,200
018 Printing	190	500	500	500
020 Engineering Services - City Engineer (002)	62,510	55,000	50,000	50,000
020 Contract Planning Assistance (007)	6,467	0	0	0
020 Bid Support (008)	0	3,500	0	0
020 Downtown Façade Plan/Design (012)	53,980	0	0	0
020 Housing Element Update (015)	0	25,000	50,000	0
020 Hydrology Study NJD (016)	12,324	0	0	0
021 Travel & Meeting	10,657	8,000	9,500	7,000
033 Special Departmental Supplies	410	750	500	800
041 Façade Construction (563)	219,677	0	40,000	0
Total Community Development	669,725	368,237	410,193	303,797

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND DETAIL OF EXPENDITURES (CONTINUED)				
01-4309 DEVELOPMENT SERVICES				
101 Director of Development Services (000)	148,757	100,655	100,073	0
101 Senior Planner (014)	0	72,368	65,592	89,206
101 Associate Planner (2) (017)	206,779	136,774	119,634	134,746
101 Code Compliance Officer (2) (016)	120,010	123,037	123,037	123,037
101 Administrative Secretary (009)	52,822	54,403	54,403	54,403
101 Departmental Assistant (018)	44,135	46,818	46,818	46,909
102 Planning Intern PT (001)	34,547	5,185	5,185	15,000
103 Overtime	1,523	1,000	0	1,000
012 Car Allowance (5)	7,854	10,200	5,300	7,400
016 Publications & Dues	3,291	5,750	6,000	6,000
018 Printing & Duplicating	0	500	500	500
020 Professional Services/Fees (000)	3,971	1,200	500	1,200
020 Filing & Environmental Fees (001)	0	300	2,400	500
020 Nuisance Abatement Officer (002)	1,463	1,000	1,000	1,000
020 Nuisance Abatement (003)	0	5,000	5,000	5,000
021 Travel & Meeting Staff/Comm (000/001)	12,517	7,500	8,000	8,500
033 Special Departmental Supplies	941	900	900	900
033 Spec Supp Public Hearing Notice Signs (001)	4,402	4,500	2,000	2,000
Total Development Services	643,012	577,090	546,342	497,301
01-4310 PUBLIC WORKS ADMIN/ENG				
101 Director of Public Works (004)	150,198	151,764	151,764	151,764
101 Senior Engineer (010)	114,350	118,025	118,025	118,025
101 Associate Engineer (006)	91,518	92,472	92,472	92,472
101 Environmental Services Coordinator (003)	47,500	52,902	52,902	55,547
101 Public Works Inspector (007)	73,094	40,889	40,602	0
101 Administrative Secretary (009)	49,042	51,894	51,894	52,071
102 Engineering Intern PT 2 (000)	26,751	33,000	33,000	37,000
102 Office Assistant PT (005)	26,656	24,000	24,000	25,808
103 Overtime	0	2,000	0	0
012 Car Allowance (3)	7,800	7,800	7,800	7,800
016 Publication & Dues	3,039	4,000	4,000	4,000
020 Conversion of Plans to Laserfiche	7,428	4,000	0	0
020 Engineering Plan Check Services (003)	662	4,000	4,000	5,000
020 Engineering Services - City Engineer (004)	2,395	4,000	5,000	6,000
020 Project Management Services (006)	25,436	35,000	35,000	55,000
020 ArcView Development/Training (007)	1,939	3,000	3,000	3,000
021 Travel & Meeting	4,682	8,600	7,000	7,000
029 Uniforms	353	600	100	0
033 Special Departmental Supplies	2,165	4,000	3,000	3,000
Total PW Admin/Eng	635,006	641,946	633,559	623,487
01-4311 BUILDING & SAFETY				
101 Building & Safety Superintendent (006)	122,369	123,645	123,645	123,645
101 Building Inspectors (2) (008)	141,604	144,515	147,593	148,890
101 Building Permit Technician (009)	55,452	57,370	57,370	57,370
101 Plans Examiner (010)	73,922	62,070	0	0
103 Overtime	0	200	500	500
012 Car Allowance (1)	3,000	3,000	3,000	3,000
016 Publications & Dues	943	1,800	1,700	3,200
018 Printing	415	700	900	1,000
020 Contract Plan Check (001)	69,928	35,000	72,000	56,000
020 Contract Inspector (002)	0	600	0	1,200
021 Travel & Meeting	3,803	3,100	3,000	4,800
022 Wireless Cards Serv (to 4190) (004)	3,064	3,000	2,250	0
029 Uniforms	527	650	600	650
033 Special Departmental Supplies	616	1,500	1,400	2,200
Total Building & Safety	475,643	437,150	413,958	402,455

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND DETAIL OF EXPENDITURES (CONTINUED)				
01-4341 STREET MAINTENANCE				
101 PW Maintenance Superintendent (000)	106,025	107,131	107,131	107,131
101 PW Maintenance Supervisor (002)	79,069	79,893	79,893	79,893
101 Equipment Operator (2) (003)	167,459	110,791	110,791	110,791
101 Public Works Leadworker (004)	73,670	63,130	62,780	63,478
101 Street Maintenance Worker (2) (005)	102,049	104,355	89,575	96,147
103 Overtime (000)	4,365	7,000	7,000	7,000
103 Overtime Weekend Program (001)	9,477	12,000	1,303	0
103 Stand By Pay (002)	11,395	15,000	15,000	15,000
016 Publications & Dues	425	500	500	500
019 Equipment Rental Misc Projects (000)	884	4,000	4,000	4,000
020 Professional Services (000)	6,679	10,000	18,400	13,000
020 Graffiti Removal (003)	14,179	15,000	15,000	15,000
020 Downtown Boardwalk Maint (005)	33,478	20,000	20,000	25,000
020 Vehicle Parking District Maint (007)	400	15,000	15,000	15,000
021 Travel & Meeting	0	1,000	1,000	1,000
024 NPDES General (001)	18,652	18,000	18,000	18,000
024 NPDES SUSUMP Plan Checks (002)	9,429	12,000	12,000	15,000
024 NPDES Advertising (010)	3,872	4,000	4,000	6,000
024 NPDES Printing (018)	0	500	0	500
024 NPDES Professional Services (020)	15,115	26,500	50,500	81,500
024 NPDES Capital Outlay (041)	0	2,500	0	5,000
028 Hazardous Waste Disposal	9,846	10,000	10,000	10,000
029 Uniforms	3,626	4,000	4,000	4,000
033 Special Departmental Supplies (000)	46,930	55,000	55,000	55,000
Total Street Maintenance	717,021	697,300	700,873	747,940
01-4342 VEHICLE/YARD MAINTENANCE				
101 Equipment Mechanic (008)	55,082	56,063	56,063	56,063
103 Overtime	156	500	500	500
011 Vehicle/Equipment Parts & Supplies (000)	32,447	33,000	33,000	33,000
011 Vehicle/Equipment Fuel & Oil (001)	91,881	85,000	90,000	90,000
011 Sweeper Parts & Supplies (002)	30,094	35,000	35,000	35,000
011 Rental Program for Pool Vehicles (003)	2,308	2,000	2,000	2,300
016 Publication & Dues	0	200	200	200
020 Vehicle/Equipment Service & Repairs (001)	32,754	33,000	33,000	33,000
020 Yard Maintenance (003)	20,931	20,000	20,000	20,000
021 Travel & Meeting (000)	0	200	200	200
022 Electricity (001)	11,309	13,000	13,000	13,000
022 Gas (002)	1,042	1,000	1,200	1,200
022 Water (004)	3,731	4,000	4,000	4,000
031 Janitorial Supplies	1,714	3,000	3,000	3,000
033 Special Departmental Supplies (000)	13,137	16,000	16,000	16,000
041 Yard Bldgs Upgrades/Repairs (011)	15,008	16,000	16,000	16,000
Total Vehicle/Yard Maintenance	311,594	317,963	323,163	323,463
01-4345 TRAFFIC CONTROL				
101 Public Works Leadworker (000)	63,189	63,478	63,478	63,478
101 Street Maintenance Worker (005)	54,657	54,662	54,662	54,662
103 Overtime	2,323	3,000	3,000	3,000
016 Publication & Dues	50	300	300	300
020 General Professional Services (000)	34,077	42,000	42,000	42,000
020 Traffic Engineering Services (001)	18,068	30,000	30,000	30,000
021 Travel & Meeting	0	1,000	500	1,000
033 Special Departmental Supplies	36,024	40,000	40,000	40,000
041 City Street Sign Replacement (000)	3,187	0	0	0
Total Traffic Control	211,575	234,440	233,940	234,440

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

GENERAL FUND DETAIL OF EXPENDITURES (CONTINUED)	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
01-4410 FACILITIES				
101 Director of Parks & Recreation (1/2) (000)	75,099	75,882	75,882	75,882
101 Facilities Manager (006)	111,394	112,555	112,555	112,555
101 Administrative Secretary (1/3) (003)	12,370	0	0	0
101 Facilities Maintenance Supervisor (005)	70,127	74,250	75,150	79,679
101 Facilities Maintenance Worker (3) (004)	145,157	151,207	151,207	154,618
102 Building Maintenance Aides PT (000)	60,413	63,300	62,300	63,317
103 Overtime	1,629	2,000	2,000	2,000
012 Car Allowance	2,454	2,400	2,420	2,400
015 Maintenance of Equipment	4,659	6,000	6,000	7,500
016 Publications & Dues	185	150	150	150
021 Travel & Meeting	176	300	300	300
022 Electricity (001)	47,477	53,000	55,000	55,000
022 Gas (002)	772	1,000	1,000	1,000
022 Telephone (003)	5,355	2,400	2,200	2,400
023 Contract & General Maintenance (000)	14,695	21,000	21,000	21,000
023 Maintenance Syc Cyn Ranch/House (922)	6,089	6,700	6,500	6,700
029 Uniforms	1,728	1,500	1,500	1,500
031 Janitorial Supplies	4,020	4,000	4,000	4,000
033 Special Departmental Supplies	2,901	5,000	5,000	5,000
036 Vandalism	45	0	0	0
041 Capital Outlay/Decorations/Fac Tools	1,617	2,000	2,000	2,000
041 Syc Cyn Restrooms/Office Prjct (002)	1,000	0	0	0
Total Facilities	569,363	584,644	586,164	597,001
01-4411 CIVIC CENTER				
015 Maintenance of Equipment	12,628	39,000	43,000	39,100
020 Professional Services	0	1,610	1,310	1,560
022 Electricity (001)	76,012	84,000	80,000	84,000
022 Gas (002)	12,047	13,000	12,200	13,000
022 Telephone (003)	17,062	19,800	17,000	1,800
022 Water (004)	0	0	0	750
023 Contract & General Maintenance (000)	52,095	50,000	50,000	50,000
031 Janitorial Supplies	3,646	4,000	4,000	4,000
033 Special Departmental Supplies	4,173	5,200	5,200	5,200
041 Capital Outlay	0	6,000	5,910	6,000
Total Civic Center	177,662	222,610	218,620	205,410
01-4412 SENIOR CENTER				
015 Maintenance of Equipment	14,069	15,000	17,000	15,200
022 Electricity (001)	21,914	25,000	24,500	25,000
022 Gas (002)	4,745	6,000	5,500	6,000
022 Telephone (003)	451	600	570	600
023 Contract & General Maintenance (000)	20,389	21,000	20,800	21,000
031 Janitorial Supplies	2,942	3,500	3,500	3,500
033 Special Departmental Supplies	1,856	3,000	3,000	3,000
041 Capital Outlay	6,999	4,000	3,970	7,000
Total Senior Center	73,366	78,100	78,840	81,300
01-4414 PARK MAINTENANCE				
101 Landscape Maint Manager (1/2) (000)	46,802	47,290	66,331	38,307
101 Landscape Maint Supervisor (1/2) (001)	29,659	30,878	30,878	33,479
101 Landscape Maintenance Worker (2) (002)	105,737	106,840	87,002	95,416
101 Municipal Arborist (1/2) (004)	36,838	37,223	37,223	37,223
103 Overtime	217	1,400	1,400	1,400
015 Maintenance of Equipment	1,911	2,000	2,000	2,000
016 Publications & Dues	656	1,060	1,050	880
018 Printing	14	200	200	200
020 Contract Equestrian Trail Maint (004)	28,048	33,200	30,000	33,200

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

GENERAL FUND DETAIL OF EXPENDITURES (CONTINUED)	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
01-4414 PARK MAINTENANCE CONTINUED				
020 Tree Partnership AQMD Grant (005)	1,320	0	0	0
020 Contract Pest Control (006)	1,754	4,000	4,000	4,000
020 Urban Forest Ed Grant Prop 40 (008)	8,192	0	0	0
020 LA Co Windstorm Tree Grant (009)	0	0	20,469	0
021 Travel & Meetings	1,458	600	775	1,300
029 Uniforms	1,680	1,500	1,500	1,500
033 Special Departmental Supplies	6,275	5,000	5,000	5,000
Total Park Maintenance	270,560	271,191	287,828	253,905
01-4415 MEDIAN & PARKWAY MAINTENANCE				
101 Landscape Maint Manager (1/2) (000)	46,801	47,290	66,331	38,307
101 Landscape Maint Supervisor (1/2) (001)	29,659	30,878	30,878	33,479
101 Landscape Maintenance Worker (2) (003)	150,383	101,870	101,870	101,870
101 Municipal Arborist (1/2) (004)	36,838	37,223	37,223	37,223
101 Equipment Operator (006)	58,127	58,733	69,107	58,733
103 Overtime	3,843	1,000	3,000	3,000
016 Publications & Dues	218	350	420	260
020 Contract Median Islands (002)	73,593	73,600	73,600	74,600
020 Median Island Renovations (009)	11,785	10,000	10,000	10,000
020 Bonita Ave Tree Removal (010)	6,335	0	0	0
021 Travel & Meetings	569	500	500	850
022 Electricity (001)	8,376	8,900	8,600	8,900
022 Water (004)	119,328	132,000	130,000	132,000
029 Uniforms	589	1,100	1,100	1,100
033 Special Departmental Supplies	5,817	4,000	4,000	4,000
Total Parkways & Median Island Maint	552,262	507,444	536,629	504,322
01-4420 RECREATION				
101 Director of Parks & Recreation (1/2) (000)	75,099	75,882	75,882	75,882
101 Recreation Services Manager (001)	103,799	104,881	104,881	104,881
101 Administrative Secretary (2/3) (003)	25,115	0	0	0
101 Recreation Coordinator (3) (004)	175,754	180,153	180,153	184,881
101 Departmental Assistant (2) (005)	57,663	89,300	89,300	91,256
101 Office Assistant Sr. Ctr (006)	38,892	39,299	34,200	39,299
102 Recreation Leaders PT (001)	35,796	45,895	43,500	40,866
102 Drill Team Instructor PT (003)	13,466	13,826	13,826	13,147
102 Recreation Coordinator P/T (004)	0	0	6,700	39,904
102 Receptionist Senior Ctr. PT (013)	21,464	21,640	23,300	22,277
102 Student Union Staff (014)	48,300	59,081	55,100	58,733
102 Office Assistant City Hall PT (015)	21,719	0	0	0
102 Fee & Charge Personnel PT (020)	111,439	125,170	120,500	125,677
012 Car Allowance (2)	5,400	6,000	5,500	6,000
013 Senior Programs (003)	31,349	25,000	25,000	26,500
013 Senior Boutique (009)	1,419	1,500	2,000	1,500
016 Publications & Dues	1,285	1,000	1,200	1,000
018 Printing & Duplication	5,963	6,800	6,000	6,500
019 Rent of Property & Equipment	4,925	3,800	3,800	7,700
020 Instructor Services	163,995	141,100	160,000	148,900
021 Travel & Meeting	1,768	2,800	2,000	2,800
033 Special Departmental Supplies	20,096	19,000	19,000	19,000
034 Fee & Charge Programs	96,404	90,900	95,000	95,000
034 Active Net Fees (020)	19,827	19,000	22,000	23,000
110 Summer Food Program	10,703	11,500	10,000	10,000
Total Recreation	1,091,642	1,083,327	1,098,842	1,144,703

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GENERAL FUND DETAIL OF EXPENDITURES (CONTINUED)				
01-4430 SWIM & RACQUET CLUB				
102 Recreation Coordinator PT (007)	39,281	42,904	32,500	0
102 Maintenance Operator PT (001)	28,355	28,041	29,000	28,041
102 Supervising Lifeguard/Instr PT (002)	5,974	8,342	8,342	8,595
102 Senior Lifeguard PT (003)	9,951	9,602	10,200	11,719
102 Cashiers PT (004)	69,535	72,243	72,243	72,243
102 Lockerroom Attendants PT (005)	1,896	2,893	2,400	2,893
102 Lifeguards PT (006)	35,207	48,474	46,000	48,474
102 Building Maintenance Aide PT (009)	10,614	13,652	12,900	13,652
102 Instructors Personnel PT (020)	36,926	38,925	37,000	42,068
010 Advertising	872	1,500	1,500	1,500
012 Car Allowance (1)	480	575	300	575
015 Maintenance of Equipment	12,518	13,600	24,000	13,700
016 Publications & Dues	285	245	245	260
018 Printing	1,265	800	800	1,000
019 Rent of Property & Equipment	2,564	3,420	2,000	1,600
020 Professional Services	43,356	38,000	42,000	40,700
021 Travel & Meeting	479	250	150	250
022 Electricity (001)	45,778	58,800	50,000	58,000
022 Gas (002)	18,876	28,000	26,000	27,000
022 Telephone (003)	1,600	2,400	2,100	2,400
022 Water (004)	11,605	11,000	15,000	11,000
023 Contract & General Maintenance (000)	20,478	23,300	25,000	23,300
029 Uniforms	1,778	2,000	2,000	2,200
031 Janitorial Supplies	2,474	3,200	3,200	3,200
033 Special Departmental Supplies	25,663	30,000	30,000	27,400
034 Fee & Charge Supplies	0	0	0	6,400
041 Capital Outlay (001)	0	0	0	5,000
Total Swim & Racquet Club	427,808	482,166	474,880	453,170
SUB-TOTAL GENERAL EXPENDITURES	17,846,470	17,242,386	17,136,835	17,009,513
01-5000 Transfers Out/Loans				
099 Transfer to City Hall/CB Plz Fund 04 (004)	591,781	764,395	741,370	742,270
099 Transfer to Landscape Maint Fund 08 (008)	0	0	0	72,952
099 Transfer to Infrastructure (012)	624,431	0	1,452,732	0
099 Transfer to Park Dev Fund 20 (020)	125,569	0	0	0
099 Transfer to Equip Replacement 70 (070)	250,000	0	0	0
Total Transfers Out/Loans	1,591,781	764,395	2,194,102	815,222
TOTAL GENERAL FUND EXP/TRFS	19,438,251	18,006,781	19,330,937	17,824,735
FUND BALANCE DETAIL				
UNASSIGNED FUND BALANCE	9,076,325	8,343,384	10,600,652	11,858,317
ASSIGNED FB RISK MGMT/LAW ENF	2,848,083	2,960,472	2,847,978	2,846,978
ASSIGNED FB EMERG SERVICES	522,733	574,490	513,923	428,523
ASSIGNED FB ECONONMIC UNCERTAINTY	900,000	900,000	0	0
ASSIGNED FB GENERAL PLAN	250,000	250,000	250,000	250,000
TOTAL ENDING GENERAL FUND BALANCE	13,597,141	13,028,346	14,212,553	15,383,818
TOTAL EXP/TRFS/AND FUND BALANCE	33,035,392	31,035,127	33,543,490	33,208,553

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
STATE GAS TAX FUND 02				
RESTRICTED FUND BALANCE	433,599	807,414	873,285	697,188
REVENUE				
Interest (341-001)	2,490	500	2,952	2,500
Gas Tax Section 2103 (358-002)	493,092	418,280	323,197	523,855
Gas Tax Section 2106 (358-003)	113,101	121,785	117,285	119,418
Gas Tax Section 2107 (358-004)	251,265	264,884	248,385	257,417
Gas Tax Section 2107.5 (358-005)	6,000	6,000	6,000	6,000
Gas Tax Section 2105 (358-014)	170,154	199,000	157,617	172,898
Total Revenue	1,036,102	1,010,449	855,436	1,082,088
Total Available Funds	1,469,701	1,817,863	1,728,721	1,779,276
EXPENDITURES				
Professional Services (4841-020-000)	2,000	2,000	2,000	2,000
Annual Pavement Preservation Zn G (4841-554-007)	181,151	450,000	450,000	350,000
Hazardous Sidewalk Repair (4841-559-001)	58,099	60,000	60,000	60,000
City Wide Pavement Maintenance (4841-559-005)	82,959	80,000	80,000	85,000
Town Core Sidewalk Repair (4841-559-007)	6,476	10,000	10,000	10,000
Lonehill Ave Rehab Arrow/Cienega (4841-601-003)	0	295,000	0	295,000
Gladstone Street Rehab (4841-637-000)	15,000	440,000	204,533	0
Baseline Paving Near Cataract (4841-813-000)	25,730	0	0	0
Transfer to General Fund (5000-099-001)	225,000	225,000	225,000	225,000
Total Expenditures	596,416	1,562,000	1,031,533	1,027,000
RESTRICTED FUND BALANCE	873,285	255,863	697,188	752,276
Total Estimated Requirements and Restricted Fund Balance	1,469,701	1,817,863	1,728,721	1,779,276

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
WALKER HOUSE LLC FUND 03				
ASSIGNED FUND BALANCE	368,599	254,620	264,183	264,835
REVENUE				
Interest (341-001)	496	1,400	961	500
Rents/Concessions (341-002)	7,214	0	0	0
Interest Fr 38 for Loan (341-038)	0	74,623	74,623	140,425
Principal Fr 38 for Loan (FB) (116-038)	0	57,847	57,847	124,515
Total Revenue	7,711	133,870	133,431	265,440
Total Available Funds	376,309	388,490	397,614	530,275
EXPENDITURES				
Property Insurance (4410-014-000)	37,733	38,485	37,319	38,065
Maint of Equipment (4410-015-000)	21,821	17,900	17,900	18,000
Professional Services/Fees/Taxes (4410-020-001)	8,525	9,400	11,960	12,700
Administration Fees - Staff Time to 01 (4410-020-003)	5,000	25,000	25,000	25,000
Electricity (4410-022-001)	8,820	18,000	10,000	18,000
Gas (4410-022-002)	490	4,800	2,000	4,800
Telephone (4410-022-003)	1,973	2,400	1,900	2,400
Water (4410-022-004)	3,712	6,300	4,700	6,300
Maintenance of Grounds (4410-023-000)	15,272	16,000	15,000	16,000
Maintenance of Building (4410-023-001)	7,313	8,000	4,000	8,000
Janitorial Supplies (4410-031-000)	477	1,000	1,000	1,000
Spec Dept Supplies (4410-033-000)	990	5,000	1,000	5,000
Vandalism Expense (4410-036-000)	0	5,000	1,000	5,000
Total Expenditures	112,127	157,285	132,779	160,265
ASSIGNED FUND BALANCE	264,183	231,205	264,835	370,010
Total Estimated Requirements and Assigned Fund Balance	376,309	388,490	397,614	530,275

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
CITY HALL/COMM BLDG/PLAZA FUND 04				
ASSIGNED FUND BALANCE	174,690	0	0	0
REVENUE				
Transfer in From Fund 01 (500-001)	591,781	764,395	741,370	742,270
Total Revenue	591,781	764,395	741,370	742,270
Total Available Funds	766,471	764,395	741,370	742,270
EXPENDITURES (4411)				
Testing Services (020-000)	6,925	0	0	0
Trustee Services (020-521)	5,275	5,275	2,250	2,250
Stage Lift (041-002)	0	20,000	0	0
Cell Carrier/Signal/Access Panel (041-004)	10,048	0	0	0
Historic Pictures/Frames (041-005)	1,753	0	0	0
Interest on COPS (049-026)	282,470	269,120	269,120	255,020
Principal on COPS (049-027)	460,000	470,000	470,000	485,000
Total Expenditures	766,471	764,395	741,370	742,270
ASSIGNED FUND BALANCE	0	0	0	0
Total Estimated Requirements and Assigned Fund Balance	766,471	764,395	741,370	742,270

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
SEWER EXPANSION FUND 06				
ASSIGNED FUND BALANCE	848,462	971,688	981,789	980,678
REVENUES				
Industrial Waste/Co Reimb. (364-002)	47,752	30,000	35,000	35,000
Miscellaneous Sewer Chrgs. (364-009)	600	0	0	0
Bonelli Sewer Maintenance (372-002)	7,985	7,829	7,829	7,829
Sewer Connection Fees (392-001)	115,711	10,000	12,000	10,000
Total Revenue	172,049	47,829	54,829	52,829
Total Available Funds	1,020,511	1,019,517	1,036,618	1,033,507
EXPENDITURES				
Industrial Waste Charges (4310-020-002)	35,661	36,000	38,000	40,000
Sewer Master Plan Study (4310-020-003)	0	80,000	0	80,000
Sewer Management System (4310-020-004)	0	1,500	1,500	1,500
Via Vaquero Pump & Sewer Study (4310-020-005)	0	0	0	20,000
Miscellaneous Sewer Projects (4841-604-000)	3,061	32,000	1,440	15,000
Extend Sewer Laterals Gladstone (4841-604-005)	0	15,000	15,000	0
Total Expenditures	38,722	164,500	55,940	156,500
ASSIGNED FUND BALANCE	981,789	855,017	980,678	877,007
Total Estimated Requirements and Assigned Fund Balance	1,020,511	1,019,517	1,036,618	1,033,507

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
CITY WIDE LIGHTING DISTRICT FUND 07				
RESTRICTED FUND BALANCE	1,387,664	1,377,408	1,566,414	1,702,652
REVENUES				
Property Taxes (311/313)	961,118	931,157	950,644	967,807
Residual Tax Distribution (311-011)	0	0	126,000	126,000
Homeowners Exemption (355-001)	7,951	8,200	7,500	7,500
Refunds & Reimb/Misc (369-001)	1,404	0	0	0
Total Revenue	970,473	939,357	1,084,144	1,101,307
Total Available Funds	2,358,137	2,316,765	2,650,558	2,803,959
EXPENDITURES				
Prof Services Property Taxes (4341-020-002)	7,845	10,825	7,845	8,100
Street Lights Maintenance (4341-020-003)	21,917	30,000	30,000	42,000
Paint Street Light Poles (4341-020-004)	6,975	4,500	4,500	4,500
Street Light Electricity (4341-022-001)	510,839	540,000	535,000	550,000
Special Departmental Supplies (4341-033-000)	5,784	10,000	10,000	10,000
Downtown Decorative Lighting (4341-041-000)	(9,518)	120,000	75,561	120,000
Bonita Ave Crosswalk Light (4341-041-001)	0	15,000	30,000	0
Traffic Signal Painting (4345-020-000)	14,851	15,000	15,000	15,000
Traffic Signal Maintenance (4345-020-002)	75,639	75,000	75,000	77,000
Traffic Signal Upgrades (4345-020-003)	9,597	10,000	10,000	10,000
Accident Repair/Replacement (4345-020-006)	17,393	20,000	20,000	20,000
Speed Feedback Sign Maint (4345-020-007)	145	5,000	5,000	9,000
Traffic Signal Utilities (4345-022-001)	35,256	35,000	35,000	35,000
Transfer to General Fund 01 (5000-099-001)	95,000	95,000	95,000	95,000
Total Expenditures	791,723	985,325	947,906	995,600
RESTRICTED FUND BALANCE	1,566,414	1,331,440	1,702,652	1,808,359
Total Estimated Requirements and Restricted Fund Balance	2,358,137	2,316,765	2,650,558	2,803,959

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
LANDSCAPE PARCEL TAX FUND 08				
RESTRICTED FUND BALANCE	114,598	65,412	95,702	18,405
REVENUES				
BUSD Sportsplex Maint Reimb (369-020)	17,564	17,600	17,564	17,793
Assessments (371-098)	766,848	767,000	767,000	777,000
Transfer in From 01 (500-001)	0	0	0	72,952
Total Revenue	784,412	784,600	784,564	867,745
Total Available Funds	899,010	850,012	880,266	886,150
EXPENDITURES				
PARK MAINTENANCE (4414)				
Eng Services/Consultant Assessments (020-000)	3,480	3,500	3,720	3,800
Contract Park Maintenance (020-001)	89,286	89,300	89,300	90,500
Sportsplex Maintenance (020-011)	35,129	35,150	35,150	35,600
Horsethief Canyon Park Maintenance (020-012)	79,610	95,000	80,000	95,000
Landscaping Improvements in Parks (020-015)	13,093	14,000	14,000	14,000
Irrigation Upgrades at Parks (020-016)	8,060	8,000	8,000	8,000
Electricity (022-001)	26,918	31,000	30,000	31,000
Telephone - Irrigation System (022-003)	1,770	2,200	2,000	1,000
Water (022-004)	179,805	195,800	230,000	230,000
Special Department Supplies (033-000)	26,099	24,000	24,000	24,000
Sub-Total Park Maintenance	463,249	497,950	516,170	532,900
PARKWAYS & TREES (4415)				
Contract Parkways (020-002)	10,283	10,300	10,283	10,500
Contract Pickup Areas/Miscellaneous (020-005)	11,388	11,400	11,388	11,600
Contract Pest Control (020-006)	4,764	4,000	4,000	4,000
Contract Tree Maintenance (020-008)	198,707	200,000	200,000	200,000
Tree Replacements (020-013)	10,000	10,000	10,000	10,000
Contract Weed Abatement (020-014)	10,911	14,000	12,000	14,000
Contract Planter Areas (020-015)	39,873	39,500	39,500	40,100
Parkway L/S Arrow/LH/Valley Center (020-016)	251	0	0	0
Trash Pick Up Parks & Parkways (020-019)	11,664	11,700	11,700	12,400
Electricity (022-001)	3,917	4,400	4,400	4,400
Telephone - Irrigation System (022-003)	362	500	420	250
Water (022-004)	18,004	26,000	22,000	26,000
Special Department Supplies (033-000)	19,937	20,000	20,000	20,000
Sub-Total Parkways & Trees	340,059	351,800	345,691	353,250
Total Expenditures	803,308	849,750	861,861	886,150
RESTRICTED FUND BALANCE	95,702	262	18,405	0
Total Estimated Requirements and Restricted Fund Balance	899,010	850,012	880,266	886,150

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
INFRASTRUCTURE FUND 12				
ASSIGNED FUND BALANCE	539,336	666,745	719,732	1,546,142
REVENUES				
Chip Seal/Rubberized Grant (358-004)	0	0	64,076	0
Bikeway TDA Grant/Interest (358-171)	47,803	10,000	4,000	15,000
Safe Rte Schools Amelia/Fthl SD Cyn Light (358-616)	0	65,700	65,693	0
STPL - Federal Funds (359-002)	215,959	52,000	0	0
American Recovery Invest Act (359-003)	0	103,206	113,923	0
HBRR - Foothill Blvd/SD Wash (359-004)	0	1,450,000	160,000	880,000
Developer Participation Foothill/Baseline (369-005)	52,180	0	0	0
Developer Participation Covina Blvd. (369-007)	32,295	0	0	0
Glendora Contribution Lonehill/Arrow (393-001)	0	400,000	0	0
Transfer In from Fund 01 (500-001)	624,431	0	1,452,732	0
Total Revenue	972,668	2,080,906	1,860,424	895,000
Total Available Funds	1,512,004	2,747,651	2,580,156	2,441,142
EXPENDITURES (4410/4430/4841)				
Horse Trail Fencing (4410-929-002)	6,385	8,000	5,000	6,000
Rhoades Park Drainage Design (4410-937-009)	0	0	0	18,000
HVAC Systems Various Facilities (4412-041-001)	0	0	30,000	466,000
Annual Pavement Presv Zn G (4841-554-007)	418,417	0	64,076	0
Various Parks Slurry Seal (4841-554-008)	0	0	0	30,000
Swim Center Parking Lot (4841-554-009)	0	0	0	100,000
Wagon Renovation (4841-566-541)	1,297	0	0	0
Lonehill/Arrow Lt Phasing/Median (4841-601-002)	47,982	400,000	0	400,000
Guard Rail Repairs (4841-616-003)	0	6,000	2,000	6,000
Speed Hump Installation (4841-616-009)	0	10,000	0	10,000
Traffic Control Center Co Grant (4841-616-010)	21,000	25,000	25,000	20,000
Terrebonne Archway (4841-616-014)	0	35,000	35,000	0
Gladstone Street Rehab (4841-637-000)	15,695	200,000	200,000	0
Cienega Avenue Design (4841-638-002)	0	0	0	75,000
Tree Removal/Replacement (4841-650-001)	0	0	0	16,000
Alley Design (4841-658-000)	0	35,000	0	35,000
Alley Const n/o 2nd Acacia/Cat (4841-658-011)	0	175,000	175,000	0
Bonita Ave Downtown Sidewalk/LS (4841-660-005)	14,270	0	0	0
Foothill Blvd @ SD Wash Env (4841-662-000)	124,277	1,560,000	225,000	1,000,000
ADA Improvements/Compliance (4841-691-003)	20,546	0	0	10,000
Wheelchair Ramps Various Loc (4841-691-004)	25,242	10,000	5,878	15,000
Comprehensive Sidewalk Eval (4841-692-001)	23,740	25,000	25,000	25,000
Amelia/Gladstone/5th (4841-698-000)	4,473	0	0	0
Covina Blvd (4841-702-001)	0	32,295	0	32,295
Miscellaneous Storm Drain Rep (4841-813-003)	16,317	30,000	30,000	30,000
Puddingstone/SD Ave Strm Drain (4841-813-008)	27,361	0	0	0
South Cliff Drainage Channel (4841-813-009)	0	0	0	30,000
Rennell Ave Storm Drain (4841-813-010)	0	140,000	165,000	0
Trf 4 Storm Drain Maint to Co (4841-814-000)	17,826	25,000	25,000	25,000
San Dimas-to 57/VV to 57 Design (4841-929-003)	0	0	0	85,000
SD Ave Bike Lane Rep/LV to Domingo (4841-929-004)	0	0	15,500	0
Transfer to Fund 27 M&O (5000-099-027)	7,446	6,560	6,560	6,847
Total Expenditures	792,273	2,722,855	1,034,014	2,441,142
ASSIGNED FUND BALANCE	719,732	24,796	1,546,142	0
Total Est Req and Assigned Fund Balance	1,512,004	2,747,651	2,580,156	2,441,142

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
COMMUNITY PARKS & FACILITIES DEVELOPMENT FUND 20				
ASSIGNED FUND BALANCE	156,492	284,763	288,547	72,772
REVENUES				
Development Tax (319-001)	7,613	0	39,400	0
Prop A (92) Maintenance Entitlement (358-023)	45,000	45,000	45,000	45,000
Prop A (96) Grant Poison Oak Trail/Others (358-024)	96,091	0	0	0
Transfer In From Gen Fund 01 (500-001)	125,569	0	0	0
Total Revenue	274,273	45,000	84,400	45,000
Total Available Funds	430,765	329,763	372,947	117,772
EXPENDITURES (4410)				
Improvements to Facilities (043-005)	0	78,000	78,000	0
Improvements to Swim & Racquet Club (043-008)	3,113	0	0	0
Park Signage (All Parks) (549-000)	0	15,000	0	15,000
Freedom Park Benches/Trash Rec (550-000)	0	2,500	675	0
Via Verde Park Playground Equip (557-000)	0	160,000	160,000	0
Via Verde Park Patch DG Path (557-002)	0	7,500	7,500	0
Sportsplex Field Improvements (605-002)	2,400	4,000	4,000	4,000
Sportsplex Snack Bar Bldg (605-005)	1,198	0	0	0
HTC Park Poison Oak Trail (927-001)	85,961	0	0	0
Horse Thief Cyn Pk Maint (927-003)	45,000	45,000	45,000	45,000
Sidewalk Repair/Replace in Parks (937-016)	4,547	5,000	5,000	5,000
Total Expenditures	142,218	317,000	300,175	69,000
ASSIGNED FUND BALANCE	288,547	12,763	72,772	48,772
Total Estimated Expenditures and Assigned Fund Balance	430,765	329,763	372,947	117,772

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
OPEN SPACE DISTRICT #1 (NORTH & WEST) FUND 21				
ASSIGNED FUND BALANCE	210,510	304,824	304,824	277,434
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REVENUES				
Quimby Fees (319-002)	94,314	0	0	0
Total Revenue	94,314	0	0	0
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Total Available Funds	304,824	304,824	304,824	277,434
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EXPENDITURES (4410/4430)				
Lonehill Pk Playground Equip/Surface (4410-601-003)	0	160,000	0	160,000
Swim & Racquet Club Marquee Sign (4430-430-003)	0	50,000	0	50,000
Swim & Racquet Club ADA Lifts/Spa (4430-430-004)	0	35,000	15,770	5,000
Swim & Racquet Club Improvements (4430-430-005)	0	11,500	11,620	42,500
Total Expenditures	0	256,500	27,390	257,500
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ASSIGNED FUND BALANCE	304,824	48,324	277,434	19,934
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Total Estimated Requirements and Assigned Fund Balance	304,824	304,824	304,824	277,434
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**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
OPEN SPACE DISTRICT #2 (EAST) FUND 22				
ASSIGNED FUND BALANCE	91,406	91,406	91,406	213,706
REVENUE				
Quimby Fees (319-002)	0	0	122,300	0
<i>Total Revenue</i>	<i>0</i>	<i>0</i>	<i>122,300</i>	<i>0</i>
Total Available Funds	91,406	91,406	213,706	213,706
EXPENDITURES (4410)				
Rhoades Park Electrical Upgrades Holiday Tree (041)	0	0	0	2,000
<i>Total Expenditures</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2,000</i>
ASSIGNED FUND BALANCE	91,406	91,406	213,706	211,706
Total Estimated Requirements and Assigned Fund Balance	91,406	91,406	213,706	213,706

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
OPEN SPACE DISTRICT #3 (SOUTH) FUND 23				
ASSIGNED FUND BALANCE	0	0	0	0
REVENUE				
Revenues	0	0		
Total Revenue	0	0	0	0
Total Available Funds	0	0	0	0
EXPENDITURES				
Expenditures	0	0		
Total Expenditures	0	0	0	0
ASSIGNED FUND BALANCE	0	0	0	0
Total Estimated Requirements and Assigned Fund Balance	0	0	0	0

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
CIVIC CENTER PARKING DISTRICT FUND 27				
RESTRICTED FUND BALANCE	(1,890)	0	0	0
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REVENUE				
Maint & Admin Assessments (371-094)	15,826	15,048	15,048	15,460
Trf In From 29 Res Avail for M&O (500-029)	827	827	827	827
Transfer in From 12 for M&O (500-012)	7,446	6,560	6,560	6,847
Total Revenue	24,099	22,435	22,435	23,134
Total Available Funds	22,208	22,435	22,435	23,134
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EXPENDITURES				
Overall Maintenance (4801-561-020)	16,150	16,635	16,635	17,134
Water & Electricity (4801-561-022)	6,058	5,800	5,800	6,000
Total Expenditures	22,208	22,435	22,435	23,134
RESTRICTED FUND BALANCE	0	0	0	0
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Total Estimated Requirements and Restricted Fund Balance	22,208	22,435	22,435	23,134

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
CC PARKING DISTRICT REDEMPTION FUND 28				
RESTRICTED FUND BALANCE	1,475	0	0	0
REVENUE				
Assessments (371-094)	9,742	10,473	10,473	9,977
Total Revenue	9,742	10,473	10,473	9,977
Total Available Funds	11,217	10,473	10,473	9,977
EXPENDITURES				
Bond Payments Interest (4120-026-000)	2,950	2,206	2,206	1,710
Bond Payments Principal (4120-027-000)	8,267	8,267	8,267	8,267
Total Expenditures	11,217	10,473	10,473	9,977
RESTRICTED FUND BALANCE	0	0	0	0
Total Estimated Requirements and Restricted Fund Balance	11,217	10,473	10,473	9,977

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
CC PARKING DISTRICT RESERVE FUND 29				
RESTRICTED FUND BALANCE	4,916	4,089	4,089	3,262
REVENUE	0	0	0	0
Total Revenue	0	0	0	0
Total Available Funds	4,916	4,089	4,089	3,262
EXPENDITURES				
Trf Res to 27 Avail for M&O (5000-099-027)	827	827	827	827
Total Expenditures	827	827	827	827
RESTRICTED FUND BALANCE	4,089	3,262	3,262	2,435
Total Estimated Requirements and Restricted Fund Balance	4,916	4,089	4,089	3,262

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
HOUSING AUTHORITY FUND 34 (02-01-12)				
RESTRICTED FUND BALANCE	7,423,258	8,094,992	1,261,402	902,160
RESTRICTED FB BONITA GATEWAY L&M	0	0	2,690,000	0
RESTRICTED FB GROVE STATION L&M	0	0	2,744,000	2,744,000
TOTAL RESTRICTED FUND BALANCE	7,423,258	8,094,992	6,695,402	3,646,160
REVENUE				
Year 4 of 5Yr Payt in 13-14 SB68 SERAF (116-031)	0	417,110	0	0
Interest (341-001)	12,063	0	0	0
Interest on Grove Station (341-003)	0	0	14,125	0
Mortgage Loan Payoffs (341-038)	13,495	0	0	0
Rent Monte Vista Place (341-045/062)	93,335	94,886	96,188	96,200
Charter Oak Mobile Home Park Reimb (369-864)	14,237	0	8,138	8,300
Total Revenue	133,130	511,996	118,451	104,500
Total Available Funds	7,556,388	8,606,988	6,813,853	3,750,660
EXPENDITURES (4120/4802/5000)				
Newsletter (4120-020-009)	1,634	0	0	0
Travel & Meeting (4120-021-000)	2,800	0	0	0
Monte Vista Apt Prop Insurance (4802-014-000)	7,370	7,517	7,290	7,435
Monte Vista Apt Prop Maint (4802-015-000)	24,353	20,000	20,000	20,000
Monte Vista Apt Prop Management (4802-020-001)	6,780	7,000	6,780	6,780
Monte Vista Apt Utilities (4802-022-001/006)	13,099	13,500	14,400	14,500
Monte Vista Apt Waste Wtr/Sewer (4802-022-007)	0	0	1,058	1,100
Monte Vista Apt Maint/Supplies (4802-033-001)	11,364	10,000	10,000	10,000
Housing Spec Supplies/Marketing (4802-033-002)	479	0	0	0
Bonita Gateway Low/Mod Project (4802-568-512)	0	2,690,000	2,690,000	0
Legal Fees (4802-851-502)	138,959	27,758	30,000	10,000
Charter Oak Mobile Home Pk Ins (4802-864-014)	8,558	0	8,138	8,300
Grove Station Units Maint & Oper (4802-865-506)	5,232	0	11,904	12,000
Grove Station Low/Mod Proj (4802-865-512)	0	2,744,000	0	2,744,000
Unencumbered Low/Mod Funds to Co (4802-099-001)	0	2,575,217	368,123	0
Administrative Reimbursement (5000-099-001)	241,790	0	0	0
Transfer to Fund 38 SA (5000-099-038)	398,567	0	0	0
Total Expenditures	860,986	8,094,992	3,167,693	2,834,115
RESTRICTED FUND BALANCE	6,695,402	511,996	902,160	916,545
RESTRICTED FB BONITA GATEWAY L&M	0	0	0	0
RESTRICTED FB GROVE STATION L&M	0	0	2,744,000	0
Total Est Req. & Restricted Fund Balance	7,556,388	8,606,988	6,813,853	3,750,660

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
SUCCESSOR AGENCY FUND 38				
ASSIGNED FUND BALANCE				
Negative FB carried forward from Dissolved CRA	(1,600,945)	(973,093)	(2,314,690)	(2,336,056)
TOTAL RESTRICTED FUND BALANCE	(1,600,945)	(973,093)	(2,314,690)	(2,336,056)
REVENUE				
Transfer in fr Housing Authority Fund 34 (500-034)	398,567	0	0	0
Transfer in fr Retirement Obligation Fund 39 (500-039)	0	2,056,114	1,715,749	1,622,089
Total Revenue	398,567	2,056,114	1,715,749	1,622,089
Total Available Funds	(1,202,378)	1,083,021	(598,941)	(713,967)
EXPENDITURES				
Year 3,4, & 5 Due begin 14-15 SERAF (216-034)	0	417,110	0	0
Admin Costs Staff/Misc (4120-020-002)	0	200,000	189,455	145,000
Admin Cost Consultants (4120-020-004)	14,696	30,000	24,500	25,000
Admin Cost Legal Fees (4120-020-502)	33,325	112,351	106,787	60,000
Admin Cost Audit/Trustee Fees (4120-020-521)	345	11,599	30,955	20,000
BUSD Agreement Rancho (4120-020-005)	0	37,268	37,268	0
Separation Costs Dissolution (4120-020-006)	0	0	112,418	0
Residual Payment to Co. (4120-020-034)	988,340	0	0	0
91/98 Taxable Bond Payments (4120-099-000)	75,606	662,688	665,494	667,575
Prin & Int 03 Loans WH 2 yrs payt (4120-500-028/029)	0	132,470	132,470	264,940
Puddingstone Pkg Assess to Fund 27 (4120-561-019)	0	1,444	1,444	1,487
Costco Parking Lot Lease SP565 (4120-565-509)	0	440,000	430,389	440,000
Grove Station Units Maint & Oper (4120-865-506)	0	11,184	5,935	0
Total Expenditures	1,112,312	2,056,114	1,737,115	1,624,002
RESTRICTED FUND BALANCE	(2,314,690)	(973,093)	(2,336,056)	(2,337,969)
Total Estimated Requirements and Restricted Fund Balance	(1,202,378)	1,083,021	(598,941)	(713,967)

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
REDEVELOPMENT OBLIGATION RETIREMENT FUND 39				
RESTRICTED FUND BALANCE	0	0	0	0
REVENUE				
Retirement Obligation From County (370-001)	0	1,856,114	1,465,749	1,372,089
Administrative Cost Reimbursement (370-002)	0	200,000	250,000	250,000
Total Revenue	0	2,056,114	1,715,749	1,622,089
Total Available Funds	0	2,056,114	1,715,749	1,622,089
EXPENDITURES				
Transfer to Successor Agency ROPS (5000-099-038)	0	2,056,114	1,715,749	1,622,089
Total Expenditures	0	2,056,114	1,715,749	1,622,089
RESTRICTED FUND BALANCE	0	0	0	0
Total Estimated Requirements and Restricted Fund Balance	0	2,056,114	1,715,749	1,622,089

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
COMMUNITY DEVELOPMENT BLOCK GRANT FUND 40				
RESTRICTED FUND BALANCE	0	0	0	37,071
CARRY OVER PROGRAM INCOME	0	0	0	0
REVENUES				
Entitlements (359-047)	209,783	140,762	140,762	134,874
Total Revenue	209,783	140,762	140,762	134,874
Total Available Funds	209,783	140,762	140,762	171,945
EXPENDITURES				
Administration Professional Serv (4112-819-000)	0	0	0	15,000
Housing Rehabilitation (4112-820-821)	138,749	95,719	66,474	116,996
Sr Hsg Services Share Program (4112-850-000)	383	2,500	0	0
Neighborhood Clean Up Program (4112-852-004)	0	0	0	29,949
Youth Scholarship Program (4112-858-002)	0	0	0	10,000
Trf to Gen Fund 01/ Rehab (5000-099-001)	33,772	23,929	23,855	0
Trf to Gen Fund 01/Sr Housing (5000-099-111)	24,986	18,614	13,362	0
Trf to Gen Fund 01/Admin (5000-099-112)	11,894	0	0	0
Total Expenditures	209,783	140,762	103,691	171,945
RESTRICTED FUND BALANCE	0	0	37,071	0
Total Estimated Requirements and Restricted Fund Balance	209,783	140,762	140,762	171,945

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
CITIZEN'S OPTION FOR PUBLIC SAFETY FUND 41				
RESTRICTED FUND BALANCE	0	0	11,151	0
REVENUES				
Interest (341-001)	120	0	91	0
COPS State Grant (358-210)	100,000	0	100,000	100,000
BUSD Reimbursement (369-002)	0	0	0	0
Total Revenue	100,120	0	100,091	100,000
Total Available Funds	100,120	0	111,242	100,000
EXPENDITURES				
Directed Patrol (4210-020-005)	0	0	15,000	15,000
School Res Officer (4210-020-021)	50,000	0	50,000	40,000
Probation Cont. GAAP (4210-020-022)	35,000	0	35,000	35,000
Equipment (4210-038-002)	3,969	0	11,242	10,000
Total Expenditures	88,969	0	111,242	100,000
RESTRICTED FUND BALANCE	11,151	0	0	0
Total Estimated Requirements and Restricted Fund Balance	100,120	0	111,242	100,000

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
DEPARTMENT OF JUSTICE LAW ENFORCEMENT FUND 42				
RESTRICTED FUND BALANCE	0	0	0	0
REVENUES				
JAG Stimulus (359-003)	30,245	0	0	0
Total Revenue	30,245	0	0	0
Total Available Funds	30,245	0	0	0
EXPENDITURES (4210)				
Directed Patrol (4210-020-005)	30,245	0	0	0
Total Expenditures	30,245	0	0	0
RESTRICTED FUND BALANCE	0	0	0	0
Total Estimated Requirements and Restricted Fund Balance	30,245	0	0	0

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
GOLF COURSE FUND 53				
ASSIGNED FB RESTRICTED FOR GC WATER/IMP	107,538	187,538	191,192	214,192
REVENUES				
Golf Course Lease (341-002)	350,803	355,000	355,000	355,000
Restaurant Franchise (341-093)	125,226	127,650	127,650	130,000
Water Reimb American Golf (369-001)	160,000	160,000	160,000	160,000
Total Revenue	636,029	642,650	642,650	645,000
Total Available Funds	743,567	830,188	833,842	859,192
EXPENDITURES (4410)				
Professional Services Audit (020-000)	1,600	1,600	1,600	1,600
Travel & Meeting (021-000)	0	400	0	400
Electricity (022-001)	27,952	31,500	29,000	31,000
Gas (022-002)	4,868	6,000	4,900	5,600
Water (022-004)	171,346	255,000	232,000	255,000
Maintenance of Building (023-000)	11,881	6,300	7,800	6,300
Maintenance of Grounds (023-001)	0	2,000	2,000	2,000
Princ/Int Payt to 01 on PY Loans (026-000)	334,728	339,850	342,350	243,100
HVAC Replacement (041-000)	0	0	0	100,000
Total Expenditures	552,375	642,650	619,650	645,000
ASSIGNED FB RESTRICTED FOR GC WATER/IMP	191,192	187,538	214,192	214,192
Total Estimated Requirements and Assigned Fund Balance	743,567	830,188	833,842	859,192

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
EQUIPMENT REPLACEMENT FUND 70				
ASSIGNED FUND BALANCE	408,501	561,595	566,015	408,834
REVENUE				
Sale of Property (391-001)	11,568	1,500	4,000	1,500
Proposition A Fund 72 Equip Rental (394-013)	2,500	2,500	2,500	2,500
Transfer In From General Fund 01 (500-001)	250,000	0	0	0
Total Revenue	264,068	4,000	6,500	4,000
Total Available Funds	672,569	565,595	572,515	412,834
EXPENDITURES (4314)				
Cargo Van Replace #60 (039-005)	0	25,000	25,000	0
Utility Body Reg Cab F150 Unit 61 (039-018)	22,079	0	0	26,000
New Ladder Rack Unit 68 (039-022)	0	1,500	1,354	0
Aerway Turf Aerator (039-037)	0	13,000	12,057	0
Code Enforcement/ Bldg Dept. Vehicles (2) (039-035)	0	0	0	50,000
Cooling System Sr Center Server Room (041-001)	0	0	0	6,300
Computer Equipment (041-003)	3,094	48,900	49,189	68,015
Computer Software & Licenses (041-014)	19,255	13,700	11,271	1,500
GIS/Annual Update/License (041-022)	33,810	21,000	33,810	0
Cal Sense Irrigation Control Equipment (041-026)	28,316	30,000	30,000	30,000
Telephones/Cell Phones/Equipment (041-027)	0	3,000	1,000	30,000
Parking Permit Machine (041-034)	0	0	0	15,000
Stage Lift ADA (041-036)	0	0	0	20,000
Total Expenditures	106,554	156,100	163,681	246,815
ASSIGNED FUND BALANCE	566,015	409,495	408,834	166,019
Total Estimated Requirements and Assigned Fund Balance	672,569	565,595	572,515	412,834

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
AQMD FUND 71				
RESTRICTED FUND BALANCE	78,608	63,221	58,533	84,987
REVENUE				
Interest (341-001)	207	300	197	200
AB2766 Entitlements (358-401)	40,192	45,500	40,224	41,028
Total Revenue	40,399	45,800	40,421	41,228
Total Available Funds	119,007	109,021	98,954	126,215
EXPENDITURES (4190)				
Maintenance Charging Stations (015-004)	518	200	200	200
Carb Compliance 5 Tractors/Vehicles (041-005)	42,054	0	0	30,000
Code Enf/Bldg Insp Vehicles (041-006)	15,672	15,804	11,756	9,810
Alternative Fuel Vehicle (041-009)	0	25,000	0	0
Yard Fuel Tank/ Fuel Vent AQMD (041-010)	0	0	0	10,000
Transfer to General Fund 01 (5000-099-001)	2,230	2,275	2,011	2,051
Total Expenditures	60,473	43,279	13,967	52,061
RESTRICTED FUND BALANCE	58,533	65,742	84,987	74,154
Total Estimated Requirements and Restricted Fund Balance	119,007	109,021	98,954	126,215

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
PROP A TRANSIT FUND 72				
RESTRICTED FUND BALANCE	630,692	540,522	597,635	511,115
REVENUE				
Prop A Taxes (312-002)	539,890	528,867	550,432	570,182
Interest (341-001)	2,017	3,000	2,078	2,100
Sr. Handicap Bus Buy down (395-006)	0	200	200	200
Total Revenue	541,908	532,067	552,710	572,482
Total Available Funds	1,172,600	1,072,589	1,150,345	1,083,597
EXPENDITURES				
Publications & Dues/SCVOG (4120-016-000)	3,328	11,131	3,500	3,500
Administration (4120-020-072)	108,750	112,200	112,200	131,144
Audit (4120-020-521)	2,200	2,200	2,200	2,200
Equipment Rental Fund 70 (4120-025-000)	2,500	2,500	2,500	2,500
Get About Vans (4125-041-001)	3,700	7,100	7,100	8,100
Get About Services (4125-433-000)	116,090	104,100	104,100	130,203
Recreational Transit (4125-434-000)	78,377	83,000	83,000	85,000
Sr. Handicap Bus Buy down (4125-442-000)	3,000	2,400	2,400	2,400
Dial A Cab (4125-445-000)	199,621	260,000	266,000	292,000
Park & Ride Maint/Coat/Stripe/ADA (4125-453-002)	14,290	22,750	22,750	22,750
Depot Maintenance (4125-454-001)	22,000	22,000	22,000	23,400
Bus Stop Maintenance (4125-455-000)	21,109	10,200	11,480	14,000
Total Expenditures	574,965	639,581	639,230	717,197
RESTRICTED FUND BALANCE	597,635	433,008	511,115	366,400
Total Estimated Requirements and Restricted Fund Balance	1,172,600	1,072,589	1,150,345	1,083,597

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
PROP C TRANSIT FUND 73				
RESTRICTED FUND BALANCE	416,256	736,100	800,751	1,214,598
REVENUE				
Prop C Taxes (312-003)	448,835	438,681	457,812	472,951
Interest (341-001)	2,479	2,000	3,585	2,500
Total Revenue	451,313	440,681	461,397	475,451
Total Available Funds	867,569	1,176,781	1,262,148	1,690,049
EXPENDITURES				
Administration of Prog (4120-020-073)	20,197	20,000	5,950	7,500
Metro Gold Line Dues (4125-016-000)	3,000	3,000	0	3,000
Pavement Management System (4841-041-001)	0	1,500	1,500	1,500
Pavement Preservation Zn B (4841-554-007)	10,000	10,000	10,000	150,000
Via Verde Cons Puente/Cov Hills (4841-557-001)	0	3,000	4,600	0
Lonehill Ave Rehab Arrow/Cienega (4841-601-003)	0	635,000	5,500	629,500
Lonehill/Arrow Lt Phasing/Median (4841-690-011)	29,347	250,000	0	250,000
Foothill Blvd Rehabilitation (4841-661-000)	4,275	20,000	20,000	0
Foothill Blvd SD Cyn Left Turn Sig (4841-661-001)	0	10,000	0	0
Foothill Blvd @ SD Wash (4841-662-000)	0	40,000	0	40,000
Total Expenditures	66,818	992,500	47,550	1,081,500
RESTRICTED FUND BALANCE	800,751	184,281	1,214,598	608,549
Total Estimated Requirements and Restricted Fund Balance	867,569	1,176,781	1,262,148	1,690,049

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
MEASURE R TRANSIT FUND 74				
RESTRICTED FUND BALANCE	123,804	362,663	366,508	444,561
REVENUE				
Measure R Taxes (312-004)	333,696	329,019	340,370	354,712
Interest (341-001)	1,179	500	1,533	1,500
Total Revenue	334,875	329,519	341,903	356,212
Total Available Funds	458,680	692,182	708,411	800,773
EXPENDITURES				
Administration of Prog (4120-020-074)	5,710	7,500	3,850	3,500
Pavement Preservation Zn G (4841-554-007)	0	100,000	100,000	150,000
Lonehill Ave Rehab Overland/Cienega (4841-601-002)	28,125	0	0	0
Lonehill Ave Rehab Arrow/Cienega (4841-601-003)	0	100,000	0	100,000
Knollwood Lane Et Al St Const (4841-616-013)	48,612	0	0	0
Gladstone Rehab (4841-637-000)	9,725	160,000	160,000	0
Total Expenditures	92,171	367,500	263,850	253,500
RESTRICTED FUND BALANCE	366,508	324,682	444,561	547,273
Total Estimated Requirements and Restricted Fund Balance	458,680	692,182	708,411	800,773

**CITY OF SAN DIMAS
ANNUAL CAPITAL AND OPERATING BUDGET**

	2011-12 ACTUAL	2012-13 ADOPTED BUDGET	2012-13 REVISED ESTIMATE	2013-14 ADOPTED BUDGET
OPEN SPACE MAINTENANCE FUND 75				
RESTRICTED FUND BALANCE BOULEVARD	(1,983)	871	1,944	66
RESTRICTED FUND BALANCE NORTHWOODS	8,015	8,975	10,289	10,719
TOTAL RESTRICTED FUND BALANCE	6,032	9,846	12,233	10,785
REVENUES				
Assessment Fee Blvd (371-001)	10,173	9,989	9,989	10,120
Assessment Fee Northwoods (371-003)	34,206	34,140	34,140	34,140
Total Revenue	44,379	44,129	44,129	44,260
Total Available Funds	50,411	53,975	56,362	55,045
EXPENDITURES				
BOULEVARD (4440)				
General Maintenance (020-000)	3,860	3,860	2,900	3,860
Tree Trimming (020-001)	0	0	5,687	0
Electricity (022-001)	278	275	280	280
Water (022-004)	2,108	3,600	3,000	3,600
Sub-total Boulevard	6,246	7,735	11,867	7,740
NORTHWOODS (4443)				
General Maintenance (020-000)	15,940	15,400	15,400	16,900
Irrigation Repair (020-001)	4,281	4,360	4,360	3,260
Electricity (022-001)	833	880	850	880
Water (022-004)	10,878	13,500	13,100	13,100
Sub-total Northwoods	31,932	34,140	33,710	34,140
Total Expenditures	38,178	41,875	45,577	41,880
RESTRICTED FUND BALANCE BOULEVARD	1,944	3,125	66	2,446
RESTRICTED FUND BALANCE NORTHWOODS	10,289	8,975	10,719	10,719
TOTAL RESTRICTED FUND BALANCE	12,233	12,100	10,785	13,165
Total Estimated Requirements and Restricted Fund Balance	50,411	53,975	56,362	55,045

RESOLUTION NO. 2013-37

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS
ADOPTING AN APPROPRIATIONS LIMIT FOR FISCAL YEAR 2013-14
AND APPROPRIATE EXCESS REVENUES**

WHEREAS, the City Council of the City of San Dimas is authorized under the provisions of Article XIII B of the California Constitution to adopt an Appropriation Limit for fiscal year 2013-14; and

WHEREAS, implementation of Proposition 111 and SB88 (Chapter 60/90) modified the annual adjustment factors to be either the growth in California per capita personal income or the growth in nonresidential assessed valuation due to construction in the City; and

WHEREAS, the growth of the California's per capita personal income applicable to the fiscal year 2013-14 Limit is 5.12% or a factor of 1.0512 and is less than the growth of non-residential assessed valuation due to new construction in the City; and

WHEREAS, the population factor under Proposition 111 is the change in population in the City or in the County; and

WHEREAS, the City's change in population provided by the State Department of Finance applicable to the fiscal year 2013-14 Limit is 0.51% or a factor of 1.0051 and is less than the County growth which is 0.69% or a factor of 1.0069; and

WHEREAS, the fiscal year 2012-13 Appropriations Limit of \$59,484,367 shall be used as the base toward calculating the Limit for fiscal year 2013-14; and

NOW, THEREFORE, the City Council does resolve to use the change in California per capita personal income and the City's population change to compute the Appropriations Limit for fiscal year 2013-14; and

NOW, THEREFORE, the City Council of the City of San Dimas does resolve that the Appropriations Limit for fiscal year 2013-14 shall be \$62,848,862; and there is hereby appropriated assigned fund balances of all revenues subsequently received by City funds in excess of the 2013-14 appropriations up to the Appropriations Limit in the following funds: 1, 2, 4, 6-8, 12, 20-23, 27-29, 40-42, 53, 70-75.

Per Capita Personal Income Change:	5.12%	=	1.0512 ratio
City Population Change	0.51%	=	1.0051 ratio
Ratio of Change	1.0512 x	=	1.056561
Appropriations Limit 2012-13		=	\$59,484,367
Ratio of Change			<u>x 1.056561</u>
Appropriations Limit 2012-13		=	\$62,848,862

APPROVED AND ADOPTED this 11th day of June, 2013.

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

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution No. 2013-36 was adopted by the City Council of the City of San Dimas at its regular meeting of June 11, 2013 by the following vote:

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

Debra Black, Deputy City Clerk

Appropriations subject to Limit 2013-14 \$11,567,364

RESOLUTION NO 2013-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE PUBLIC EMPLOYEES RETIREMENT FUND (PERS) EMPLOYER PAID MEMBER CONTRIBUTIONS

WHEREAS, the City Council of the City of San Dimas, County of Los Angeles, State of California, has the authority to implement Government Code 20691 ; and

WHEREAS, the City Council of the City of San Dimas, County of Los Angeles, State of California, has a written labor policy or agreement which specifically provides for a portion of the normal member contributions to be paid by the employer; and

WHEREAS, one of the steps in the procedures to implement Section 20691 is the adoption by the governing body of the City of San Dimas of a Resolution to commence said Employer Paid Member Contributions (EPMC); and

WHEREAS, the City Council of the City of San Dimas had adopted Resolution No. 04-26 identifying the conditions for the purpose of its election to pay EPMC; and

WHEREAS, the City Council adopted Resolution No. 2012-46 , amending Resolution No. 04-26, to increase the amount of the member contributions over the course of three years until the employees are paying the full 7% normal member contribution;

WHEREAS, the City Council desires to amend Resolution No. 2012-46, to change the scheduled increases by deferring the increase in 2013.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVES A CHANGE IN THE INCREASE IN THE EMPLOYEES PERS MEMBER CONTRIBUTION RATE AS FOLLOWS:

- Effective June 23, 2013 the Employees shall continue to pay 4% of the normal member contributions as EPMC and the City shall pay the difference of 3%.
- Effective June 22, 2014 the Employees shall pay 5.5% of the normal contributions as EMPC and the City shall pay the difference of 1.5%.
- Effective June 21, 2015 the Employees shall pay the full 7% normal member contribution.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF JUNE 2013.

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

4a(3)

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 June 11, 2013, by the following vote:

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

Debra Black, Deputy City Clerk

RESOLUTION NO 2013-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS
ADOPTING AND EXTENDING THE PAY PLAN AND REIMBURSEMENT
SCHEDULE FOR CITY EMPLOYEES
WITH ADJUSTMENTS TO OPTIONAL BENEFIT PLAN AND EMPLOYEE
CONTRIBUTION TO PERS

The Mayor and City Council of the City of San Dimas, California

DO RESOLVE:

SECTION 1. Resolution No. 2013-39 is hereby amended, and the following salary plan supersedes all previous plans, effective June 23, 2013 to read as follows:

<u>FULL TIME CLASSIFICATIONS</u>	<u>RANGE</u>	<u>MONTHLY SALARY *</u>
<u>Executive Staff</u>		
City Manager	110	16,780
Assistant C. M. for Community Development	104	13,620
Assistant C. M./Director of Admin. Serv./Treasurer	100	10,186-12,381
Director of Parks & Recreation	97	9,459-11,497
Director of Public Works	97	9,459-11,497
<u>Administrative Services</u>		
Finance/IS Manager	90	7,899-9,601
IS Applications Analyst	69	4,768-5,772
Senior Accounting Technician	65	4,339-5,247
Human Resource Specialist	63	4,142-5,002
Accounting Technician	57	3,590-4,339
Deputy City Clerk	57	3,590-4,339
<u>Development Services</u>		
Building & Safety Superintendent	89	7,706-9,367
Plans Examiner	80	6,207-7,518
Senior Planner	80	6,207-7,518
Associate Planner	73	5,256-6,388
Building Inspector	71	5,002-6,052
Senior Code Compliance Officer	69	4,768-5,772
Assistant Planner	67	4,561-5,544
Code Compliance Officer	63	4,142-5,002
Building Permit Technician	59	3,768-4,553

Public Works

Senior Engineer	89	7,706-9,367
Public Works Maintenance Superintendent	83	6,677-8,116
Associate Engineer	80	6,207-7,518
Public Works Maintenance Supervisor	71	5,002-6,052
Environmental Services Coordinator	64	4,245-5,160
Public Works Lead Worker	61	3,956-4,809
Equipment Mechanic	58	3,679-4,449
Equipment Operator	58	3,679-4,449
Street Maintenance Worker	55	3,426-4,141

Parks and Recreation

Recreation Services Manager	85	7,015-8,527
Facilities Manager	85	7,015-8,527
Landscape Maintenance Manager	78	5,915-7,165
Municipal Arborist	71	5,002-6,052
Facilities Maintenance Supervisor	71	5,002-6,052
Landscape Maintenance Supervisor	71	5,002-6,052
Recreation Coordinator	63	4,142-5,002
Facilities Maintenance Worker	55	3,426-4,141
Landscape Maintenance Worker	55	3,426-4,141

Interdepartmental

Administrative Aide	63	4,142-5,002
Administrative Secretary	57	3,590-4,339
Departmental Assistant	52	3,216-3,909
Senior Office Assistant	46	2,773-3,348
Office Assistant	44	2,654-3,195

HOURLY CLASSIFICATIONS**RANGE HOURLY
RATE****Administration Services**

Parking Enforcement Officer	173	17.73-21.57
Senior Office Assistant	153	14.52-17.66
Administrative Intern	149	13.95-16.98
Office Assistant	148	13.82-16.79
Receptionist	116	10.06-12.24

Parks and Recreation

Recreation Coordinator	182	19.39-23.58
Aquatics Coordinator	182	19.39-23.58
Maintenance Worker	173	17.73-21.57
Pool Maintenance Operator	173	17.73-21.57
Supervising Lifeguard/Instructor	158	15.28-18.56
Shooting Stars Director	148	13.82-16.79
Senior Lifeguard/Instructor	141	12.89-15.67
Program Specialist	131	11.67-14.20
Swim Instructor	131	11.67-14.20
Lifeguard	126	11.09-13.52
Cashier	122	10.67-12.98
Senior Recreation Leader	126	11.09-13.52
Recreation Leader	116	10.06-12.24
Building Maintenance Aide	115	9.96-12.11
Locker Room Attendant	103	8.85-10.73
Building Maintenance Intern	103	8.85-10.73

Development Services

Planning Intern	149	13.95-16.98
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Public Works

Engineering Intern	149	13.95-16.98
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SECTION 2. LONGEVITY PAY*

Upon the recommendation of the appropriate department head and approval by the City Manager, a merit longevity pay increase may be granted. In the case of an eligible Department Head the City Manager will recommend and approve. Upon implementation, an employee may receive less than the plan specifies.

The increase is not automatic upon the completion of 5, 10, 15, 20 years of full time service, but is awarded on merit as listed in the table below.

5 years continuous full time service	=	2 ½%	Of "E" Step
10 years continuous full time service	=	5%	Of "E" Step
15 years continuous full time service	=	7 ½%	Of "E" Step
20 years continuous full time service	=	10%	Of "E" Step

If an employee is eligible for longevity increase and due to a promotion is on a step other than E step, the longevity pay shall be calculated on the employee's present salary.

SECTION 3. HEALTH INSURANCE AND OPTIONAL BENEFITS PLAN

Every eligible full-time or regular part time employee who receives City benefits must be covered by a health insurance plan approved by the City. The City will contribute \$100 per month, as of July 1, 1996, per eligible employee for the approved health care plan of the employee's choice. The City shall contribute an additional \$1,110 per month per eligible full-time employee and \$505 per month per eligible regular part time employee, to an Optional Benefit Plan which the employee may receive as cash or may elect to use for medical, dental, vision insurance, or other such benefits as may be approved by the City Manager, as of June 23, 2013. Full time and regular part time employees who are covered by a health plan not sponsored by the City and who; therefore, do not use the City's \$100 contribution for health care coverage shall have that \$100 added to their Optional Benefits Plan. This plan is maintained for the exclusive benefit of employees and their dependents and is established with the intention of being maintained for an indefinite period of time.

SECTION 4. LIFE INSURANCE AND LONG-TERM DISABILITY INSURANCE

The City shall provide, at no cost to the employee, term life insurance in the amount of \$25,000 to all full-time employees and eligible regular part-time employees.

Additionally, in lieu of the employees participating in the State Disability Insurance Program, the City shall provide long-term disability insurance for all full-time and eligible regular part-time employees, which benefits are equal to or exceed those provided under State Disability Insurance.

These insurance plans are maintained for the exclusive benefit of full-time and eligible regular part-time employees, and are established with the intention of being maintained for an indefinite period of time. The specific terms and conditions of said insurance plans should be determined and approved by the City Manager.

SECTION 5. DEFERRED COMPENSATION

To encourage employees to participate in the optional deferred compensation program offered by the City, the City shall provide a matching contribution up to a maximum amount. For full time employees the City shall match the employee's contribution on a dollar for dollar basis to a maximum of \$200.00 (two hundred and dollars) per month. For regular part time employees the City shall match the employee's contribution on a dollar for dollar basis to a maximum of \$100.00 (one hundred dollars) per month. The deferred compensation matching program is maintained for the exclusive benefit of full time and regular part time employees

and is established with the intention of being maintained for an indefinite period of time. The specific terms and conditions of the program shall be determined

and approved by the City Manager. On August 14, 2012, the City Council took action to suspend indefinitely the deferred compensation match program.

SECTION 6. ADMINISTRATIVE LEAVE

Administrative Leave shall be granted to certain management personnel that are exempt from overtime compensation under Fair Labor Standards Act guidelines. The specific terms and conditions of the program shall be determined and approved by the City Manager.

SECTION 7. CAR ALLOWANCES

The following positions shall receive a monthly allowance for car expenses:

<u>Title</u>	<u>Monthly Allowance</u>
City Manager	\$400.00
Assistant City Manager for Community Dev.	\$250.00
Assistant City Manager/Dir Administrative Services	\$250.00
Director of Parks & Recreation	\$250.00
Director of Public Works	\$250.00
Building & Safety Superintendent	\$250.00
Recreation Manager	\$200.00
Senior Engineer	\$200.00
Associate Engineer	\$200.00
Facilities Manager	\$200.00
Senior Planner	\$200.00
Associate Planner	\$200.00
Assistant Planner	\$200.00

SECTION 8. CELL PHONE/DATA ALLOWANCES

The following positions shall be eligible to receive a monthly allowance for personal cell phone expenses and data charges as listed pursuant to the provisions of the City Cell Phone Policy:

<u>Title</u>	<u>Cell Phone – Data Charges</u>	
City Manager	\$40.00	\$45.00
Assistant City Manager for Community Dev.	\$40.00	\$45.00
Assistant City Manager/Dir Administrative Services	\$40.00	\$45.00
Director of Parks & Recreation	\$40.00	\$45.00
Director of Public Works	\$40.00	\$45.00
Information Systems Applications Analyst	\$40.00	\$45.00
Building & Safety Superintendent	\$30.00	N/A
Recreation Manager	\$30.00	N/A

Senior Engineer	\$30.00	N/A
Facilities Manager	\$30.00	N/A
Senior Planner	\$30.00	N/A
Recreation Coordinator	\$30.00	N/A

SECTION 9. NOTARY PUBLIC PAY

The City has needs of the service of a certified Notary Public to notarize City documents. An employee who has been designated by the City Manager to utilize their Notary Public Commission for this purpose shall receive a monthly stipend of \$75.00 per month.

SECTION 10. PUBLIC EMPLOYEES RETIREMENT SYSTEM

In August 1999 the City amended the PERS contract to the 2% @ 55 formula with the provision that if the Employer's rate is re-instated at some future time the employees would contribute a portion of their gross salary towards the cost of the enhanced retirement plan. On July 24, 2012, the City Council took action to further increase the employee's contribution over three consecutive years, beginning August 14, 2012. On June 11, 2013 the City Council adopted Resolution No. 2013-38 deferring further increases in employee contributions to June 22, 2014. Therefore, employee contributions rates shall be as follows:

- Effective June 23, 2013, the employees will continue to contribute 4% towards the PERS 7% employee rate.
- As of June 22, 2014 the employees will contribute an additional 1.5%.
- As of June 21, 2015 the employee's contribution will increase by 1.5% and at that time the employees will be contributing the full 7% employee rate.

In September 2012 the Governor signed into law AB340 which among other things created a new PERS pension formula for all new employees hired after January 1, 2013. New employees are enrolled in the 2% at 62 formula. New employees are all responsible for paying 50% of the "normal cost" of the plan as annually calculated by PERS.

PASSED, APPROVED AND ADOPTED this 11th day of June 2013.

Curtis W. Morris Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution No. 2013-39 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of June 11, 2013, by the following vote:

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

Debra Black, Deputy City Clerk



AGENDA ITEM STAFF REPORT

TO: Honorable Mayor and Members of the City Council
For the Meeting of June 11, 2013

FROM: Larry Stevens, Assistant City Manager – Community Development

INITIATED BY: Ann Garcia, Community Development

SUBJECT: Consideration of Inclusion of Properties within the City's Jurisdiction in the California HERO Program to Finance Distributed Generation Renewable Energy Sources, Energy And Water Efficiency Improvements And Electric Vehicle Charging Infrastructure and Approving an Amendment to a Certain Joint Powers Agreement Related Thereto.

BACKGROUND

Assembly Bill (AB) 811 was signed into law on July 21, 2008, and AB 474, effective January 1, 2010, amended Chapter 29 of Part 3 of Division 7 of the Streets & Highways Code of the State of California ("Chapter 29") and authorizes a legislative body to designate an area within which authorized public officials and free and willing property owners may enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources, energy efficiency, and/or water conservation improvements that are permanently fixed to real property, as specified.

The HERO Program has been very successful in Western Riverside County, since its launch in late 2012; the Program has approved over \$129 million in applications and has funded over \$25 million in projects. . Because of its success, the California HERO Program was developed as a turnkey program to save other California jurisdictions time and resources in developing a standalone program. Jurisdictions only need to adopt the form of resolution accompanying this staff report and approve an amendment to the joint exercise of powers agreement related to the California HERO Program attached to such resolution to begin the process.

DISCUSSION/ANALYSIS

The California HERO Program is being offered to allow property owners in participating cities and counties to finance renewable energy, energy water efficiency improvements and electric vehicle charging infrastructure on their property. If a property owner chooses to participate, the improvements to be installed on such owner's property will be financed by the issuance of bonds by a joint power authority, Western Riverside Council of Governments ("WRCOG"), secured by a voluntary contractual assessment levied on such owner's property. Participation in the program is 100% voluntary. Property owners who wish to participate in the program agree to repay the money through the voluntary contractual assessment collected together with their property taxes.

The benefits to the property owner include:

- **Eligibility:** In today's economic environment, alternatives for property owners to finance renewable energy/energy efficiency/water efficiency improvements or electric vehicle charging infrastructure may not be available. As such many property owners do not have options available to them to lower their utility bills.
- **Savings:** Energy prices continue to rise and selecting in energy efficient, water efficient and renewable energy models lower utility bills.
- **100% voluntary.** Property owners can choose to participate in the program at their discretion.

- Payment obligation stay with the property. Under Chapter 29, a voluntary contractual assessment stays with the property upon transfer of ownership. Even if there were private enterprise alternatives, most private loans are due on sale of the benefited property, which makes it difficult for property owners to match the life of the repayment obligation with the useful life of the financed improvements. Certain mortgage providers will, however, require the assessment be paid off at the time the property is refinanced or sold.
- Prepayment option. The property owner can choose to pay off the assessments at any time, subject to applicable prepayment penalties.
- Customer oriented program. Part of the success of the program is the prompt customer service.

The benefits to the City include:

- Increase local jobs.
- An increase in housing prices (higher efficient homes are worth more money).
- An increase in sales, payroll and property tax revenue
- As in conventional assessment financing, the City is not obligated to repay the bonds or to pay the assessments levied on the participating properties.
- All California HERO Program and assessment administration, bond issuance and bond administration functions are handled by California HERO. Little, if any, City staff time is needed to participate in the California HERO Program.
- The City can provide access for its residents to the California HERO Program without the higher staff costs that an independent program established by the City would require.

The proposed resolution enables the California HERO Program to be available to owners of property within our City to finance renewable energy, energy efficiency and water efficiency improvements and electric vehicle charging infrastructure. The resolution approves an Amendment to the WRCOG Joint Powers Agreement to add the City as an Associate Member in order that the California HERO Program may be offered to the owners of property located within the City who wish to participate in the California HERO Program

FISCAL AND STAFF IMPACTS:

There is no negative fiscal impact to the City's general fund incurred by consenting to the inclusion of properties within the City limits in the California HERO Program. All California HERO Program administrative costs are covered through an initial administrative fee included in the property owner's voluntary contractual assessment and an annual administrative fee which is also collected on the property owner's tax bill.

CONCLUSIONS

Staff is prepared to support any recommendations Council may provide within the scope, objectives and mandated requirements of the HERO program.

RECOMMENDED ACTION:

Adopt Resolution 2013-40 authorizing the City's participation in the California HERO Program and execute the Joint Powers Agreement adding the City as an associate member of the Western Riverside Council of Governments.

ATTACHMENTS:

1. Resolution 2013-40
2. JPA Agreement

RESOLUTION NO 2013-40

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING THE AMENDMENT TO A CERTAIN JOINT POWERS AGREEMENT AND CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HERO PROGRAM TO FINANCE DISTRIBUTED GENERATION RENEWABLE ENERGY SOURCES, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

WHEREAS, the Western Riverside Council of Governments ("Authority") is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the "Act") and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the "Authority JPA"); and

WHEREAS, Authority intends to establish the California HERO Program to provide for the financing of renewable energy distributed generation sources, energy and water efficiency improvements and electric vehicle charging infrastructure (the "Improvements") pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code ("Chapter 29") within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, City of San Dimas (the "City") is committed to development of renewable energy sources and energy efficiency improvements, reduction of greenhouse gases, protection of our environment, and reversal of climate change; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing Improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the California HERO Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency and independence, and in doing so cooperate with Authority in order to efficiently and economically assist property owners the City in financing such Improvements; and

WHEREAS, Authority has authority to establish the California HERO Program, which will be such a voluntary contractual assessment program, as permitted by the Act, the Authority JPA, originally made and entered into April 1,

1991, as amended to date, and the Amendment to Joint Powers Agreement Adding the City of San Dimas as an Associate Member of the Western Riverside Council of Governments to Permit the Provision of Property Assessed Clean Energy (PACE) Program Services within the City (the "JPA Amendment"), by and between Authority and the City, a copy of which is attached as Exhibit "A" hereto, to assist property owners within the incorporated area of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the California HERO Program.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. This City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the California HERO Program to finance the installation of Improvements.

2. This City Council hereby approves the JPA Amendment and authorizes the execution thereof by appropriate City officials.

3. This City Council consents to inclusion in the California HERO Program of all of the properties in the incorporated area within the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction there over by Authority for the purposes thereof.

7. The consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the California HERO Program and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent and be secured by such contractual assessments.

8. City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the California HERO Program within the City, and report back periodically to this City Council on the success of such program.

9. This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority Executive Committee.

PASSED, APPROVED AND ADOPTED THIS 11TH DAY OF JUNE 2013.

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

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing resolution 2013-40 was adopted by the City Council of the City of San Dimas at its regular meeting of June 11th, 2013 by the following vote:

AYES: Badar, Bertone, Ebner, Templeman, Morris
NOES: None
ABSENT: None
ABSTAIN: None

Debra Black, Deputy City Clerk

EXHIBIT A

[Attach Amendment to Joint Exercise of Powers Agreement]

EXHIBIT A

**AMENDMENT TO THE JOINT POWERS AGREEMENT
ADDING CITY OF SAN DIMAS AS
AS AN ASSOCIATE MEMBER OF THE
WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS
TO PERMIT THE PROVISION OF PROPERTY ASSESSED CLEAN ENERGY (PACE)
PROGRAM SERVICES WITH SUCH CITY**

This Amendment to the Joint Powers Agreement (“JPA Amendment”) is made and entered into on the 11th day of June, 2013, by City of San Dimas (“City”) and the Western Riverside Council of Governments (“Authority”) (collectively the “Parties”).

RECITALS

WHEREAS, Authority is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the “Joint Exercise of Powers Act”) and the Joint Power Agreement entered into on April 1, 1991, as amended from time to time (the “Authority JPA”); and

WHEREAS, as of October 1, 2012, Authority had 18 member entities (the “Regular Members”).

WHEREAS, Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code (“Chapter 29”) to authorize cities, counties, and cities and counties to establish voluntary contractual assessment programs, commonly referred to as a Property Assessed Clean Energy (“PACE”) program, to fund various renewable energy sources, energy and water efficiency improvements, and electric vehicle charging infrastructure (the “Improvements”) that are permanently fixed to residential, commercial, industrial, agricultural or other real property; and

WHEREAS, Authority intends to establish a PACE program to be known as the “California HERO Program” pursuant to Chapter 29 as now enacted or as such legislation may be amended hereafter, which will authorize the implementation of a PACE financing program for cities and county throughout the state; and

WHEREAS, City desires to allow owners of property within its jurisdiction to participate in the California HERO Program and to allow Authority to conduct proceedings under Chapter 29 to finance Improvements to be installed on such properties; and

WHEREAS, this JPA Amendment will permit City to become an associate member of Authority and to participate in California HERO Program for the purpose of facilitating the implementation of such program within the jurisdiction of City; and

WHEREAS, pursuant to Government Code sections 6500 et seq., the Parties are approving this JPA Agreement to allow for the provision of PACE services, including the operation of a PACE financing program, within the incorporated territory of City; and

WHEREAS, the JPA Amendment sets forth the rights, obligations and duties of City and Authority with respect to the implementation of the California HERO Program within the incorporated territory of City.

MUTUAL UNDERSTANDINGS

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions hereinafter stated, the Parties hereto agree as follows:

A. JPA Amendment.

1. The Authority JPA. City agrees to the terms and conditions of the Authority JPA, attached.

2. Associate Membership. By adoption of this JPA Amendment, City shall become Associate Member of Authority on the terms and conditions set forth herein and the Authority JPA and consistent with the requirements of the Joint Exercise of Powers Act. The rights and obligations of City as an Associate Member are limited solely to those terms and conditions expressly set forth in this JPA Amendment for the purposes of implementing the California HERO Program within the incorporated territory of City. Except as expressly provided for by the this JPA Amendment, City shall not have any rights otherwise granted to Authority's Regular Members by the Authority JPA, including but not limited to the right to vote on matters before the Executive Committee or the General Assembly, right to amend or vote on amendments to the Authority JPA, and right to sit on committees or boards established under the Authority JPA or by action of the Executive Committee or the General Assembly, including, without limitation, the General Assembly and the Executive Committee. City shall not be considered a member for purposes of Section 9.1 of the Authority JPA.

3. Rights of Authority. This JPA Amendment shall not be interpreted as limiting or restricting the rights of Authority under the Authority JPA. Nothing in this JPA Amendment is intended to alter or modify Authority Transportation Uniform Mitigation Fee (TUMF) Program, the PACE Program administered by Authority within the jurisdictions of its Regular Members, or any other programs administered now or in the future by Authority, all as currently structured or subsequently amended.

B. Implementation of California HERO Program within City Jurisdiction.

1. Boundaries of the California HERO Program within City Jurisdiction. City shall determine and notify Authority of the boundaries of the incorporated territory within City's jurisdiction within which contractual assessments may be entered into under the California HERO Program (the "Program Boundaries"), which boundaries may include the entire incorporated territory of City or a lesser portion thereof.

2. Determination of Eligible Improvements. Authority shall determine the types of distributed generation renewable energy sources, energy efficiency or water conservation improvements, electric vehicle charging infrastructure or such other improvements as may be authorized pursuant to Chapter 29 (the "Eligible Improvements") that will be eligible to be financed under the California HERO Program.

3. Establishment of California HERO Program. Authority will undertake such proceedings pursuant to Chapter 29 as shall be legally necessary to enable Authority to make contractual financing of Eligible Improvements available to eligible property owners with the California HERO Program Boundaries.

4. Financing the Installation of Eligible Improvements. Authority shall develop and implement a plan for the financing of the purchase and installation of the Eligible Improvements under the California HERO Program.

5. Ongoing Administration. Authority shall be responsible for the ongoing administration of the California HERO Program, including but not limited to producing education plans to raise public awareness of the California HERO Program, soliciting, reviewing and approving applications from residential and commercial property owners participating in the California HERO Program, establishing contracts for residential, commercial and other property owners participating in such program, establishing and collecting assessments due under the California HERO Program, adopting and implementing any rules or regulations for the PACE program, and providing reports as required by Chapter 29.

City will not be responsible for the conduct of any proceedings required to be taken under Chapter 29; the levy or collection of assessments or any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of the Bonds or any other bonds issued in connection with the California HERO Program.

6. Phased Implementation. The Parties recognize and agree that implementation of the California HERO Program as a whole can and may be phased as additional other cities and counties execute similar agreements. City entering into this JPA Amendment will obtain the benefits of and incur the obligations imposed by this JPA Amendment in its jurisdictional area, irrespective of whether cities or counties enter into similar agreements.

C. Miscellaneous Provisions.

1. Withdrawal. City or Authority may withdraw from this JPA Amendment upon six (6) months written notice to the other party; provided, however, there is no outstanding

indebtedness of Authority within City. The provisions of Section 6.2 of the Authority JPA shall not apply to City under this JPA Amendment.

2. Mutual Indemnification and Liability. Authority and City shall mutually defend, indemnify and hold the other party and its directors, officials, officers, employees and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries of any kind, in law or equity, to property or persons, including wrongful death, to the extent arising out of the willful misconduct or negligent acts, errors or omissions of the indemnifying party or its directors, officials, officers, employees and agents in connection with the California HERO Program administered under this JPA Amendment, including without limitation the payment of expert witness fees and attorneys fees and other related costs and expenses, but excluding payment of consequential damages. Without limiting the foregoing, Section 5.2 of the Authority JPA shall not apply to this JPA Amendment. In no event shall any of Authority's Regular Members or their officials, officers or employees be held directly liable for any damages or liability resulting out of this JPA Amendment.

3. Environmental Review. Authority shall be the lead agency under the California Environmental Quality Act for any environmental review that may required in implementing or administering the California HERO Program under this JPA Amendment.

4. Cooperative Effort. City shall cooperate with Authority by providing information and other assistance in order for Authority to meet its obligations hereunder. City recognizes that one of its responsibilities related to the California HERO Program will include any permitting or inspection requirements as established by City.

5. Notice. Any and all communications and/or notices in connection with this JPA Amendment shall be either hand-delivered or sent by United States first class mail, postage prepaid, and addressed as follows:

Authority:

Western Riverside Council of Governments
4080 Lemon Street, 3rd Floor. MS1032
Riverside, CA 92501-3609
Att: Executive Director

City of San Dimas
245 E. Bonita Avenue
San Dimas, CA 91773
Attn: City Manager

6. Entire Agreement. This JPA Amendment, together with the Authority JPA, constitutes the entire agreement among the Parties pertaining to the subject matter hereof. This JPA Amendment supersedes any and all other agreements, either oral or in writing, among the Parties with respect to the subject matter hereof and contains all of the covenants and agreements among them with respect to said matters, and each Party acknowledges that no representation,

inducement, promise of agreement, oral or otherwise, has been made by the other Party or anyone acting on behalf of the other Party that is not embodied herein.

7. Successors and Assigns. This JPA Amendment and each of its covenants and conditions shall be binding on and shall inure to the benefit of the Parties and their respective successors and assigns. A Party may only assign or transfer its rights and obligations under this JPA Amendment with prior written approval of the other Party, which approval shall not be unreasonably withheld.

8. Attorney's Fees. If any action at law or equity, including any action for declaratory relief is brought to enforce or interpret the provisions of this Agreement, each Party to the litigation shall bear its own attorney's fees and costs.

9. Governing Law. This JPA Amendment shall be governed by and construed in accordance with the laws of the State of California, as applicable.

10. No Third Party Beneficiaries. This JPA Amendment shall not create any right or interest in the public, or any member thereof, as a third party beneficiary hereof, nor shall it authorize anyone not a Party to this JPA Amendment to maintain a suit for personal injuries or property damages under the provisions of this JPA Amendment. The duties, obligations, and responsibilities of the Parties to this JPA Amendment with respect to third party beneficiaries shall remain as imposed under existing state and federal law.

11. Severability. In the event one or more of the provisions contained in this JPA Amendment is held invalid, illegal or unenforceable by any court of competent jurisdiction, such portion shall be deemed severed from this JPA Amendment and the remaining parts of this JPA Amendment shall remain in full force and effect as though such invalid, illegal, or unenforceable portion had never been a part of this JPA Amendment.

12. Headings. The paragraph headings used in this JPA Amendment are for the convenience of the Parties and are not intended to be used as an aid to interpretation.

13. Amendment. This JPA Amendment may be modified or amended by the Parties at any time. Such modifications or amendments must be mutually agreed upon and executed in writing by both Parties. Verbal modifications or amendments to this JPA Amendment shall be of no effect.

14. Effective Date. This JPA Amendment shall become effective upon the execution thereof by the Parties hereto.

IN WITNESS WHEREOF, the Parties hereto have caused this JPA Amendment to be executed and attested by their officers thereunto duly authorized as of the date first above written.

[SIGNATURES ON FOLLOWING PAGES]

WESTERN RIVERSIDE COUNCIL OF GOVERNMENTS

By: _____
Executive Committee Chair
Western Riverside Council of Governments

Date: _____

CITY OF SAN DIMAS

By: _____
Title: _____

Date: _____



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of June 11, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: MUNICIPAL CODE TEXT AMENDMENT 12-03 - A proposal to Amend Section 18.542.250, and other Sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate. (Applicant: NJD, Ltd.)

SUMMARY

The Planning Commission conducted public hearings on MCTA 12-03 on April 18, May 2 and May 16, 2013 and recommends approval of the request to allow a minor second story architectural element (10% of the floor area not greater than 950 square feet) and adding a pad/ground coverage standard of 45%. Staff recommends a 40% standard and the Applicant prefers a 50% standard with the exclusion of the garage (up to three cars) from the coverage calculation.

The limited architectural element is intended to allow architectural flexibility within the project while the pad coverage standard is intended, after consideration of various alternatives during the hearings, to create a balance between the maximum floor areas allowed pursuant to the architectural guidelines and the building pad sizes.

BACKGROUND

Specific Plan No. 25 was adopted in 1999 and established standards for low density hillside development for the entire Northern Foothills area. At that time the maximum building height was established as one story not to exceed 25 feet.

As a result of subsequent litigation and a corresponding settlement agreement certain revisions to SP 25 were identified including allowing some two story buildings (as well as increasing density and revising certain other standards).

In 2010 NJD filed applications to amend the General Plan and Specific Plan and to consider a Tentative Tract Map. As part of these approvals two areas were created within the original Specific Plan boundaries with Planning Area 1 consisting of the 270 acre NJD ownership and Planning Area 2 being the remaining private property in the Northern Foothills. As part of these approvals revisions were made to the building height standards as follows:

- Planning Area 1 : The one story and 25 foot standard was retained except that up to 27% of the lots could be developed with two story buildings up to 35 feet in height. It was required that these two story lots undergo visual analysis and be identified on the Tract Map with the provision that no other two story lots be allowed once the Tract Map was recorded.
- Planning Area 2: The one story and 25 foot height standard was maintained for all properties except where a lot was capable of being divided into four or more parcels. In that instance one parcel could be developed with a two story structure up to 35 feet in height and all others would be deed restricted to preclude future two story buildings.

An additional revision to the building height limitation is now proposed. As submitted the request applies only to Planning Area 1. The request is to amend SP 25 to allow all of the designated one story lots (45 of the 61 lots approved in the TTM) to have a two story component/architectural element. It is limited to 35 feet in height and cannot exceed 10% of the habitable building floor area or 950 square feet whichever is lesser. The Applicant indicates this is to allow better use of classic architectural features for the six architectural styles that have been selected for the project. It should be noted that the City Boards recently reviewed and approved A Precise Plan for the project Architectural Guidelines. While these Guidelines did include the amendment the Applicant is seeking, it was clearly noted that the Guidelines must be revised if this Amendment was not approved.

ANALYSIS

In evaluating the request and associated alternatives the primary considerations of the Planning Commission were:

- Does the requested change to the one story height limit increase visibility from outside the project?
- Does that change improve the project when viewed internally?

- Are size limits appropriate in light of this requested change? If so, how should they be determined?

The first two points are generally illustrated by various excerpts from the architectural guidelines (Attachments # 1, 2 & 3 to the April 18 Staff Report. Generally the Planning Commission concluded that the change was positive in considering the first two points above but it also concluded that the guidelines alone were not sufficient to address concerns regarding maximum house.

Discussion focused on several approaches including:

- Pad Coverage standards (or FAR/pad) – See Attachment #4 & 5
- Lot Coverage standards (or FAR/lot) – See Attachment # 4 & 5
- Maximum Floor areas

Since the Guidelines are not mandatory (in comparison to the Specific Plan), the Commission concluded a coverage standard was appropriate. The comparison of the proposed pads and lots to the maximum floor areas was undertaken. The analysis is reflected in Attachments # 4 & 5 and in Tables in the May 2 and May 16 Staff Reports. Consensus was that a Pad Coverage standard best recognized the potential house size to the actual buildable area. There was not unanimity on the selected standard for maximum pad coverage with the Applicant and Commissioner Davis preferring 50%, the Staff recommending 40%, Commissioners Bratt, Rahi and Ensberg supporting 45% and Chairman Schoonover preferring no change to the Specific Plan at all. The effects of each option are outlined in the Staff Reports and Attachments.

RECOMMENDATION

The Planning Commission recommends approval of MCTA 12-03 as set forth in attached Ordinance No. 1221.

Staff recommends that the pad coverage standard be forty percent (rather than the forty five percent recommended by the Planning Commission).

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1221
2. Planning Commission Resolutions PC-1482 & PC-1483
3. Planning Commission Minutes for May 16, 2013 (Draft), May 2, 2013 & April 18, 2013
4. Planning Commission Staff Reports dated May 16, 2013, May 2, 2013 & April 18, 2013

ORDINANCE NO. 1221

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS
APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-03,
AMENDING BUILDING HEIGHT AND PAD COVERAGE STANDARDS
IN PLANNING AREA ONE OF SPECIFIC PLAN NO. 25**

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS
FOLLOWS:**

SECTION 1. Revise Section 18.542.250.A.1 (Building Height) to read as follows:

1. Within Planning Area One,
 - a. A limited number of two-story structures, not exceeding twenty-seven percent of the total number of parcels thereby created, may be allowed. Such structures shall not exceed thirty-five feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Lots approved for such height increase shall be determined at time of parcel or tract map review and shall be so designated on the recorded map. Provided further that no other parcels shall be allowed for two-story structures after the map is recorded.
 - b. Any primary residential structure limited to one story in height may include a habitable second story architectural element with any habitable floor area not to exceed ten percent of the habitable area of the first floor of the primary structure, or 950 square feet, whichever is lesser. Any such architectural element shall not exceed thirty feet in height, shall be consistent with the architectural style of the residence and shall enhance the architectural character of the structure. All such architectural elements shall be subject to the review and approval of the development plan review board.

SECTION 2. Add Section 18.542.265 (Pad Coverage) to read as follows:

18.542.265 Pad Coverage.

The maximum ground coverage shall not exceed forty-five percent of the total graded pad area on any lot or parcel. For the purposes of this Section, coverage shall include the primary residential structure and garage, other habitable and non-habitable accessory structures, patios and similar covered structures other than hardscape, pools, spas, sports courts, minor storage

sheds, play houses and similar structures under 120 square feet each and not requiring a building permit .

SECTION 3. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, AND APPROVED THIS 11th DAY OF June, 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 Ordinance No. 1221 was regularly introduced at the regular meeting of the City Council on June 11th, 2013 and was thereafter adopted and passed at the regular meeting of the City Council held on June 25th, 2013 by the following vote:

AYES: Badar, Bertone, Ebner, Templeman, Morris
NOES: None
ABSENT: None
ABSTAIN: None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance No. 1221 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

RESOLUTION PC-1482

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-03, AMENDING BUILDING HEIGHT STANDARDS IN SPECIFIC PLAN NO. 25

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by City Council upon application by NJD, Ltd.;

WHEREAS, the Amendment is described as an amendment to the building height standards in Specific Plan No. 25; and

WHEREAS, the Amendment would affect the area known as the Northern Foothills within Specific Plan No. 25; and

WHEREAS, notice was duly given of the public hearing on the matter and public hearings were held on April 18, May 2, and May 16, 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 hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The revision to accommodate limited second floor areas on one story houses increases flexibility to accommodate additional architectural interest consistent with the intent of the Specific Plan.
- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. The revisions create opportunities for enhanced architectural design while not exacerbating views from outside the project.
- C. The proposed Municipal Code Text Amendment is consistent with the General Plan. To ensure consistency the second-story component must be constrained to ensure that the future houses are primarily one-story in nature and character as intended by the General Plan. A limited architectural feature as proposed does not detract from the intent of the one story limitation applicable to 73 percent of the lots.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 12-03 as follows:

SECTION 1. Revise Section 18.542.250.A.1 (Building Height) to read as follows:

1. Within Planning Area One,
 - a. A limited number of two-story structures, not exceeding twenty-seven percent of the total number of parcels thereby created, may be allowed. Such structures shall not exceed thirty-five feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Lots approved for such height increase shall be determined at time of parcel or tract map review and shall be so designated on the recorded map. Provided further that no other parcels shall be allowed for two-story structures after the map is recorded.
 - b. Any primary residential structure limited to one story in height may include a habitable second story architectural element with any habitable floor area not to exceed ten percent of the habitable area of the first floor of the primary structure, or 950 square feet, whichever is lesser. Any such architectural element shall not exceed thirty feet in height, shall be consistent with the architectural style of the residence and shall enhance the architectural character of the structure. All such architectural elements shall be subject to the review and approval of the development plan review board.

PASSED, APPROVED and ADOPTED, the 16th day of May, 2013 by the following vote:

AYES: Bratt, Davis, Ensberg, Rahi

NOES: Schoonover

ABSENT: None

ABSTAIN: None

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Secretary

RESOLUTION PC-1483

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-03, AMENDING PAD COVERAGE STANDARDS IN SPECIFIC PLAN NO. 25

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by City Council upon application by NJD, Ltd.;

WHEREAS, the Amendment is described as an amendment to the pad coverage standards in Specific Plan No. 25; and

WHEREAS, the Amendment would affect the area known as the Northern Foothills within Specific Plan No. 25; and

WHEREAS, notice was duly given of the public hearing on the matter and public hearings were held on April 18, May 2, and May 16, 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 hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area. The revision to establish pad coverage standards ensures future houses are constrained in mass and bulk in a manner consistent with the intent of the Specific Plan.
- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. The revisions provide assurance that reasonable standards on pad coverage and house size allow adequate flexibility to develop sites while not exacerbating views from outside the project.
- C. The proposed Municipal Code Text Amendment is consistent with the General Plan. The establishment of a pad coverage standards ensures that policies intending to minimize potentially adverse views of development in the Northern Foothills can be effectively implemented.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 12-03 as follows:

SECTION 1. Add Section 18.542.265 Pad Coverage to read as follows:

18.542.265 Pad Coverage.

The maximum ground coverage shall not exceed forty-five percent of the total graded pad area on any lot or parcel. For the purposes of this Section, coverage shall include the primary residential structure and garage, other habitable and non-habitable accessory structures, patios and similar covered structures other than hardscape, pools, spas, sports courts, minor storage sheds, play houses and similar structures under 120 square feet each and not requiring a building permit .

PASSED, APPROVED and ADOPTED, the 16th day of May, 2013 by the following vote:

AYES: Bratt, Ensberg, Rahi

NOES: Davis, Schoonover

ABSENT: None

ABSTAIN: None

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Secretary

3. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 12-03** – A Request to Amend Section 18.542.250, and other Sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate, located in Specific Plan No. 25 in the Northern Foothills of San Dimas. **(Continued from May 2, 2012)**

Staff report presented by **Assistant City Manager Larry Stevens** who stated at the end of the last meeting direction was given to evaluate potential standards related to the FAR/pad coverage issue. Attachment #4 is the same as last time and evaluates using a FAR to both the pad and the lot size, and shows the maximum floor area for the custom and semi-custom home lots. Attachment #5 is an effort to look at an appropriate numerical standard for either a FAR or lot coverage standard, and is based on discussions with the applicant last week regarding pad coverage.

He stated initially Staff was in support of a FAR standard, but as Attachment #5 was developed, it became apparent that using that standard was relatively discriminatory to the two-story lots, and now would be supportive of using a pad coverage standard instead so there could be uniformity throughout the project. By going from a FAR standard to pad coverage, you eliminate any second story square footage, whether it is the habitable architectural element or a full second story. The second point of consideration is that the Applicant is asking that a portion of the garage be excluded from the calculation as well from a lot coverage standard. Staff feels that is inconsistent with current standards and that there is no merit in excluding what could be 600-800 square feet of garage area.

Staff is recommending exclusion of minor structures under 120 square feet that do not need a building permit, which is similar to other zones. He stated the most difficulty is arriving at what number to use in terms of percentage of coverage. Attachment #5 presents three options that show how each parcel would be impacted using the Applicant's maximum floor area for a primary residential structure. The Guidelines state only the primary residential structure counts towards floor area and does not include the garage or accessory structures in the maximum square footage amounts. Under that standard there could be some very large structures on these pads because all that is left are setback requirements in the Guidelines.

Assistant City Manager Stevens stated the analysis is based on the maximum square footage even though most parcels will not be built out to the maximum, and they should not be because of the varying size of the pads. He stated if you look at the semi-custom lots in Attachment #5 it is obvious that using a pad coverage standard would be better than a FAR. On Page 2 of the Staff Report the two tables illustrate what the impact would be on the different lot types with the different coverage standards, using a half-acre lot and a 30,000 square foot custom pad as examples. He went over what Staff's proposed changes would be and compared them to the language submitted by the Applicant in the hand-out on the dais. He also went over a map of where the different type lots were located within the tract and how the pad coverage standard would work on the different lots, especially with the garages and accessory structures. He stated the resolution includes Staff's recommendation but it can be amended if the Commission desires.

Commissioner Davis thought the equestrian lots should be considered differently because he felt the standard was more restrictive on those lots. He also thought there had been consensus to go to 30 feet in height on the architectural element and staff was not increasing the height in the resolution language. He thought the discussion was to allow the Applicant to go to 30 feet to give them the extra five feet for habitable area.

Assistant City Manager Stevens stated the height can exceed 25 feet already for a non-habitable architectural element. The request for extra height was the Applicant's desire but Staff did not see the need for the increase.

Commissioner Ensberg asked if Staff could support a 50% pad coverage standard, and would it address the concerns of some of the Commissioners about mansionization, or would he feel better about 45%.

Assistant City Manager Stevens stated if you look at Attachment #5, it affects maybe 7-8 parcels at the most from achieving an 8,500 sq. ft. house, which is an arbitrary number to begin with, and on the equestrian lots a decision will probably have to be made about the square footage of the houses versus accessory buildings, such as having a barn or covered stable, so he doesn't think 50% is the optimum amount. While 45% could be acceptable, he still felt 40% was a better number to use. He also would not exclude any garage area from the requirement.

Commissioner Ensberg thought it would be acceptable to go with the Applicant's suggestion to eliminate review authority by the Development Plan Review Board because that seemed too subjective. He did not think the DPRB should have the right to limit something if it meets the objective standard.

Assistant City Manager Stevens stated all architectural review has an element of subjectivity. The City will have to review the architecture no matter what, so it could stand with or without it. It is a criteria in which to measure an objective standard, and would be beneficial to keep the language in, but is not mandatory. He was trying to bring to the forefront that this is primarily a one-story development, and wanted to emphasize that it is not a two-story development.

Commissioner Bratt asked why the second floor is not included in the Pad Coverage section. That was his whole point against mansionization, so if you don't include the second story or the enhancement, then what is the point.

Assistant City Manager Stevens stated originally he concurred with that viewpoint which is why a FAR was suggested, but when he started doing the numerical analysis, he became concerned that using a FAR and trying to apply it uniformly across the 61 parcels wouldn't work because it negatively affected the two-story lots, several of which are under 20,000 square feet in pad area. If you look at Attachment #5 in the second column, there are nine lots less than 20,000 square feet, and if you used a FAR standard, not only would they be way under the maximum square footage allowed, they would be under the mid-point. So while he did not support there being two-story homes originally, there still needs to be some type of standard, and because of the negative impact of using a FAR, he went back to a pad coverage standard and felt they could achieve the same goal without having to create a separate standard for the two-story lots.

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

Stan Stringfellow, 2011 E. Financial Way #203, Glendora, CA 91741, Applicant, stated their request for an amendment was for an architectural element and felt it was being turned into a second story, when at best it would be a 1-1/2 story architectural element for the one-story homes. Their intent is to enhance the quality of the architecture, and of the five variations that could be incorporated, only one has habitable area. He has spoken to several architects who have stated that when you have large homes like these, you need something to break up the rooflines, and they object to it being called a second-story element.

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, May 16, 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 Comm. Dev. Larry Stevens
Senior Planner Marco Espinoza
Planning Commission Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:03 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: May 2, 2013

MOTION: Moved by Bratt, seconded by Ensberg to approve the Consent Calendar. Motion carried unanimously, 5-0.

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 12-05; MODIFICATION TO DEVELOPMENT STANDARDS 12-01; AND DPRB CASE NO. 12-07 (Associated Case: Lot Combination 12-01)** - A request to construct a 95,455 sq. ft. enclosed RV storage facility consisting of eight structures on a 4.39 acre site, located at 638 E. Baseline Road. (APN: 8661-016-004, -030, -031, and -032)

MOTION: Moved by Schoonover, seconded by Davis to continue this item to a date uncertain. Motion carried unanimously, 5-0.

He stated the exclusion of the garages has always been part of the calculations for maximum area to be built on the lots. They had 8,500 square feet as the maximum house size, with the average size at approximately 5,000 square feet. The maximum of 15,600 square feet wasn't their choice; it was a requirement of the Fire Department because that was the maximum that could be handled by the water tanks. He stated this community was presented as a large lot, large home development and there seemed to be a real effort to reduce the size of the homes. He stated the people they are going to market to will want a large home, especially on the equestrian lots, though he didn't think they ever intended that every lot will be built to the maximum capacity.

Mr. Stringfellow, Applicant, stated that both Attachments #4 and #5 were taken from an older table and not their current table. In the back of the Design Guidelines, there is a lot study that defines the building pad of each lot and has been approved by the Commission and Council. Now that they are asking for this architectural element, he feels Staff is trying to reduce the size and scope of the project. He stated this will also have an economic impact and presented figures indicating that out of the 276 acres of the project site, only 37 acres, or 1.612 million square feet, constitutes the residential pad area. The original Tentative Tract Map did not have as much open space, and using a 35% lot coverage standard would give them more than 1 million square feet developable area. The 50% pad coverage amount they are requesting would only be slightly over 800,000 square feet, so when it is said they are mansionizing everything on the site, it concerns him. Only 7% of the project area will be covered with homes, and they have applied setback standards in the Guidelines. All they requested originally was to increase the height on the one-story homes to allow for a 30-foot tall architectural element, whether habitable or non-habitable, because he does not read the standard the same as Staff that they can exceed 25 feet in height for non-habitable architectural elements.

Mr. Stringfellow, Applicant, stated the architectural element has to be consistent in style with the residence and only allowed if it enhances the character of the architecture. There will be an architectural committee that reviews all the plans prior to submittal to the DPRB, and felt it was too subjective that the DPRB might turn something down that the residents of the community have approved. They have asked for a maximum coverage not to exceed 50% of the total graded area for the first floor area and the first three spaces of the garage, which he felt was a compromise because they weren't including the attached garages in their Guideline calculations.

He stated the pads were designed to allow flexibility for locating the homes and accessory structures so they wouldn't necessarily all sit parallel to the street, and felt that 50% coverage allowed them the maximum flexibility. The City seemed concerned about encroachment into setback areas, but that would require review by both the architectural committee and the City, and there were other protections in the Guidelines to prevent over-building.

In conclusion, a .35 lot coverage ratio benefits the larger lots and adversely impacts the smaller lots. A 50% pad coverage ratio benefits the smaller lots and the area where those are located are hidden from view of the city and will only be seen by the people who live in the community. The 40% pad coverage ratio limits all of the pads and applying that ratio reduces the value of the lots and limits how much can be built, reducing it by 165,000 square feet, and they are unable to accept that. However, they would agree to a 50% pad coverage ratio.

Commissioner Davis asked if including the equestrian lots in that calculation was acceptable to him.

Stan Stringfellow, Applicant, stated he was fine with a 50% coverage on all the lots and felt it would be easier to administer.

Commissioner Rahi asked who would be the people on the architectural committee he referred to earlier.

Stan Stringfellow, Applicant, stated initially it would be comprised of the developer and the builder, but once there are a certain number of homes occupied, members of the community will be brought in to be on the committee.

Commissioner Rahi felt that by the time they have enough occupants, those people will be reviewing additions and accessory structures, but that there wouldn't be community members involved in the initial review of homes as he had stated.

Commissioner Bratt concurred that since it will be the builder that is the architectural committee when the homes are initially being built, it wasn't right to say that the residents will be involved in the design review.

Stan Stringfellow, Applicant, stated the builder will have to adhere to the Design Guidelines.

Commissioner Rahi stated the homeowners really don't have any say in the design of the homes because they are mostly built before there are enough homeowners to be on the committee.

Commissioner Davis asked what number of lots have to be sold to trigger formation of the HOA. He asked if they would be developing the lots.

Stan Stringfellow, Applicant, stated either 50% of the lots or possibly after two years; he would have to go back and check. He stated the plan was to sell to a builder. This project was designed so that Brasada would install the backbone, and then a semi-custom home builder would come in and buy a number of the lots to develop, and then they would sell off the more estate type lots to individuals.

Commissioner Bratt stated that by the time you sell 50-60% of the lots, the houses are already built. He felt the builder will control what they are discussing tonight and the homeowners will be around to control the accessory structures. There did not seem to be any controls to protect what they are discussing.

Chairman Schoonover stated it can also be difficult to find homeowners that want to serve on the architectural committee.

Commissioner Rahi felt they should retain the language to have the DPRB make the design decisions because the homeowners won't be involved. He asked why the Applicant objected to having review by the DPRB called out in the language.

Stan Stringfellow, Applicant, stated their objection was to the wording, "shall be allowed only if the DPRB determines it enhances the architectural character of the structure." He felt if the people who live up there and own the property in the development have given their approval, why should the DPRB have the authority to possibly deny it.

Commissioner Rahi stated the homeowners won't come into the decision making process until much later. They went through that process in his community and the homeowners had a

hard time getting control of the architectural review board from the developer, and they would come into the process too late to be involved in this.

Stan Stringfellow, Applicant, felt there will be a major developer that comes in with 3-4 floor plans and variations in the semi-custom lots, and that is what will get approved. They just felt it was too restrictive and subjective because they don't know who will be on the DPRB. In response to Commissioner Rahi's concerns, there is a transition process for architectural review and sometimes it goes smoothly and sometimes it does not. He feels it will be the homeowners that will be reviewing the custom lots and accessory structures.

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

Commissioner Davis felt they needed to deal with the height and coverage amounts separately. In regards to the height for the architectural element, he would support the Applicant's proposed Item b.

Commissioner Bratt stated they should add the 30 feet in height to section b, and leave in the requirement for DPRB review. He would be willing to go with 45% on the pad coverage but felt it should include all of the house, not just the first floor, and all the garages, not just those in excess of three.

Commissioner Ensberg understands his concerns, but felt that Staff had explained why the second floor or architectural element should not be included in the calculation. Otherwise, he concurs with including a height limit of 30 feet for the architectural element, a 45% pad coverage standard, review by DPRB and inclusion of all garage space. In regards to how it is identified, if people can occupy the area, it is a second floor; if they cannot, it is an element.

Commissioner Rahi concurred with including all of the structures in the calculation. He was reluctant to go to 45%, but will, and would be alright with using the term "architectural element" instead of "second-story element" in part B.

Commissioner Davis felt selecting 45% for a pad coverage standard was an arbitrary compromise position since if they were allowed the 35% lot coverage standard, they would be able to build on more than 50% of the pad area. He felt they should just stay at 50% pad coverage as requested by the Applicant.

Commissioner Ensberg felt it wasn't an arbitrary choice, that it is a figure that Staff feels can be used without creating mansionization.

Commissioner Davis stated he didn't know what mansionization means in a development where you can build large homes, and felt it was arbitrary. The Applicant was requesting addition of a five-foot taller architectural element and now we are trying to reduce the size of structures that can be built, and felt they should just approve giving him the extra height for the element and leave the residential size at 15,600 and 8,500 square feet.

Commissioner Bratt felt these were not normal lots that you could apply the standard 35% lot coverage amount to because of how they are situated in the hills

Chairman Schoonover stated he did not agree with either granting them a height increase for the element or granting 45% pad coverage.

RESOLUTION PC-1482

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-03, AMENDING BUILDING HEIGHT AND PAD COVERAGE STANDARDS IN SPECIFIC PLAN NO 25, PLANNING AREA ONE

MOTION: Moved by Davis, seconded by Bratt to approve the Applicant's submitted language under Section 18.542.250.A.1.b with the exception of the strikeout for review by the DPRB. Motion carried 4-0-1 (Schoonover no).

MOTION: Moved by Ensberg, seconded by Bratt for new Section 18.542.265 to approve the Applicant's submitted language, except change 50% to be 40%, and include all structures, including all garage space and other habitable and non-habitable accessory structures. Motion carried 3-0-2 (Davis, Schoonover no).

Assistant City Manager Stevens stated he will amend Resolution PC-1482 to address the architectural element, and create a new resolution with slightly different findings to address the pad coverage and asked if the Commission would like the new resolutions to come back for approval or to direct Staff to create the findings that reflect the motions.

The Commission concurred to have Staff write the appropriate findings to reflect the motions and to move the item forward in the process without coming back to the Commission for further action.

ORAL COMMUNICATION

4. Assistant City Manager for Community Development

Assistant City Manager Stevens stated in regards to recent discussions about the fate of the Walker House subsequent to the dissolution of the Redevelopment Agency, the first issue is regarding the loan between the City and the Walker House LLC, which was approved in the first three ROPS but not in the last one. The second part relates to whether the Walker House is a property the Agency has to dispose of. The Property Management Plan has just begun which will identify which properties are government property, which are to be held, and which are to be disposed of. That should be completed approximately September of this year, and then will be submitted to the State for review. If the City does not receive a favorable decision, then we will seek legal or legislative relief.

There has still been no submittal from the real estate community for review to amend the code regarding commercial real estate signs. All but one site has complied, and two citations have been issued to the property owner. Grove Station should be pulling permits for the last three phases next week, and the City Council approved the code amendment regarding the carports for Bonita Canyon Gateway and the assignment of the Affordable Housing Agreement from VCH to Avalon Bay. The new owner would like to start construction in early June. The City should have a draft of the Housing Element by early July and will probably start hearings in late August or early September.

5. Members of the Audience

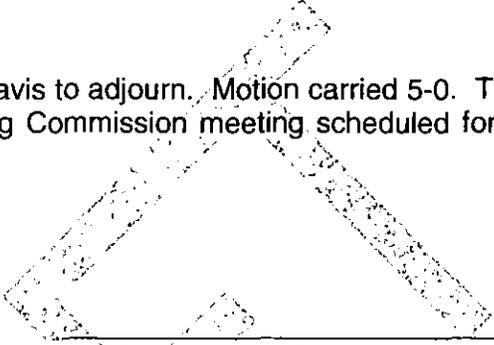
Kim Scott, NJD, 3300 E. 1st Street, #510, Denver, Colorado, stated he has been coming to San Dimas for many years and commented on the high quality of the new track installed at the high school, and appreciated that it was open to the public to use.

6. Planning Commission

No comments were made.

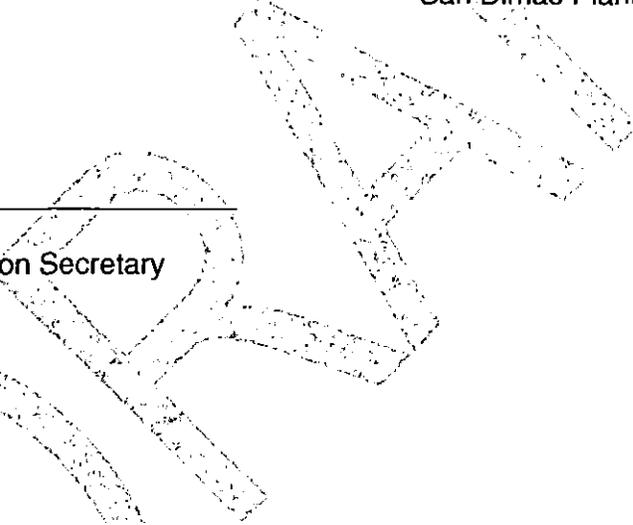
ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Davis to adjourn. Motion carried 5-0. The meeting adjourned at 9:11 p.m. to the regular Planning Commission meeting scheduled for Thursday, June 6, 2013, at 7:00 p.m.



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton
Planning Commission Secretary

Approved:



CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, May 2, 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
Assist. City Manager for Comm. Dev. Larry Stevens
Senior Planner Marco Espinoza
Planning 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: April 18, 2013 (Davis absent)

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 MUNICIPAL CODE TEXT AMENDMENT 12-03** – A Request to Amend Section 18.542.250, and other Sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate, located in Specific Plan No. 25 in the Northern Foothills of San Dimas. **(Continued from April 18, 2012)**

Staff report presented by **Assistant City Manager Larry Stevens**, who stated this item was continued from the previous meeting after considerable discussion, at the conclusion of which there was a split opinion on whether to allow any change at all or to support a change if there were additional standards. A question was also raised regarding General Plan Policy 10.2.10 which has specific language relative to the number of two-story lots allowed, mimicking the Specific Plan, and whether it needed to be amended as well.

Initially only one-story structures of a certain height were allowed in SP-25. During the review in 2010, 27% of the allowed lots were permitted to have two-story structures as part of the project. Staff suggested there could be different options to approach the Applicant's request for a two-story architectural element. They could consider limiting the number of lots allowed to have this element, or they could set additional standards to minimize possible massing impacts, so Staff undertook a technical review of the project as it relates to Floor Area Ratio (FAR) standards.

He stated Attachment 4 covers the four areas of analysis conducted relative to FAR calculations to pad size and to lot size. They know what the pad sizes will be for each lot based on the submitted grading plans. In some respects it makes more sense using a FAR to pad size, or buildable lot area, than lot size because there is no consistency between the lots. The chart showed how each lot could possibly be developed to the minimum and maximum standards, and while most will not be built to the maximum, and this chart shows that some should not be, it helps in understanding what the ratio would be.

Assistant City Manager Stevens stated currently they do not use a FAR in general though it is a commonly accepted standard; that they use lot coverage limitations instead. The standard lot coverage amount in existing single-family developments is 35%, or .35, for all buildings, including garages, patio covers, etc. He stated the chart at the top of page 7 in the report compared the Custom and Semi-Custom lots using a FAR of .50, which is quite a bit higher than the commonly used .35, to see what the impact would be. He explained how the square footage of the habitable structure would be reduced based on the different formulas. This did not include garages, which if built for three to four cars, could be an additional 1,000 square feet. Staff is recommending basing the formula on a combination of habitable and non-habitable space, which would result in a further reduction in floor area.

In response to the Commission, he stated they don't have exact size information on the accessory structures, like garages, yet, and that .50 was an extremely generous target for a FAR to pad size. He felt if there wasn't some type of standard in place, then it could be a struggle getting home plans approved through the DPRB because people will always try to get the maximum possible. If you allow the maximum coverage on some of these lots, there will be no area left for yards, and then people will be trying to create backyards by going into the slope areas. The more he looked at this, the more concerned he became, and felt it was critical they keep the pads from being overbuilt. He felt if they were going to allow the Applicant the extra height requested, they should consider setting some type of standard.

The second alternative of using a FAR to lot area is a similar calculation and the results are shown in Column 10 of Attachment 4. He used a .40 FAR for this comparison because the lot areas are considerably larger, and there are a couple zones in the City that allow going to 40% lot coverage to encourage one-story structures. Staff is not recommending this option, but wanted to include it in the discussion as a comparison for potential parameters. The FAR includes all of the floor area, including above the first floor. If you apply only a lot coverage standard, it only considers the area of the first floor. The last standard shown is not performance based, it is simply a maximum size allowed on each type of lot.

Commissioner Ensberg asked which one of these options would be the easiest to administer, and which accommodates the builder while still achieving the objective of the Staff.

Assistant City Manager Stevens stated once you decide what is a fair and reasonable standard, they all involve a simple calculation. It will impose more criteria as people prepare plans, especially on the very small pads. As to the developer, the lowest impact to them would be Alternative 2 or 3. Staff's intent is to keep the maximum floor area down on the parcels least capable of supporting a large structure. The other thing to consider is that the equestrian lots

are all custom lots, but some of the pads are not very large. If you put a 15,000 square foot house on a 20,000 square foot pad, you won't have an equestrian lot any longer because there won't be enough room left to meet the distance requirements for horsekeeping facilities as required by code. If someone only wanted a 5,000 to 6,000 square foot home, there won't be a problem, but there is no guarantee that people won't want the maximum size house. He stated if you look at Morgan Ranch in Glendora, they do not have a one-story limit on height, but the houses cover the entire pad, and some are approaching 20,000 square feet in size.

He stated once Staff receives direction from the Commission, he will prepare code language to reflect the selected standard. In regards to the General Plan, if you considered the 10% or 950 square foot architectural element as an exception to the one-story height limit instead of considering it a second floor, then it would be consistent with the General Plan language, and you could make a finding to support that interpretation. But the argument could also be made that this is adding a second-story and then the General Plan would need to be amended as well. Staff is recommending they consider this as an exception on all one-story lots, and secondly that they establish an additional standard to address massing by using a .50 FAR to pad ratio, including all habitable and non-habitable floor area.

Commissioner Rahi wanted to clarify the pad size includes only the flat buildable area but the lot size included the slopes as well.

Assistant City Manager Stevens stated the lot size is based on revisions to the Tract Map, and the pad size is the flat, buildable area that is shown on the grading plan, so they are fairly fixed now. Even if the plan is approved, someone could still come in and propose a change, and that in the future a homeowner might want to try to grade a larger pad area, especially on the custom lots.

Commissioner Davis stated he reviewed the presentation from last meeting, the minutes and the Applicant's presentation so he felt he was familiar with the issue. He asked if the garage across the street from him would be considered an accessory structure. He also stated he did not see in any of the previous information how the architectural elements would be designed, so could they be 10' x 90' or 30' x 30', or would this be something DPRB looks at.

Assistant City Manager Stevens stated any building that is not part of the main house is considered accessory, so this action in theory could limit the types and size of those structures. They have not discussed in detail with the Applicant how these elements would be achieved, but the 950 square feet would only be on the custom lots because the semi-custom lots were smaller so the elements would be smaller as well. The house plans will be subject to the normal design review process so the DPRB will consider how it is integrated into the overall design. What Staff is looking for right now is an Ordinance standard that will allow a small component on the site, but to also ensure that the sites will not be overbuilt.

Commissioner Davis stated using the lot coverage standard seemed to be more consistent with other zones in the City. He asked if all the custom homes will be one-story.

Assistant City Manager Stevens stated the plan for this project is not consistent with any other zone in the City so that is not really an issue. There have been discussions about mansionization in the past, especially in the downtown area, and using floor area is an effective way to deal with the second-story component. He stated all the custom homes are designed to be one-story, but they could have this additional 950 square foot element.

Commissioner Davis asked if there were any two-story homes that were affected by the .50 ratio.

Assistant City Manager Stevens stated in Attachment 4 any of the blue colored lots that exceed that are two-story lots. If you used a lot coverage standard and calculated at .40 instead, the results would be similar to Column 10.

Commissioner Bratt stated he is still concerned about the visual effect of all this. He asked if they would be allowed to add a condition stating that after the first few homes were constructed and their impact analyzed, if it was deemed negative, the City could require additional landscaping installed to minimize the impact.

Assistant City Manager Stevens stated the landscaping for each lot will be reviewed at DPRB but they would have to be consistent with the adopted landscaping guidelines.

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

Stan Stringfellow, Applicant, 2011 E. Financial Way #203, Glendora, representing NJD, stated he appreciated all of Staff's work on this issue and their willingness to support the addition of the architectural element. He felt they were not creating two-story structures; they are talking about raising the roofline from 25 feet to 35 feet, so the element was really only a one-and-one-half story element. He stated they have worked very hard to avoid the mistakes made in developments like Gordon Highlands by using setbacks and visually screening the structures. He stated the maximum house size on the custom lots was determined by Fire Department water flow regulations, and not the lot size. He stated they also designated the location of some of the semi-custom lots on how they would fit into the development and not necessarily on their lot size, so some of those lots would be very difficult to put a 15,600 square foot home on. He stated in regards to concerns expressed by Commissioner Davis, the Design Guidelines set some limits on the accessory buildings.

He felt the two viable options would be using either the pad coverage or lot coverage for the FAR, but one of the reasons they established the size of the homes was economics, and they did not want to see whatever standard is applied to reduce the livable area of the houses. He would like to propose language for their consideration which would agree to a .50 FAR coverage of the pad surface for the first floor livable area of the primary structure and any accessory structures other than sports courts, pools, etc. He felt this would work with the equestrian lots because owners will want to build a barn, but they won't be able to exceed 50% of the lot coverage. In regards to how the architectural elements would be designed, they will have to be consistent with the style of architecture so he did not think you would see something that was only 10' x 90' on any of the structures, and that the second-story elements would not exceed 30 feet in height.

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

In response to Commissioner Bratt, **Assistant City Manager Stevens** stated in his version the entire floor area would be counted in the FAR; in the Applicant's version it is a variation on Option 3 and more of a pad coverage standard.

Chairman Schoonover stated in the staff report the height limit in the Specific Plan adopted in 2010 was 25 feet, and asked what the General Plan said in relation to that.

Assistant City Manager Stevens stated he thought it just said one-story and did not quantify it with a number.

Chairman Schoonover stated he thought with the 2010 revision a height limit was specified in the General Plan. He asked what the height limit was in other zones.

Assistant City Manager Stevens stated he did not recall there being an actual number discussed in 2010, just that the houses would be one-story. He stated the 35 foot limit was set as a cap, which is a standard height for two-story houses in other zones. Since there are no other zones that limit structures to only one-story in height, there is no designation other than 35 feet for two-stories.

Commissioner Davis stated it appears they have two issues to address; to allow the architectural element or not, and the coverage issue. On the coverage issue, he liked the Applicant's proposal of using .50 for all the buildings on the pad because he thought that might be a little more restrictive for the accessory buildings than using Option 2.

Assistant City Manager Stevens stated .50 is fairly generous for pad coverage, and when you look at other zones in the City, .40 is the maximum for all buildings.

Commissioner Davis stated that .40 coverage is for the lot, not the pad. He concurred with Staff that the architectural elements will make the community more interesting and not have a negative visual effect, so he would be in support of allowing them.

Assistant City Manager Stevens stated he did not calculate the difference between the pad to the lot, but most of the lots are at least 20% larger than the pads. He clarified things like pools and sports courts are not included in the coverage calculations unless they are enclosed and indoor facilities. He stated that in regards to this not creating a negative visual impact, as pointed out at the last meeting, once the grading is done that will have more of a negative visual impact than the houses themselves.

Commissioner Ensberg stated as discussed at the last meeting he felt this would not have a visual impact from outside of the project, and that adding the FAR standard as Staff has suggested will help alleviate some of the concerns expressed by the other Commissioners, and would be in support of allowing both the architectural element and setting FAR standards. He stated he would not object to either Staff's recommendation or the suggestion from the Applicant.

Commissioner Bratt stated he favored Option 1 for the FAR standard because it included all floor area and not just the first floor, and it would alleviate some of his concerns. He would still like to see some type of condition to be able to require additional landscaping if the houses are found to create some type of negative visual impact after construction.

Commissioner Rahi stated he is in support of Staff's recommendation but wasn't sure about the wording regarding habitable and non-habitable. He stated he wanted the applicant to have maximum flexibility but also control visual impact.

Assistant City Manager Stevens went over different scenarios regarding separating the calculations, and explained that you could run into problems if someone wanted to convert space that was originally non-habitable into habitable, and felt it was better to merge the two areas into one calculation. Having a FAR standard will warn future buyers that they may not be able to build the lot to the maximum square footage. In regards to Commissioner Bratt's desire to possibly require additional landscaping after construction, they can't add a condition for after construction. However, after the first few homes are built, they can review what kind of impact they have and if it seems like more screening is needed, they can condition it on future homes to be built.

Chairman Schoonover stated when this came before them in 2010 they made changes to the General Plan and Specific Plan to make this project workable. After discussing the number of two-story and one-story houses to allow and the height of each, they set a number and both plans were amended to reflect that. He felt this was an attempt to further erode the General Plan by now allowing one-story houses to go up to 30 feet. He still felt a good architect can design interesting houses without having to raise the height. If they were going to allow one of the options, he concurred with Commissioner Bratt to use Option 1 and look at the pad area.

Commissioner Davis felt the difference between the two options only impacts lots 26, 40 and 41 that have relatively small pads and they would be negatively impacted by Option 1.

Commissioner Ensberg felt there seemed to be some support to allow the architectural element but that the Commission wants some type of control placed so it doesn't get out of hand. He felt they should let Staff work on creating a policy that will achieve both ideals.

Commissioner Davis stated possibly Staff could prepare another chart for them to review that compared Option 1 with the Applicant's proposal.

Assistant City Manager Stevens stated he could do that with the focus on using the pad as a basis for coverage.

Commissioner Bratt stated he wanted all the floor area to be considered because he felt if they only looked at the first floor, it would not address his concerns about the architectural element. He understood it may not be fair for the two-story homes, but felt the FAR should include all the floor area.

Assistant City Manager Stevens stated ultimately if they did use only the first floor, they would only get an extra .10 for coverage. The other consideration would be the setbacks when deciding which option to use, as there is a process that you can request a reduction of the setback on a case-by-case basis.

MOTION: Moved by Davis, second by Bratt to continue the public hearing to May 16, 2013 and direct Staff to bring back a resolution which includes specific ordinance language and give the option of selecting how the pad coverage language is calculated. Motion carried unanimously, 5-0.

ORAL COMMUNICATION

3. Assistant City Manager for Community Development

Assistant City Manager Stevens stated they had advertised the proposed RV storage facility at Baseline and San Dimas Canyon Roads for the next meeting, but the Applicant has requested a continuance to try and resolve some issues brought up at the DPRB meeting first. Once that is done, it will be re-scheduled for another date.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Davis asked how compliance with the new sign ordinance was progressing.

Assistant City Manager Stevens stated there is only one location that has not complied and Code Enforcement is in the process of sending them a citation. There is a group of brokers and lessees that are trying to put together an alternative regulation because they do not like the current standards, but they have not been able to come to an agreement on what that should be. If they do submit something, Staff will bring that to the Commission to review.

In response to Commissioner Rahi, he stated he met with the County regarding who should have lead agency status for processing the environmental documents for the Tzu Chi project, and they were agreeable to letting the City be the lead agency. He explained how the process would work. He is also contacting LAFCO about the potential for annexation and to see how they would view a request that did not include the residential portion to the west and presented various scenarios that may occur.

Commissioner Bratt stated he will be out of town and unable to attend the June 20, 2013 meeting.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Davis to adjourn. Motion carried 5-0. The meeting adjourned at 8:52 p.m. to the regular Planning Commission meeting scheduled for Thursday, May 16, 2013, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: May 16, 2013

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, April 18, 2013 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Assistant City Manager for Comm. Dev. Larry Stevens
Planning Commission Secretary Jan Sutton

Absent

Commissioner John Davis

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: March 20, 2013 (Ensberg absent)

MOTION: Moved by Bratt, seconded by Rahi to approve the Consent Calendar. Motion carried 3-0-1-1 (Davis absent, Ensberg abstain)

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 12-01** – A Request to Amend Section 18.544.380 (Building Setbacks) of Specific Plan No. 26 to allow Accessory Structures, including Carports, into the Required Interior Property Line Setback, located at the northwest corner of Bonita Avenue and San Dimas Canyon Road. (APN: 8390-013-021, -024, -025 and -026)

Staff report presented by **Assistant City Manager Larry Stevens** who stated this code amendment is being driven by required changes to the original site plan for the podium building based on Fire Department access requirements. When the building was relocated, it put the covered carport parking at the north and west property lines, which encroached into the required 15-foot landscape area. Since carports are permitted to encroach into yards in the MF zone, Staff felt a code amendment was the appropriate way to address the situation. The property is currently in escrow with Avalon Bay, who is intending to build the project as previously approved with just a few minor changes. They are hoping to pull building permits shortly after closing escrow this spring.

With this amendment he is also addressing two other inconsistencies he found between the plan and the setback standards, and the code has been reformatted into an A and B section. Section A changes the setback from 15 to 10 feet due to an issue of an existing habitable building located between the residential and the commercial portions of the project. It also includes the exception for covered carports that are one-story or less in height. The new Section B is a clarification of the previous Subsections D and E, where the intention of the original language was to keep buildings away from the drive aisles when using the wording "building to curb face."

Staff is recommending approval of MCTA 12-01 as outlined in the staff report and set forth in Resolution PC-1481.

Commissioner Bratt asked what was located on the other side of the wall along the west property line.

Assistant City Manager Stevens stated it is almost entirely driveway or parking area along that property line, and also to the north. That is another reason why Staff is willing to allow the parking in that area, and felt the height limitation set some protection for the neighboring properties. He estimated that all the residential buildings on the neighboring properties were at least 45 feet away.

Commissioner Rahi asked about the standard in Item A3 being reduced from 15 feet to 10 feet.

Assistant City Manager Stevens stated that apparently Building Pad 18.3 is approximately 11 feet from the property line instead of 15 feet, so he amended the setback to allow it to remain in that location. It abuts the Fresh & Easy parking lot so there is still plenty of distance between the buildings.

Chairman Schoonover opened the meeting for public hearing. There being no response, the public hearing was closed.

RESOLUTION PC-1481

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 12-01, A REQUEST TO AMEND SECTION 18.544.380 OF SPECIFIC PLAN NO. 26 TO ALLOW ACCESSORY STRUCTURES, INCLUDING CARPORTS, INTO REQUIRED INTERIOR PROPERTY LINE SETBACK

MOTION: Moved by Bratt, seconded by Ensberg to recommend approval of Municipal Code Text Amendment 12-01 and adopt Resolution PC-1481. Motion carried 4-0-1 (Davis absent).

- 3. CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 12-03** – A Request to Amend Section 18.542.250, and other Sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate, located in Specific Plan No. 25 in the Northern Foothills of San Dimas.

Staff report presented by **Assistant City Manager Larry Stevens** who stated this item was mentioned when they reviewed the Precise Plan for the Architectural Guidelines, and the final

approval was contingent upon adoption of this particular change. Attachment 1 shows photo illustrations of a project in Orange County to show the advantage of having flexibility on the height. Attachment 2 contains excerpts from the Design Guidelines that cover the various standards. Attachment 3 is the off-site visualizations contained in the EIR for the project.

When the Specific Plan was originally adopted in 1999, the height of all buildings was limited to one-story or 25 feet. Subsequently there was litigation and a Settlement Agreement, which provided the Specific Plan would be amended to allow some two-story buildings, but it did not define how that would be done and how many would be allowed. NJD processed applications in 2010 to amend the General Plan, Specific Plan and the Tentative Tract Map to implement the components of the Settlement Agreement.

Ultimately two Planning Areas were created for the Northern Foothills. Planning Area 1 is the property under NJD ownership; Planning Area 2 is the rest of the foothills area. In Planning Area 1 the building height standard was modified to allow up to 27% of the lots (16 total) to exceed the one-story, 25-foot height limit, and that those lots would be identified on the Tract Map. In Planning Area 2, the original limitation was generally retained, but an amendment was made that if a parcel qualified to be subdivided into four or more lots, then they may have one two-story structure.

The Applicant is asking to amend the standards to allow the remaining 45 lots in Planning Area 1 that are limited to one-story structures to allow a further exception for a second-story component which would not exceed 10% of the habitable floor area or 950 square feet, whichever is greater. The Applicant's argument is that it gives them the ability to utilize the classic architectural features selected for the project and that it does not create an additional visual impact. He indicated that pages 2-4 of the staff report contain direct excerpts from the code, but since there are only flat pads in Planning Area 1, they only need to review that.

Assistant City Manager Stevens stated the original one-story standard was intended to create a more rural, rambling, ranch-style house. In Staff's opinion the Settlement Agreement and 2010 approval removed most of the rural nature from the hillsides due to the grading and tract design and replaced it with a flat pad development, so at least part of the reason for requiring mostly one-story structures has been negated. However, the request to consider changing the standard didn't occur until submittal of the Architectural Guidelines.

In response to Commissioner Ensberg, he stated it is important to look at the historic context. If you increase the height, you increase the opportunity for more mansionization. By allowing their request you get more opportunity for architectural flexibility internal to the project. While it may not be that noticeable from the exterior view, if you look at the overall concept and the original approach, there may need to be more protections. If they are going to allow the other 73% of the lots to have this flexibility, Staff feels there should be a massing reducing standard and presented the three options in the report for consideration. If they set a limit in the code, it allows some control if the Applicant or future homeowners want to change something again in the future. If the Commission agrees with this approach, he will bring back standards for review at the next meeting.

Commissioner Ensberg asked why they should have a codified change if the key issue was to protect the view and the view is not going to be significantly impacted. He asked if the 950 square foot limitation could be put in the code without the other standards.

Assistant City Manager Stevens stated the view is not largely impacted now, but guidelines are relatively easy to change and there is less discretion involved in any future changes. If the standards are in the code, there is a public hearing process before the standards can be

amended. He stated they could just amend the code without additional standards, but the concern is that in the future, without having some protections in place, it may allow the houses to become too large.

Commissioner Bratt stated the City has worked very hard to keep the number of houses in the foothills down, and the original approval gave them a reasonable mix of one- and two-story homes. He feels the developer is just going to keep picking away at the standards, and that will lead to mansionization.

Chairman Schoonover stated they could also leave the standard as it is with only 16 lots allocated for two-story houses and make no change.

Commissioner Bratt stated he supports business and development, but felt in this case the Applicant is going to make it as big and offensive as they possibly can and build castles with turrets. They were allowed to have two-story homes on a quarter of the property. If they increase the size on the one-story houses, he felt that wherever you are, you are going to see a massive housing development in the hills.

Commissioner Ensberg stated Staff indicated the visual impact was not going to be a problem.

Assistant City Manager Stevens clarified it was his opinion that the approved grading plan and the tract layout have already created a negative impact on the hills, so allowing the houses to be slightly larger isn't going to increase that negativity.

Commissioner Ensberg felt the Applicant had certain rights to develop their property as they see fit and didn't see why the Commission needed to discuss such a small change.

Commissioner Bratt stated the purpose of this board is to control what is done. If we allow them to do whatever they want, then you have a development like Morgan Ranch. He stated he did not want to increase the standard.

Commissioner Ensberg felt they should allow them to have the 950 square feet and set that as the limit without imposing another set of standards.

Commissioner Bratt stated even though Staff is recommending approval, he does not agree and does not support changing the standard.

Chairman Schoonover stated they are not a rubber stamp for the Staff.

Commissioner Ensberg stated he concurred but felt they should take into consideration the point of view of the professionals. His concern was whether the view was going to be impacted, and Staff has indicated it will not be largely impacted, so that is why he is in support of the recommendation.

Chairman Schoonover stated during the 2010 hearings, the General Plan was amended to state that only 27% of the houses can be two-story, so does this code amendment also amend the General Plan, or does the General Plan need to be amended.

Assistant City Manager Stevens stated you could probably interpret it either way but he would review it closely and advise the Commission on if a General Plan Amendment was needed as well.

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

Stan Stringfellow, Applicant, 2011 E. Financial Way #203, Glendora, representing NJD, stated what they are requesting is a limited height increase from 25 feet to up to 30 feet maximum to enhance the architectural styles selected for the project. The square footage would be 10% of the livable area or 950 square feet, whichever is less. The largest house that can be built is 15,600 square feet due to water storage requirements by the Fire Department. There are five types of proposed elements: a tower element at the entrance area; an outdoor roofed space with exterior access; an open viewing deck with exterior stair access; an open outdoor living area with a roof; and an enclosed room with interior/exterior stairs. These are to enhance the six architectural styles of Italianate, Spanish, Tuscan, Andalusian, French Country and Craftsman chosen for the project.

He stated they are not trying to mansionize these homes or to finagle a second story on them, and that only one option actually gives you a second story. The architectural guidelines have certain massing requirements. They have sent their revisions to Staff and felt they could work with them to address any concerns. If there were any significant changes made, it would be brought back to the Commission for approval. He then presented an overview of how these design features would work with the different styles in the guidelines.

Commissioner Bratt asked why he didn't discuss this while they were reviewing the guidelines if these elements were integral to the character of the houses.

Stan Stringfellow, Applicant, stated they did discuss it during that hearing, and they had already submitted for a Specific Plan Amendment, but they did not discuss it at length because it would be contingent on this amendment being adopted.

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

Assistant City Manager Stevens stated the current code allows the Applicant to have architectural elements that exceed the height limit so they don't need an amendment to have that, but felt the real issue here is that you can't have habitable space above the first floor and felt that is a part of what the Applicant is trying to create. He stated in regards to the question about the General Plan, Policy 10.2.10 Goals and Objectives states "houses shall not be excessively tall so as to dominate their surroundings." Then a sentence was added that reads "structures shall generally be limited to a maximum of one-story in height except that not more than 27% of the lots being created may include two-story structures in conjunction with any land division where additional analysis can demonstrate that any additional height does not increase visual intrusiveness."

He stated structures may be constructed on split-level lots, so they took out the maximum one-story there. He felt there is more than one way to read the revised language in the General Plan. He stated clearly they cannot ask for more than 27% of the lots to be two-story in height. He felt there is some judgment involved if the limited two-story component makes this a two-story structure, because it could be read that way as well. His suggestion was to address the interpretation in the findings.

Chairman Schoonover stated so the question is does the Commission want to allow two-story structures beyond the 16 lots that have already been approved.

Commissioner Ensberg felt the Applicant was not asking for two-story homes, they were asking for the ability to include architectural changes that are visually pleasing. He felt the proposed home styles were attractive and the elements will enhance the value to the people who will live there. He was willing to add a FAR standard to help address the concerns expressed by Commissioner Bratt regarding mansionization. He felt the key consideration was that it will not create a negative visual impact and that the property owner should be able to use his property the way he wants as long as it doesn't negatively impact the community.

Commissioner Bratt stated he would not be opposed as long as Staff feels there are appropriate controls in place, but in looking at the presentation, it looked like they were planning to build castles with turrets and he did not think this is what the City of San Dimas wants to see in the hillsides.

Commissioner Rahi felt they want to help the Applicant and felt this would allow architectural variations but no living space, except in the one option. He asked the Applicant why they are requesting this change.

Stan Stringfellow, Applicant, stated at the time the Tract Map was approved there was no particular style of architecture contemplated for this development. After reviewing the market, they identified six styles they felt were appropriate for the community, and have created an ambiance reminiscent of northern Tuscany, and incorporated Old World European designs, along with a California Craftsman. Because of this selection, they felt they needed to add the option for these architectural elements to present the best possible product.

Commissioner Rahi asked if this will be their final request for changes.

Stan Stringfellow, Applicant, stated it will be the final request from him but he can't speculate on what someone might ask for in the future. Now that they have the approval, they have individual lot studies on where the homes can be placed.

Chairman Schoonover stated he shared Commissioner Bratt's concerns, and when they saw the project in 2010, they had an idea of what it would look like when they agreed to 16 two-story lots, with the rest being one-story homes. He felt a good architect can create interesting one-story designs without adding all these turrets. He is willing to see what the Staff can come up with for them to review, but he would not be comfortable with moving forward approving more than the original 16 two-story homes.

Commissioner Ensberg felt they should allow Staff to come back with their recommendations, and then Commissioner Davis would also be present to review the proposal.

MOTION: Moved by Schoonover, seconded by Bratt to direct Staff to prepare standards and findings for further review of this item, and to continue the public hearing to May 2, 2013. Motion carried 4-0-1 (Davis absent).

ORAL COMMUNICATION

4. Assistant City Manager for Community Development

Assistant City Manager Stevens stated a group of commercial brokers and tenants met and submitted a proposal in regards to the commercial for sale/leasing signs. When he responded back for clarification on several items, they responded that the group was not able to resolve their internal differences on how best to approach possible amendments to the sign code. At

such time as there seems to be a unified proposal, he will bring that to the Commission to consider before taking it to the City Council.

He stated the Tzu Chi have filed an application for a Specific Plan Amendment with the City. Staff will be meeting with the County Planning Staff to discuss CEQA lead agency determination. He felt it would be quite some time before they are ready to bring this proposal forward for a hearing.

The City will be submitting an application to the County for grant funding for Phase I of the Walnut Creek Project. The first step will be CEQA and creating an environmental document that looks at the project as a whole, so they will be working on that over the next few months as well. The Lone Hill project has permits for nine homes, six of which have been sold, and they pulled the building permits for the remaining nine homes today. The Bank of the West building is ready to pull the grading permit, and the Shops building is in plan check.

5. Members of the Audience
No communications were made.

6. Planning Commission
No communications were made.

ADJOURNMENT

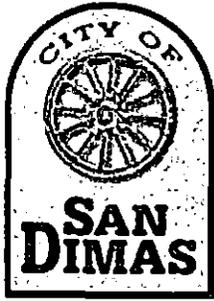
MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 8:34 p.m. to the regular Planning Commission meeting scheduled for Thursday, May 2, 2013, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: May 2, 2013



MEMORANDUM

DATE: May 16, 2013

TO: Planning Commission

FROM: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: MUNICIPAL CODE TEXT AMENDMENT 12-03 - A proposal to Amend Section 18.542.250, and other Sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate. (Continued from April 18 & May 2, 2013)

Pursuant to Planning Commission direction at the May 2, 2013 meeting, the task at hand is to determine a rational standard to limit pad coverage and/or floor area. Staff met with the Applicant and their proposal (in addition to the initial request for a small second floor component on all lots) is as follows:

0.5 FAR of the pad surface area that includes the primary structure's first floor livable space, attached garage space in excess of three cars and any accessory structures excluding pools and sports courts

Once the second floor area is excluded the proposal is effectively a pad coverage standard with certain exclusions.

To evaluate possible standards the following considerations are offered:

Pad Coverage vs. Lot Coverage:

In hillside conditions the buildable pad is the more logical standard especially in circumstances where there is a Specific Plan, a grading plan and an approved Tentative Tract Map (see Attachment #4). The applicant's comments also support this approach.

FAR vs. Pad Coverage:

The FAR standard is distinguished from the pad coverage standard because it includes any second floor area in calculating building floor area. In evaluating various coverage standards (see Attachment #5), any FAR standard significantly limits those designated lots from achieving close to the maximum areas where the pads are less than 0.5 acres (21,780 square feet). It seriously constrains these lots even at a 0.5 FAR standard for nine of those lots. On all of the remaining lots the FAR approach has only minor benefits in limiting overbuilding a pad because the 10% not to exceed 950 square feet already accomplishes most of the benefit. Staff is comfortable with a pad coverage standard which excludes the second floor area from any coverage standard.

Exclusions from Coverage Calculations:

In all other zones there are no exclusions from lot coverage for covered structures. Pools and sport courts are not included in lot coverage. However there are no circumstances where garages or portions of garages are excluded from coverage calculations. In their Architectural Guidelines the Applicant intends to apply floor area maximums only to the livable space excluding garages, other accessory buildings and covered structures such as decks, patios and loggias. The net result is that the only real limits on these accessory structures is the size of the pad and the front yard, side yard and top of slope setbacks. This could be adequate except that there are provisions to allow encroachments into each of these setbacks. Accessory buildings can be a major dilemma on larger custom lots as the desire for 5-8 car garages and "toy" storage buildings increases. In many cases these accessory structures approximate the size of the primary buildings. In hindsight the Guidelines do not really address this circumstance effectively. This adds credence to the need to not exclude any such structures from a coverage calculation.

Appropriate Numerical Coverage Standard:

As previously discussed the most common standard in the City for lot (*Note: not pad*) coverage is 35%. Attachment #5 illustrates the maximum first floor building square footage for pad coverage standards of 40, 45 and 50 per cent. To better illustrate the effects on typical lots (if any of these are really typical), see the below tables:

20,000 square foot pad – semi-custom lot	30,000 square foot pad – custom lot																																																												
<p>Pad – 125' x 160'</p> <p>20 foot front yard – 2500 sq. ft.</p> <p>25 foot side yards (combined) – 1800 sq. ft.</p> <p>20 foot rear yard (from top of slope) – 2500 sq. ft.</p> <p>Setbacks total 6800 sq. ft. (40% of pad area)</p> <p>Developable pad – 13,200 sq. ft. (60%)</p> <p>.....</p> <p>40% pad coverage – 8000 sq. ft.</p> <table style="width: 100%;"> <tr> <td>Garage (four car) –</td> <td style="text-align: right;">800 sq. ft.</td> </tr> <tr> <td>House (1st floor) –</td> <td style="text-align: right;"><u>7200 sq. ft.</u></td> </tr> <tr> <td></td> <td style="text-align: right;">8000 sq. ft.</td> </tr> <tr> <td>House (2nd floor) -</td> <td style="text-align: right;">720 sq. ft.</td> </tr> <tr> <td>House (total) -</td> <td style="text-align: right;">7920 sq. ft.</td> </tr> </table> <p>House below 8500 sq. ft. maximum, any additional accessory buildings reduce house size, about 5000 sq. ft. available for back yard, pool, required guest parking, etc.</p> <p>.....</p> <p>45% pad coverage – 9000 sq. ft.</p> <table style="width: 100%;"> <tr> <td>Garage (four car) –</td> <td style="text-align: right;">800 sq. ft.</td> </tr> <tr> <td>House (1st floor) –</td> <td style="text-align: right;"><u>8200 sq. ft.</u></td> </tr> <tr> <td></td> <td style="text-align: right;">8000 sq. ft.</td> </tr> <tr> <td>House (2nd floor) -</td> <td style="text-align: right;">820 sq. ft.</td> </tr> <tr> <td>House (total) -</td> <td style="text-align: right;">8820 sq. ft. 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(67%)</p> <p>.....</p> <p>40% pad coverage – 12,000 sq. ft.</p> <table style="width: 100%;"> <tr> <td>Garage (four car) –</td> <td style="text-align: right;">800 sq. ft.</td> </tr> <tr> <td>House (1st floor) –</td> <td style="text-align: right;"><u>11,200 sq. ft.</u></td> </tr> <tr> <td></td> <td style="text-align: right;">12,000 sq. ft.</td> </tr> <tr> <td>House (2nd floor) -</td> <td style="text-align: right;">950 sq. ft.</td> </tr> <tr> <td>House (total) -</td> <td style="text-align: right;">12,150 sq. ft.</td> </tr> </table> <p>House below 15,600 sq. ft. maximum, any additional accessory buildings reduce house size, about 7000 sq. ft. available for back yard, pool, required guest parking, etc.</p> <p>.....</p> <p>45% pad coverage – 13,500 sq. ft.</p> <table style="width: 100%;"> <tr> <td>Garage (four car) –</td> <td style="text-align: right;">800 sq. ft.</td> </tr> <tr> <td>House (1st floor) –</td> <td style="text-align: right;"><u>12,700 sq. ft.</u></td> </tr> <tr> <td></td> <td style="text-align: right;">13,500 sq. ft.</td> </tr> <tr> <td>House (2nd floor) -</td> <td style="text-align: right;">950 sq. ft.</td> </tr> <tr> <td>House (total) -</td> <td style="text-align: right;">14,450 sq. ft.</td> </tr> </table> <p>House below 15,600 sq. ft. maximum, any additional accessory buildings reduce house size, about 6000 sq. ft. available for back yard, pool, required guest parking, etc.</p> <p>.....</p> <p>50% pad coverage – 15,000 sq. ft.</p> <table style="width: 100%;"> <tr> <td>Garage (four car) –</td> <td style="text-align: right;">800 sq. ft.</td> </tr> <tr> <td>House (1st floor) –</td> <td style="text-align: right;"><u>14,200 sq. ft.</u></td> </tr> <tr> <td></td> <td style="text-align: right;">15,000 sq. ft.</td> </tr> <tr> <td>House (2nd floor) -</td> <td style="text-align: right;">920 sq. ft.</td> </tr> <tr> <td>House (total) -</td> <td style="text-align: right;">15,120 sq. ft.</td> </tr> </table> <p>House below 15,600 sq. ft. maximum, any additional accessory buildings reduce house size, about 4000 sq. ft. available for back yard, pool, required guest parking, etc.</p>	Garage (four car) –	800 sq. ft.	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Looking at Attachment #5 and the above tables less than one third of the semi-custom lots are below the illustrative 20,000 square foot pad example. A similar percentage of custom lots are below the 30,000 square foot custom lot example. Those below the examples will not likely be able to achieve the maximum floor areas in the Guidelines but there should be a balance between built pad and pad space available for yards, guest parking, pools, sports courts and the like. It should be noted that the two-story lots can achieve maximum floor areas with a minimum of difficulty.

A pad coverage standard of 40%, or maybe even 45%, seems equitable. A 50% standard will likely encourage over building and seems excessive.

RECOMMENDATION:

Staff supports the request to allow a 10% second floor component, not to exceed 950 square feet, on all one-story lots and a maximum pad coverage of 40% (coverage to include all covered space except minor storage sheds, pool houses and similar structures under 120 square feet).

PLEASE REFER TO STAFF REPORT DATED MAY 2, 2013 FOR ADDITIONAL DISCUSSION.

NOTE : RESOLUTION TO FOLLOW

Attachments:

- Attachment #4
- Attachment #5

ATTACHMENT #4

Lot # And Type	Pad Size	Lot Size (ac.)	Lot Size (sq.ft.)	Floor Area (min.)	Floor Area (max.)	Floor Area To Pad ratio (min.)	Floor Area To Pad ratio (max.)	Floor Area to Lot Ratio (min.)	Floor Area to Lot Ratio (max.)
1 - SC	20,577	0.64	27878	3400	8500	0.165	0.413	0.122	0.305
2 - SC2	20,987	0.64	27878	3400	8500	0.162	0.405	0.122	0.305
3- SC2	18,155	0.66	28750	3400	8500	0.187	0.468	0.118	0.296
4 - SC2	17,592	0.52	22651	3400	8500	0.193	0.483	0.150	0.375
5 - SC	22,595	0.60	26136	3400	8500	0.150	0.376	0.130	0.325
6 - SC2	19,169	0.58	25265	3400	8500	0.177	0.443	0.135	0.336
7 - SC2	22,387	0.61	26572	3400	8500	0.152	0.380	0.128	0.320
8 - C	28,077	0.72	31363	3800	15,600	0.135	0.556	0.121	0.497
9 - C	56,734	1.60	69696	3800	15,600	0.067	0.275	0.055	0.224
10 - C	42,956	1.16	50530	3800	15,600	0.088	0.366	0.075	0.309
11 - C	39,270	1.71	74488	3800	15,600	0.097	0.397	0.051	0.209
12 - SC	25,283	1.06	46174	3400	8500	0.134	0.336	0.074	0.184
13 - C	23,479	0.94	40946	3800	15,600	0.162	0.664	0.093	0.381
14 - SC	29,651	0.88	38333	3400	8500	0.115	0.287	0.089	0.222
15 - SC	26,916	0.80	34848	3400	8500	0.126	0.316	0.098	0.244
16 - SC	20,635	0.90	39204	3400	8500	0.165	0.412	0.087	0.217
17 - SC	22,579	0.71	30928	3400	8500	0.151	0.376	0.110	0.275
18 - SC	20,315	1.29	56192	3400	8500	0.167	0.418	0.061	0.151
19 - CE	100,084	3.03	131987	3800	15,600	0.038	0.156	0.029	0.118
20 - CE	135,465	3.80	165528	3800	15,600	0.028	0.115	0.023	0.094
21 - CE	27,074	1.35	58806	3800	15,600	0.137	0.563	0.065	0.265
22 - CE	35,847	1.35	58806	3800	15,600	0.106	0.435	0.065	0.265
23 - SC2	17,360	0.77	33541	3400	8500	0.196	0.490	0.101	0.253
24 - SC	20,477	0.93	40511	3400	8500	0.166	0.415	0.084	0.210
25 - SC2	17,441	0.57	24829	3400	8500	0.195	0.487	0.137	0.342
26 - SC2	16,337	0.72	31363	3400	8500	0.208	0.520	0.108	0.271
27 - C	20,819	0.74	30928	3800	15,600	0.183	0.749	0.123	0.504
28 - SC	19,403	0.60	26136	3400	8500	0.175	0.438	0.130	0.325
29 - SC	18,793	0.97	42253	3400	8500	0.181	0.452	0.080	0.201
30 - SC	17,066	0.59	25700	3400	8500	0.199	0.498	0.132	0.331
31 - SC	20,221	0.70	30492	3400	8500	0.168	0.420	0.112	0.279
32 - SC	22,688	0.99	43124	3400	8500	0.150	0.375	0.079	0.197
33 - SC	25,156	0.97	42253	3400	8500	0.135	0.338	0.080	0.201
34 - C	29,408	0.94	40946	3800	15,600	0.129	0.530	0.093	0.381
35 - C	29,398	0.94	40946	3800	15,600	0.129	0.530	0.093	0.381
36 - C	38,742	1.06	46174	3800	15,600	0.098	0.403	0.082	0.338
37 - C	42,029	1.06	46174	3800	15,600	0.090	0.338	0.082	0.338
38 - C	83,320	2.32	101059	3800	15,600	0.046	0.187	0.037	0.154
39 - SC2	17,568	0.51	22216	3400	8500	0.194	0.484	0.153	0.383
40 - SC2	14,834	1.27	55321	3400	8500	0.229	0.573	0.061	0.154

41 – SC2	15,442	0.52	22651	3400	8500	0.220	0.550	0.150	0.375
42 – SC	18,015	0.60	26136	3400	8500	0.189	0.472	0.130	0.325
43 – SC	16,426	0.57	24829	3400	8500	0.207	0.517	0.137	0.342
44 – SC	19,604	0.60	26136	3400	8500	0.173	0.434	0.130	0.325
45 – SC2	22,700	0.70	30492	3400	8500	0.150	0.374	0.112	0.279
46 – SC	24,914	0.73	31799	3400	8500	0.136	0.341	0.107	0.267
47 – SC2	30,235	1.27	55321	3400	8500	0.112	0.281	0.061	0.154
48 – SC2	22,300	0.92	40075	3400	8500	0.152	0.381	0.085	0.212
49 – CE	27,081	1.07	46609	3800	15,600	0.140	0.576	0.082	0.335
50 – CE	20,105	0.80	34848	3800	15,600	0.190	0.776	0.109	0.448
51 – CE	20,662	1.32	57499	3800	15,600	0.184	0.775	0.066	0.271
52 – CE	27,890	1.18	47049	3800	15,600	0.136	0.559	0.080	0.332
53 – CE	22,586	1.31	57064	3800	15,600	0.168	0.691	0.067	0.273
54 – C	21,062	0.67	29185	3800	15,600	0.180	0.741	0.130	0.535
55 – C	24,003	0.76	33106	3800	15,600	0.158	0.650	0.115	0.471
56 – C	27,885	0.85	37026	3800	15,600	0.136	0.559	0.102	0.421
57 – C	30,951	1.14	49658	3800	15,600	0.122	0.504	0.077	0.314
58 – SC	22,617	0.60	26136	3400	8500	0.150	0.376	0.130	0.325
59 – SC2	29,608	0.87	37897	3400	8500	0.115	0.287	0.090	0.224
60 – SC2	24,193	0.88	38333	3400	8500	0.141	0.351	0.089	0.222
61 – SC	20,908	1.29	56192	3400	8500	0.163	0.407	0.061	0.151

NOTE: SC = Semi-Custom (no shading); SC2 = Semi-Custom 2 Story (blue shading); C = Custom (red shading); CE = Custom Equestrian (light green shading).

ATTACHMENT # 5

Lot Number And Type	Pad Size	Lot Size (ac.)	Lot Size (sq.ft.)	Floor Area (max.)	Maximum Floor Areas		
					40%	45%	50%
1 - SC	20,577	0.64	27878	8500	8231	9260	10,289
5 - SC	22,595	0.60	26136	8500	9038	10,168	11,298
12 - SC	25,283	1.06	46174	8500	10,113	11,377	12,642
14 - SC	29,651	0.88	38333	8500	11,860	13,343	14,826
15 - SC	26,916	0.80	34848	8500	10,766	12,112	13,458
16 - SC	20,635	0.90	39204	8500	8254	9286	10,368
17 - SC	22,579	0.71	30928	8500	9032	10,159	11,290
18 - SC	20,315	1.29	56192	8500	8054	9142	10,158
24 - SC	20,477	0.93	40511	8500	8191	9215	10,239
28 - SC	19,403	0.60	26136	8500	7761	8731	9702
29 - SC	18,793	0.97	42253	8500	7517	8457	9397
30 - SC	17,066	0.59	25700	8500	6826	7680	8533
31 - SC	20,221	0.70	30492	8500	8088	9099	10,111
32 - SC	22,688	0.99	43124	8500	9075	10,210	11,344
33 - SC	25,156	0.97	42253	8500	10,062	11,320	12,578
42 - SC	18,015	0.60	26136	8500	7206	8106	9008
43 - SC	16,426	0.57	24829	8500	6570	7392	8213
44 - SC	19,604	0.60	26136	8500	7842	8822	9802
46 - SC	24,914	0.73	31799	8500	9966	11,211	12,457
58 - SC	22,617	0.60	26136	8500	9047	10,178	11,309
61 - SC	20,908	1.29	56192	8500	8363	9409	10,454
2 - SC2	20,987	0.64	27878	8500	8395	9444	10,493
3 - SC2	18,155	0.66	28750	8500	7262	8170	9078
4 - SC2	17,592	0.52	22651	8500	7037	7916	8796
6 - SC2	19,169	0.58	25265	8500	7668	8626	9585
7 - SC2	22,387	0.61	26572	8500	8955	10,074	11,194
23 - SC2	17,360	0.77	33541	8500	6944	7812	8680
25 - SC2	17,441	0.57	24829	8500	6976	7848	8721
26 - SC2	16,337	0.72	31363	8500	6535	7352	8169
39 - SC2	17,568	0.51	22216	8500	7027	7906	8784
40 - SC2	14,834	1.27	55321	8500	5937	6675	7407
41 - SC2	15,442	0.52	22651	8500	6177	6770	7721
45 - SC2	22,700	0.70	30492	8500	9080	10,215	11,350
47 - SC2	30,235	1.27	55321	8500	12,094	13,606	15,118
48 - SC2	22,300	0.92	40075	8500	8920	10,035	11,150

59 – SC2	29,608	0.87	37897	8500	11,843	13,324	14,804
60 – SC2	24,193	0.88	38333	8500	9677	10,887	12,097
8 – C	28,077	0.72	31363	15,600	11,231	12,635	14,039
9 – C	56,734	1.60	69696	15,600	22,694	25,530	28,637
10 – C	42,956	1.16	50530	15,600	17,182	19,330	21,478
11 – C	39,270	1.71	74488	15,600	15,708	17,672	19,635
13 – C	23,479	0.94	40946	15,600	9392	10,566	11,740
27 – C	20,819	0.74	30928	15,600	8328	9369	10,410
34 – C	29,408	0.94	40946	15,600	11,763	13,234	14,704
35 – C	29,398	0.94	40946	15,600	11,759	13,229	14,299
36 – C	38,742	1.06	46174	15,600	15,497	17,434	19,371
37 – C	42,029	1.06	46174	15,600	16,812	18,913	21,015
38 – C	83,320	2.32	101059	15,600	33,328	37,494	41,660
54 – C	21,062	0.67	29185	15,600	8425	9478	10,531
55 – C	24,003	0.76	33106	15,600	9601	10,801	12,002
56 – C	27,885	0.85	37026	15,600	11,154	12,458	13,934
57 – C	30,951	1.14	49658	15,600	12,380	13,298	15,476
19 – CE	100,084	3.03	131987	15,600	40,034	45,038	50,042
20 – CE	135,465	3.80	165528	15,600	54,186	60,959	67,733
21 – CE	27,074	1.35	58806	15,600	10,830	12,183	13,537
22 – CE	35,847	1.35	58806	15,600	14,339	16,131	17,924
49 – CE	27,081	1.07	46609	15,600	10,832	12,186	13,541
50 – CE	20,105	0.80	34848	15,600	8042	9047	10,053
51 – CE	20,662	1.32	57499	15,600	8265	9298	10,331
52 – CE	27,890	1.18	47049	15,600	11,156	12,551	13,945
53 – CE	22,586	1.31	57064	15,600	9634	10,164	11,293

NOTE: SC = Semi-Custom (no shading); SC2 = Semi-Custom 2 Story (blue shading); C = Custom (red shading); CE = Custom Equestrian (light green shading).



Planning Commission Staff Report

DATE: May 2, 2013

TO: Planning Commission

FROM: Community Development Department

SUBJECT: MUNICIPAL CODE TEXT AMENDMENT 12-03 - A proposal to Amend Section 18.542.250, and other Sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate. (continued from April 18, 2013)

SUMMARY

The Applicant proposes to allow all of the one-story lots within Planning Area 1 to be allowed a limited amount of habitable second story floor area. This is intended to accommodate additional architectural diversity and styles within the project.

Staff recommends approving a limited second floor space for all one-story lots provided that additional standards to address massing concerns by establishing a FAR of 0.5 (floor area to pad ratio) are included.

BACKGROUND

1. Specific Plan No. 25 was adopted in 1999 and established standards for low density hillside development for the entire Northern Foothills area. At that time the maximum building height was established as one-story not to exceed 25 feet.

As a result of subsequent litigation and a corresponding settlement agreement certain revisions to SP-25 were identified including allowing some two-story buildings (as well as increasing density and revising certain other standards).

In 2010 NJD filed applications to amend the General Plan and Specific Plan and to consider a Tentative Tract Map. As part of these approvals two areas were created within the original Specific Plan boundaries with Planning Area 1 consisting of the 270 acre NJD ownership and Planning Area 2 being the remaining private property in the Northern Foothills. As part of these approvals revisions were made to the building height standards as follows:

- Planning Area 1 : The one -tory and 25 foot height standard was retained except that up to 27% of the lots could be developed with two-story buildings up to 35 feet in height. It was required that these two-story lots undergo visual analysis and be identified on the Tract Map with the provision that no other two-story lots be allowed once the Tract Map was recorded.
- Planning Area 2: The one-story and 25 foot height standard was maintained for all properties except where a lot was capable of being divided into four or more parcels. In that instance one parcel could be developed with a two-story structure up to 35 feet in height and all others would be deed restricted to preclude future two-story buildings.

An additional revision to the building height limitation is now proposed. As submitted the request applies only to Planning Area 1. The request is to amend SP-25 to allow all of the designated one-story lots (45 of the 61 lots approved in the TTM) to have a two-story component. The component is limited to 35 feet in height and cannot exceed 10% of the habitable building floor area or 950 square feet, whichever is lesser. The Applicant indicates this is to allow better use of classic architectural features for the six architectural styles that have been selected for the project. See Attachments 1 & 2 to provide additional descriptive information on this proposal. It should be noted that the City Boards recently reviewed and approved a Precise Plan for the project Architectural Guidelines. While these Guidelines did include the amendment the Applicant is seeking, it was clearly noted that the Guidelines must be revised if this Amendment was not approved.

2. The existing building height limits in SP-25 are set forth in Section 18.542.250 as follows:

18.542.250 Building height. *The minimum building height shall be as set forth in this section. Building height shall be measured from the average of the lowest point and highest point of contact with the ground to the highest portion of the structure.*

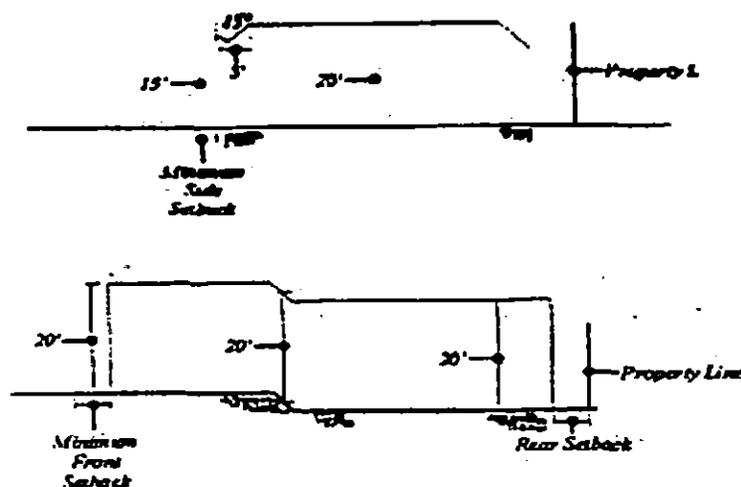
A. *Building height shall not exceed one story and a maximum of twenty-five feet, not including architectural projections for non-habitable areas, except as follows:*

1. Within Planning Area One, a limited number of two-story structures, not exceeding twenty-seven percent of the total number of parcels thereby created, may be allowed. Such structures shall not exceed thirty-five feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Lots approved for such height increase shall be determined at time of parcel or tract map review and shall be so designated on the recorded map. Provided further that no other parcels shall be allowed for two-story structures after the map is recorded.

2. Within Planning Area Two, on a parcel where a minimum of four parcels are allowed, not more than one parcel may be approved for a two-story structure. Such structures shall not exceed thirty-five feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Any other parcels created in the future shall include a deed restriction prohibiting two-story structures.

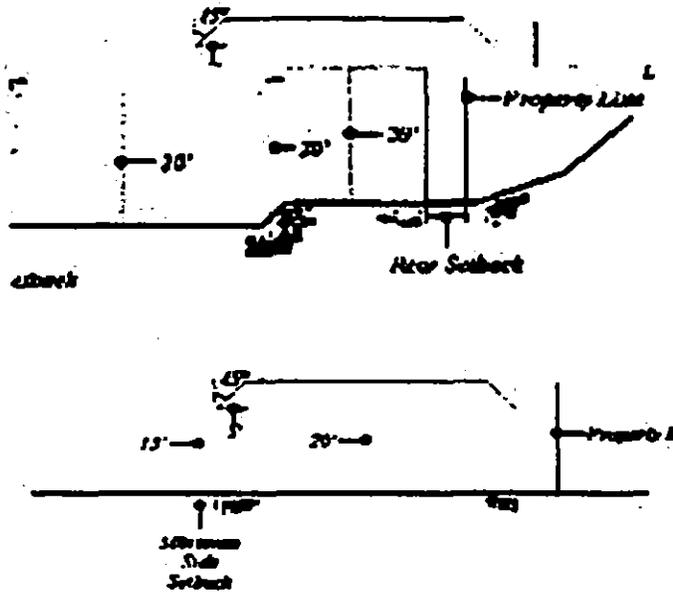
B. On sloping lots building height shall be determined as follows:

1. Downhill Lot. An overall maximum height of twenty feet, except for approved two-story designated lots, is permitted, as measured from finished grade, from the minimum front setback extending towards the rear of the lot. The maximum height at the side setbacks shall be fifteen feet, except for approved two-story designated lots, extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet as measured from finished grade, except for approved two-story designated lots (see figures below).



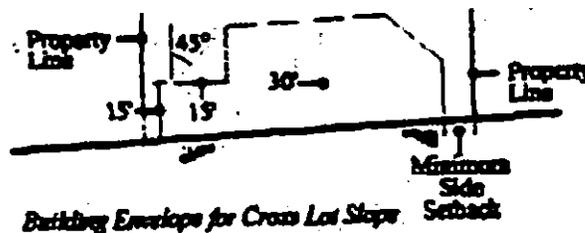
2. Uphill Lot. A maximum height of fifteen feet, except for approved two-story designated lots, is permitted at the minimum front

setback, and shall extend up and toward the rear of the lot at a forty-five degree angle to a maximum overall height of twenty feet, as measured from finished grade, except for approved two-story designated lots. The maximum height at the side setbacks shall be fifteen feet extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet, as measured from finished grade, except for approved two-story designated lots (see figures below).



3. **Cross Slope Lots.** A maximum height of twenty feet, except for approved two-story designated lots, is permitted, as measured from finished grade, from the minimum front setback extending towards the rear of the lot. The maximum height at the side setbacks shall be fifteen feet, except for approved two-story designated lots, extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet as measured from finished grade, except for approved two-story designated lots (see figure below).

Street Elevation



3. The General Plan Amendment processed in 2010 also contained standards regarding the two-story lot limitations in order to maintain consistency with the Specific Plan Amendment. Relevant text is as follows:

Policy 10.2.10 under Goals Statement L-10/Objective 10.2 states:

Houses shall not be excessively tall so as to dominate their surroundings. Structures shall generally be limited to a maximum of one story in height, except that not more than 27% of the lots being created may include two story structures in conjunction with any land division, where a visual analysis conducted as part of the environmental review demonstrates that any additional height does not increase visual intrusiveness. Structures may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

ANALYSIS

Consideration of this request should be evaluated in a historical context of the intent behind the previous one-story standard which initially applied to the entirety of SP-25. The intent of SP-25 was to encourage a very rural, large lot residential development opportunity with limited infrastructure and one rambling ranch style building. In doing so, the topography and character of the Northern Foothills was intended to remain intact with limited alteration.

The 2010 revisions substantially altered this intent at least for Planning Area 1 with the result being a more urbanized, lower density development with significant grading and flat pad development areas. The infrastructure and grading deviate substantially from the original intent and are much more suburban in character. Nevertheless, 73% of the lots were intended to maintain the smaller scale character of the residential buildings by maintaining the one-story height limit.

This dichotomy has resulted in a push towards more grandiose residential structures desiring greater architectural diversity than can be available with a one-story height limitation. As you will recall during the Precise Plan discussions, only a couple of the architectural styles readily accommodate a one-story building. This can be partially offset by the 10% up to 950 square foot limit which may retain part of the originally intended character. It would also not be surprising to see additional requests to erode this offset in the future.

There are two visual perspectives to consider in evaluating the proposed amendment. First there is the internal street character which would likely be enhanced by the architectural diversity and an opportunity to vary building heights a bit – especially since the project design is largely one of flat building

pads. The second visual perspective emanates from outside of the project looking in. Certainly there are a variety of external viewing points and each might yield different conclusions. A limited height increase is not likely to have much view impact from the exterior, although the massing of more and larger structures, given the overall project design, may have some visual impacts.

It may be appropriate to consider some additional standards if this amendment is approved. Possible approaches include:

- Limiting the number of lots which can utilize the 10%/950 square foot option. This may be difficult to administer unless the lots are identified in advance and that would require additional analysis.
- Adding a new standard, such as a FAR (floor area ratio) or maximum square footage, to minimize the massing associated with larger floor areas. According to the Guidelines, Applicant is suggesting square footage limits by lot type as follows:
 - Semi-custom lot (one- or two-story) – 3400-8500 square feet
 - Custom Lot including Equestrian (one-story) – 3800-15,600 square feet

These standards are, however, not requirements of the Specific Plan and can be easily changed in the future.

In addition, there should be some discussion concerning whether or not to apply any revised standard to Planning Area 2. Staff is not inclined to include any of these changes in Planning Area 2.

In evaluating approaches to potential standards Staff has prepared Attachment #4 which evaluates the floor area to pad and lot ratios for the 61 lot subdivision. The lots are classified as Semi-Custom (SC), Semi-Custom/two-story (SC2), Custom (C) and Equestrian Custom (CE) and the ratios are calculated for the minimum and maximum floor areas (per the Architectural Guidelines) for each pad and lot.

In terms of considering a standard there are four approaches to consider. All are intended to limit the amount of buildable area in some form. Three are performance based while the last is simply a numerical maximum. They include:

1. *FAR using floor area to pad.* The project grading plan has identified the buildable, flat portion of the pads on each of the 61 lots. In the chart column 8 calculates the FAR/pad for each lot. They range from pad coverage of 11.5% to 77.6%. In considering an appropriate FAR/pad refer to the following breakdown:

FAR/pad range	Number of Lots	Square Footage Adjustment for 0.500 FAR/pad	
		SC(8500)	C(15,600)
<0.500	42	0	0
0.500-0.550	6	-425	-780
0.550-0.600	6	-850	-1560
0.600-0.650	1	-1275	-2340
0.650-0.700	2	-1700	-3120
.0.700	4	-2125	-3800

In analyzing this approach several factors needs to be pointed out. The floor areas presented as maximums in the Guidelines do NOT include accessory structures. Attached garages are likely to add another 800-1000 square feet in the lot coverage. If this approach is used, an additional standard for the non-habitable accessory buildings is necessary. Since 73% of the lots are limited to one-story heights at present, all of the permissible square footage results in pad coverage. At present only the required setbacks (25 feet front and both sides) limits coverage and all of these may be reduced by DPRB. In our existing SF Zones, including SF-H, the maximum lot coverage for ALL structures is typically 35% (or 0.350). Even though it is not likely that every lot will be built to the maximum floor areas in the Guidelines, the maximum habitable area (not including accessory structures) for many of the pad areas simply appear to be excessive when compared to the City's other SF Zones. Nearly one third of the lots exceed 50% pad coverage and that is without including the coverage for accessory structures. Only ten of the lots are less than 35%. In making this comparison be aware that the reference is to pad coverage not lot coverage.

2. *FAR using floor area to lot.* To facilitate a fairer comparison to the other SF standards regarding coverage in the City, Column 10 provides a calculation of the FAR/lot for each of the 61 lots. There is not a consistent pad area to lot area ratio so each was separately calculated. The breakdown is illustrated in the following table:

FAR/lot range	Number of Lots	Square Footage Adjustment for 0.400 FAR/lot	
		SC(8500)	C(15,600)
<0.300	31	0	0
0.300-0.350	18	0	0
0.350-0.400	6	0	0
0.400-0.450	2	-425	-780
0.450-0.500	2	-850	-1560
>0.500	2	-1275	-2340

This comparison is again based on the habitable area and does not include accessory buildings.

3. *Lot Coverage.* This is the actual standard currently used in the other SF Zones in the City rather than a FAR. The primary distinction is that a FAR includes all floor area in establishing an intensity on a site whereas lot coverage is only concerned with the actual ground level coverage and does not include any second floor area. FAR is a better standard if one desires to address the massing or intensity impacts. The City's common standard for lot coverage is 35% including both habitable floor area and accessory structures like garages. Applying the 35% standard to the project (not including accessory building lot coverage), ten lots exceed 35% if developed at the maximum (Note: one of these lots is a two-story designated lot).
4. *Maximum Floor Area.* If maximum floor areas are considered, they could be those specified in the Guidelines although a means to distinguish between custom and semi-custom lots would need to be determined. It should be noted that the Guidelines do not limit accessory buildings in terms of any coverage standard. If this standard is included in SP-25, then the Guidelines cannot be changed to increase the maximum without a Specific Plan Amendment.

In considering the consistency of this Specific Plan Amendment with the applicable General Plan policy it is notable that there is a one-story limit on all but 27% of the lots pursuant to General Plan Policy 10.2.10. There are two perspectives to consider. The strictest application is that a General Plan Amendment is required and must be considered before, or at the same time as, the Specific Plan Amendment. In this circumstance the proposed amendment cannot be approved. It is conceivable that the proposal could be viewed as a minor exception to the one-story height limit since it is limited to 10 percent of the floor area. Under this scenario the structure would be viewed as a one-story house with a limited second-story element. Whichever perspective is considered, Findings should make clear how this policy was interpreted as part of any final decision.

CONCLUSIONS

The proposed amendment is intended to be a minor exception to the one-story height limit to provide enhanced architectural interest within the project

The change probably has a limited impact when considering off-site viewsheds.

The intensity of site development or massing is currently limited primarily by the Architectural Guidelines.

If lots are developed close to the maximum floor areas allowed by the Architectural Guidelines, many lots will have excessive lot coverage potentially reducing on-site open space and rear yard areas.

The potential lot coverage on many lots far exceeds standards applied to other single-family residential properties in the City and a FAR or similar standard is reasonable to consider.

RECOMMENDATION

Staff recommends as follows:

1. Allow the 10% not to exceed 950 square foot exception on all one-story lots and determine that it is consistent with the General Plan Policy.
2. Establish an additional standard to address on-site intensity and massing using a 0.500 FAR/pad for ALL building floor area (habitable space plus accessory structures).

Staff recommends continuing the public hearing to May 16, 2013 to consider a Resolution based upon the Planning Commission direction.

FINDINGS -

None at this time.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments: Appendix A - General Information
 Attachment #1 - Illustrative Photographs (Houses)
 Attachment #2 - Architectural Guideline Excerpts
 Attachment #3 - Off-site View Simulations
 Attachment #4 - FAR Analysis Chart

NOTE: PLEASE ADVISE IF YOU NEED ADDITIONAL COPIES OF ATTACHMENTS 1, 2 & 3.

APPENDIX A

GENERAL INFORMATION

Applicant: Stan Stringfellow, agent for NJD Ltd.

Owner: NJD Ltd.

Location: Specific Plan No. 25 in the Northern Foothills of San Dimas

General Plan: Very Low Density Residential

Surrounding Land Use and Zoning
North: Specific Plan No. 25 - vacant
South: SF-A 16,000 – single family residential
East: Specific Plan No. 25 * Open Space – vacant & open space
West: City of Glendora - vacant

Legal Notice: A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the Library, Post Office and Via Verde Shopping Center; and was mailed to property owners within 300 feet of the project on April 5, 2013

Environmental: A Final Environmental Impact Report was previously certified for changes to Specific Plan No. 25, provided that all adopted mitigation measures are complied with. No new environmental impacts have been identified.

ATTACHMENT #1

ATTACHMENT #2

ATTACHMENT #3

(see previous Staff Report)

ATTACHMENT #4

<i>Lot # And Type</i>	<i>Pad Size</i>	<i>Lot Size (ac.)</i>	<i>Lot Size (sq.ft.)</i>	<i>Floor Area (min.)</i>	<i>Floor Area (max.)</i>	<i>Floor Area To Pad ratio (min.)</i>	<i>Floor Area To Pad ratio (max.)</i>	<i>Floor Area to Lot Ratio (min.)</i>	<i>Floor Area to Lot Ratio (max.)</i>
1 - SC	20,577	0.64	27878	3400	8500	0.165	0.413	0.122	0.305
2 - SC2	20,987	0.64	27878	3400	8500	0.162	0.405	0.122	0.305
3- SC2	18,155	0.66	28750	3400	8500	0.187	0.468	0.118	0.296
4 - SC2	17,592	0.52	22651	3400	8500	0.193	0.483	0.150	0.375
5 - SC	22,595	0.60	26136	3400	8500	0.150	0.376	0.130	0.325
6 - SC2	19,169	0.58	25265	3400	8500	0.177	0.443	0.135	0.336
7 - SC2	22,387	0.61	26572	3400	8500	0.152	0.380	0.128	0.320
8 - C	28,077	0.72	31363	3800	15,600	0.135	0.556	0.121	0.497
9 - C	56,734	1.60	69696	3800	15,600	0.067	0.275	0.055	0.224
10 - C	42,956	1.16	50530	3800	15,600	0.088	0.366	0.075	0.309
11 - C	39,270	1.71	74488	3800	15,600	0.097	0.397	0.051	0.209
12 - SC	25,283	1.06	46174	3400	8500	0.134	0.336	0.074	0.184
13 - C	23,479	0.94	40946	3800	15,600	0.162	0.664	0.093	0.381
14 - SC	29,651	0.88	38333	3400	8500	0.115	0.287	0.089	0.222
15 - SC	26,916	0.80	34848	3400	8500	0.126	0.316	0.098	0.244
16 - SC	20,635	0.90	39204	3400	8500	0.165	0.412	0.087	0.217
17 - SC	22,579	0.71	30928	3400	8500	0.151	0.376	0.110	0.275
18 - SC	20,315	1.29	56192	3400	8500	0.167	0.418	0.061	0.151
19 - CE	100,084	3.03	131987	3800	15,600	0.038	0.156	0.029	0.118
20 - CE	135,465	3.80	165528	3800	15,600	0.028	0.115	0.023	0.094
21 - CE	27,074	1.35	58806	3800	15,600	0.137	0.563	0.065	0.265
22 - CE	35,847	1.35	58806	3800	15,600	0.106	0.435	0.065	0.265
23 - SC2	17,360	0.77	33541	3400	8500	0.196	0.490	0.101	0.253
24 - SC	20,477	0.93	40511	3400	8500	0.166	0.415	0.084	0.210
25 - SC2	17,441	0.57	24829	3400	8500	0.195	0.487	0.137	0.342
26 - SC2	16,337	0.72	31363	3400	8500	0.208	0.520	0.108	0.271
27 - C	20,819	0.74	30928	3800	15,600	0.183	0.749	0.123	0.504
28 - SC	19,403	0.60	26136	3400	8500	0.175	0.438	0.130	0.325
29 - SC	18,793	0.97	42253	3400	8500	0.181	0.452	0.080	0.201
30 - SC	17,066	0.59	25700	3400	8500	0.199	0.498	0.132	0.331
31 - SC	20,221	0.70	30492	3400	8500	0.168	0.420	0.112	0.279
32 - SC	22,688	0.99	43124	3400	8500	0.150	0.375	0.079	0.197
33 - SC	25,156	0.97	42253	3400	8500	0.135	0.338	0.080	0.201
34 - C	29,408	0.94	40946	3800	15,600	0.129	0.530	0.093	0.381

35 - C	29,398	0.94	40946	3800	15,600	0.129	0.530	0.093	0.381
36 - C	38,742	1.06	46174	3800	15,600	0.098	0.403	0.082	0.338
37 - C	42,029	1.06	46174	3800	15,600	0.090	0.338	0.082	0.338
38 - C	83,320	2.32	101059	3800	15,600	0.046	0.187	0.037	0.154
39 - SC2	17,568	0.51	22216	3400	8500	0.194	0.484	0.153	0.383
40 - SC2	14,834	1.27	55321	3400	8500	0.229	0.573	0.061	0.154
41 - SC2	15,442	0.52	22651	3400	8500	0.220	0.550	0.150	0.375
42 - SC	18,015	0.60	26136	3400	8500	0.189	0.472	0.130	0.325
43 - SC	16,426	0.57	24829	3400	8500	0.207	0.517	0.137	0.342
44 - SC	19,604	0.60	26136	3400	8500	0.173	0.434	0.130	0.325
45 - SC2	22,700	0.70	30492	3400	8500	0.150	0.374	0.112	0.279
46 - SC	24,914	0.73	31799	3400	8500	0.136	0.341	0.107	0.267
47 - SC2	30,235	1.27	55321	3400	8500	0.112	0.281	0.061	0.154
48 - SC2	22,300	0.92	40075	3400	8500	0.152	0.381	0.085	0.212
49 - CE	27,081	1.07	46609	3800	15,600	0.140	0.576	0.082	0.335
50 - CE	20,105	0.80	34848	3800	15,600	0.190	0.776	0.109	0.448
51 - CE	20,662	1.32	57499	3800	15,600	0.184	0.775	0.066	0.271
52 - CE	27,890	1.18	47049	3800	15,600	0.136	0.559	0.080	0.332
53 - CE	22,586	1.31	57064	3800	15,600	0.168	0.691	0.067	0.273
54 - C	21,062	0.67	29185	3800	15,600	0.180	0.741	0.130	0.535
55 - C	24,003	0.76	33106	3800	15,600	0.158	0.650	0.115	0.471
56 - C	27,885	0.85	37026	3800	15,600	0.136	0.559	0.102	0.421
57 - C	30,951	1.14	49658	3800	15,600	0.122	0.504	0.077	0.314
58 - SC	22,617	0.60	26136	3400	8500	0.150	0.376	0.130	0.325
59 - SC2	29,608	0.87	37897	3400	8500	0.115	0.287	0.090	0.224
60 - SC2	24,193	0.88	38333	3400	8500	0.141	0.351	0.089	0.222
61 - SC	20,908	1.29	56192	3400	8500	0.163	0.407	0.061	0.151

NOTE: SC = Semi-Custom (no shading); SC2 = Semi-Custom 2 Story (blue shading); C = Custom (red shading); CE = Custom Equestrian (light green shading).



Planning Commission Staff Report

DATE: April 18, 2013

TO: Planning Commission

FROM: Community Development Department

SUBJECT: MUNICIPAL CODE TEXT AMENDMENT 12-03 - A proposal to Amend Section 18.542.250, and other Sections as deemed appropriate, of the San Dimas Municipal Code, to allow an up to 950 Square Foot Second-Story Architectural Element on lots with a One-Story Height Limit and other associated revisions, as deemed appropriate.

SUMMARY

The Applicant proposes to allow all of the one story lots within Planning Area 1 to be allowed a limited amount of habitable second story floor area. This is intended to accommodate additional architectural diversity and styles within the project. While this change may be beneficial, Staff is recommending establishing additional standards to address massing concerns by establishing FARs or maximum building floor areas.

Staff recommends continuing the public hearing to consider additional standards.

BACKGROUND

1. Specific Plan No. 25 was adopted in 1999 and established standards for low density hillside development for the entire Northern Foothills area. At that time the maximum building height was established as one story not to exceed 25 feet.

As a result of subsequent litigation and a corresponding settlement agreement certain revisions to SP-25 were identified including allowing some two story buildings (as well as increasing density and revising certain other standards).

In 2010 NJD filed applications to amend the General Plan and Specific Plan and to consider a Tentative Tract Map. As part of these approvals two areas were created within the original Specific Plan boundaries with Planning Area 1 consisting of the 270 acre NJD ownership and Planning Area 2 being the remaining private property in the Northern Foothills. As part of these approvals revisions were made to the building height standards as follows:

- Planning Area 1 : The one-story and 25-foot standard was retained except that up to 27% of the lots could be developed with two-story buildings up to 35 feet in height. It was required that these two-story lots undergo visual analysis and be identified on the Tract Map with the provision that no other two-story lots be allowed once the Tract Map was recorded.
- Planning Area 2: The one-story and 25-foot height standard was maintained for all properties except where a lot was capable of being divided into four or more parcels. In that instance one parcel could be developed with a two-story structure up to 35-feet in height and all others would be deed restricted to preclude future two-story buildings.

An additional revision to the building height limitation is now proposed. As submitted the request applies only to Planning Area 1. The request is to amend SP-25 to allow all of the designated one-story lots (45 of the 61 lots approved in the TTM) to have a two-story component. The component is limited to 35 feet in height and cannot exceed 10% of the habitable building floor area or 950 square feet, whichever is greater. The Applicant indicates this is to allow better use of classic architectural features for the six architectural styles that have been selected for the project. See Attachments 1 & 2 to provide additional descriptive information on this proposal. It should be noted that the City Boards recently reviewed and approved a Precise Plan for the project Architectural Guidelines. While these Guidelines did include the amendment the Applicant is seeking, it was clearly noted that the Guidelines must be revised if this Amendment was not approved.

2. The existing building height limits in SP-25 are set forth in Section 18.542.250 as follows:

18.542.250 Building height. *The minimum building height shall be as set forth in this section. Building height shall be measured from the average of the lowest point and highest point of contact with the ground to the highest portion of the structure.*

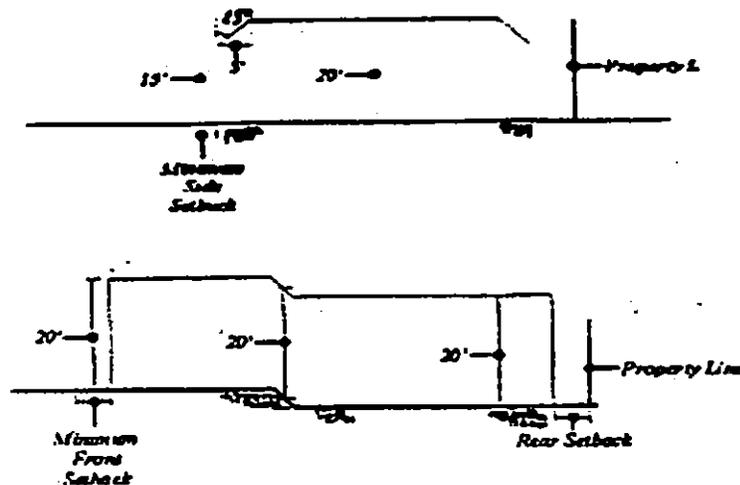
A. *Building height shall not exceed one story and a maximum of twenty-five feet, not including architectural projections for non-habitable areas, except as follows:*

1. Within Planning Area One, a limited number of two-story structures, not exceeding twenty-seven percent of the total number of parcels thereby created, may be allowed. Such structures shall not exceed thirty-five feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Lots approved for such height increase shall be determined at time of parcel or tract map review and shall be so designated on the recorded map. Provided further that no other parcels shall be allowed for two-story structures after the map is recorded.

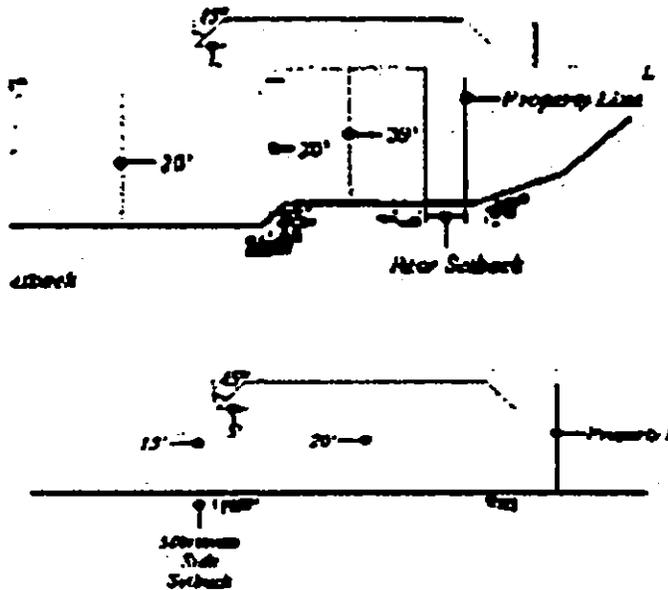
2. Within Planning Area Two, on a parcel where a minimum of four parcels are allowed, not more than one parcel may be approved for a two-story structure. Such structures shall not exceed thirty-five feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Any other parcels created in the future shall include a deed restriction prohibiting two-story structures.

B. On sloping lots building height shall be determined as follows:

1. Downhill Lot. An overall maximum height of twenty feet, except for approved two-story designated lots, is permitted, as measured from finished grade, from the minimum front setback extending towards the rear of the lot. The maximum height at the side setbacks shall be fifteen feet, except for approved two-story designated lots, extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet as measured from finished grade, except for approved two-story designated lots (see figures below).

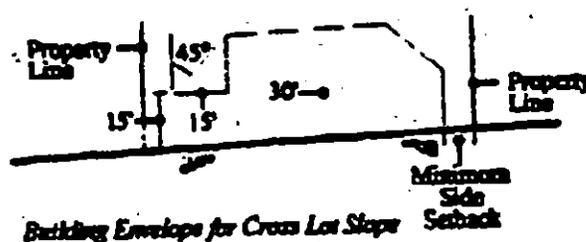


2. *Uphill Lot.* A maximum height of fifteen feet, except for approved two-story designated lots, is permitted at the minimum front setback, and shall extend up and toward the rear of the lot at a forty-five degree angle to a maximum overall height of twenty feet, as measured from finished grade, except for approved two-story designated lots. The maximum height at the side setbacks shall be fifteen feet extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet, as measured from finished grade, except for approved two-story designated lots (see figures below).



3. *Cross Slope Lots.* A maximum height of twenty feet, except for approved two-story designated lots, is permitted, as measured from finished grade, from the minimum front setback extending towards the rear of the lot. The maximum height at the side setbacks shall be fifteen feet, except for approved two-story designated lots, extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet as measured from finished grade, except for approved two-story designated lots (see figure below).

Street Elevation



ANALYSIS

Consideration of this request should be evaluated in a historical context of the intent behind the previous one-story standard which initially applied to the entirety of SP-25. The intent of SP-25 was to encourage a very rural, large lot residential development opportunity with limited infrastructure and one rambling ranch style building. In doing so, the topography and character of the Northern Foothills was intended to remain intact with limited alteration.

The 2010 revisions substantially altered this intent at least for Planning Area 1 with the result being a more urbanized, albeit large lot, lower density development. The infrastructure and grading deviate substantially from the original intent and are much more suburban in character. Nevertheless 73% of the lots were intended to maintain the smaller scale character of the residential buildings by maintaining the one-story height limit.

This dichotomy has resulted in a push towards more grandiose residential structures desiring greater architectural diversity than can be available with a one-story height limitation. As you will recall during the Precise Plan discussions, only a couple of the architectural styles readily accommodate a one-story building. This can be partially offset by the 10% up to 950 square foot limit which may retain part of the originally intended character. It would also not be surprising to see additional requests to erode this offset in the future.

There are two visual perspectives to consider in evaluating the proposed amendment. First there is the internal street character which would likely be enhanced by the architectural diversity and an opportunity to vary building heights a bit – especially since the project design is largely one of flat building pads. The second visual perspective emanates from outside of the project looking in. Certainly there are a variety of external viewing points and each might yield different conclusions. A limited height increase is not likely to have much view impact from the exterior although the massing of more and larger structures, given the overall project design, may have some visual impacts.

It may be appropriate to consider some additional standards if this amendment is approved. Possible approaches include:

- Limiting the number of lots which can utilize the 10%/950 square foot option. This may be difficult to administer unless the lots are identified in advance and that would require additional analysis.
- Adding a new standard, such as a FAR (floor area ratio) or maximum square footage, to minimize the massing associated with larger floor areas. According to the Guidelines, the Applicant is suggesting square footage limits by lot type as follows:
 - Semi-custom lot (one- or two-story) – 3,400-8,500 square feet

Custom Lot including Equestrian (one-story) – 3,800-15,600 square feet

These standards are, however, not requirements of the Specific Plan and can be easily changed in the future. It would require some further analysis to arrive at a standard.

In addition, there should be some discussion concerning whether or not to apply any revised standard to Planning Area 2. Staff is not inclined to include any of these changes in Planning Area 2.

CONCLUSIONS

Minor changes in the building heights in Planning Area 1 seem appropriate but should be allowed only if additional massing standards such as a FAR or maximum building area are also included.

RECOMMENDATION

Staff recommends supporting the concept of the limited height increase to enhance internal architectural diversity but only if an additional standard is created to ensure limitations on the overall size of the structures through FAR standards or maximum square footages.

If the Planning Commission concurs, the public hearing should be continued to allow additional analysis on appropriate standards.

If the Planning Commission does not concur, Staff should be directed to bring back a Resolution approving the requested amendment.

FINDINGS -

None at this time.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments: Appendix A - General Information
 Attachment #1 - Illustrative Photographs (Houses)
 Attachment #2 - Architectural Guideline Excerpts
 Attachment #3 - Off-site View Simulations

APPENDIX A

GENERAL INFORMATION

Applicant: Stan Stringfellow, agent for NJD Ltd.

Owner: NJD Ltd.

Location: Specific Plan No. 25 in the Northern Foothills of San Dimas

General Plan: Very Low Density Residential

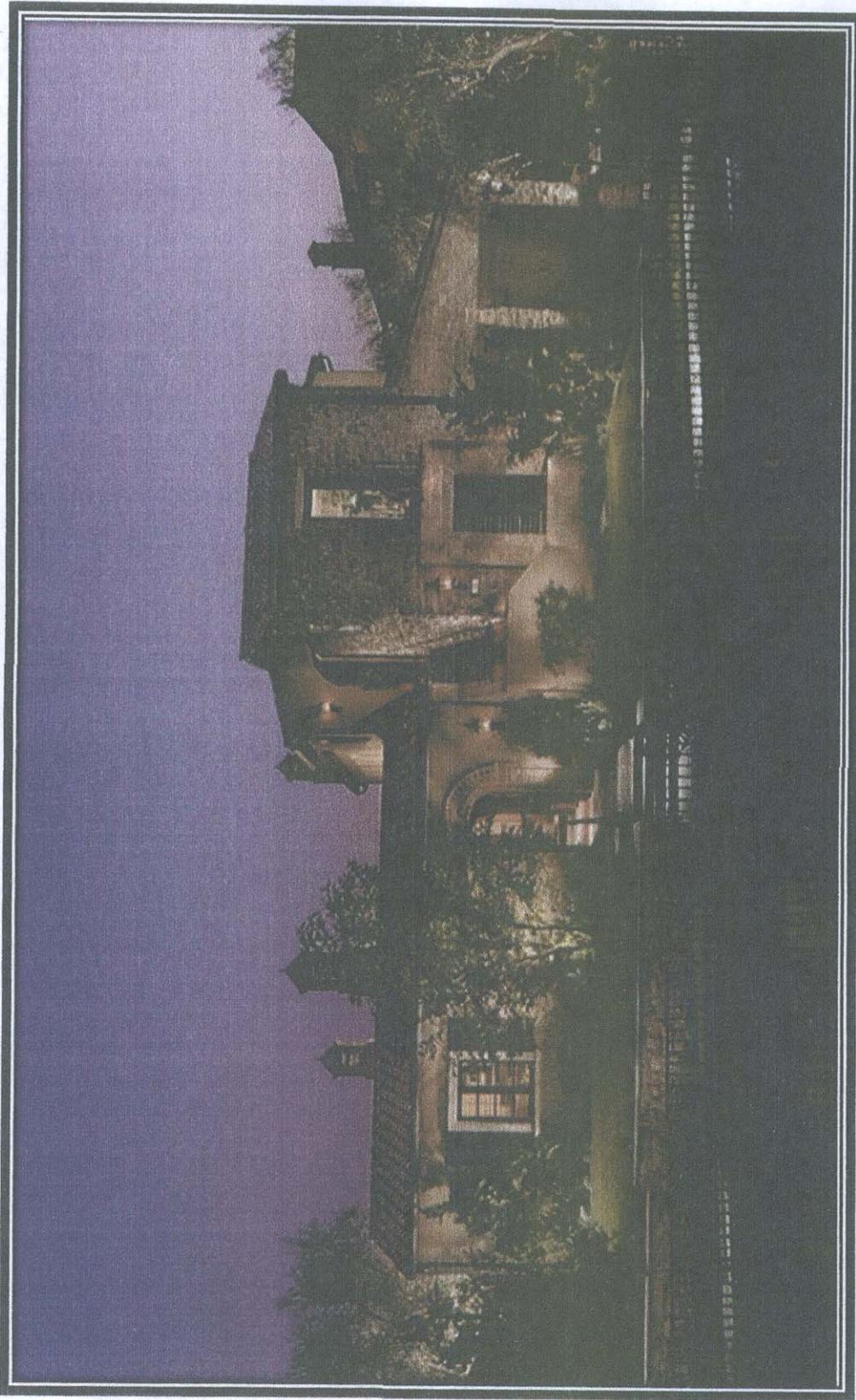
Surrounding Land Use and Zoning
North: Specific Plan No. 25 - vacant
South: SF-A 16,000 – single family residential
East: Specific Plan No. 25 * Open Space – vacant & open space
West: City of Glendora - vacant

Legal Notice: A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the Library, Post Office and Via Verde Shopping Center; and was mailed to property owners within 300 feet of the project on April 5, 2013

Environmental: A Final Environmental Impact Report was previously certified for changes to Specific Plan No. 25, provided that all adopted mitigation measures are complied with. No new environmental impacts have been identified.

ATTACHMENT #1

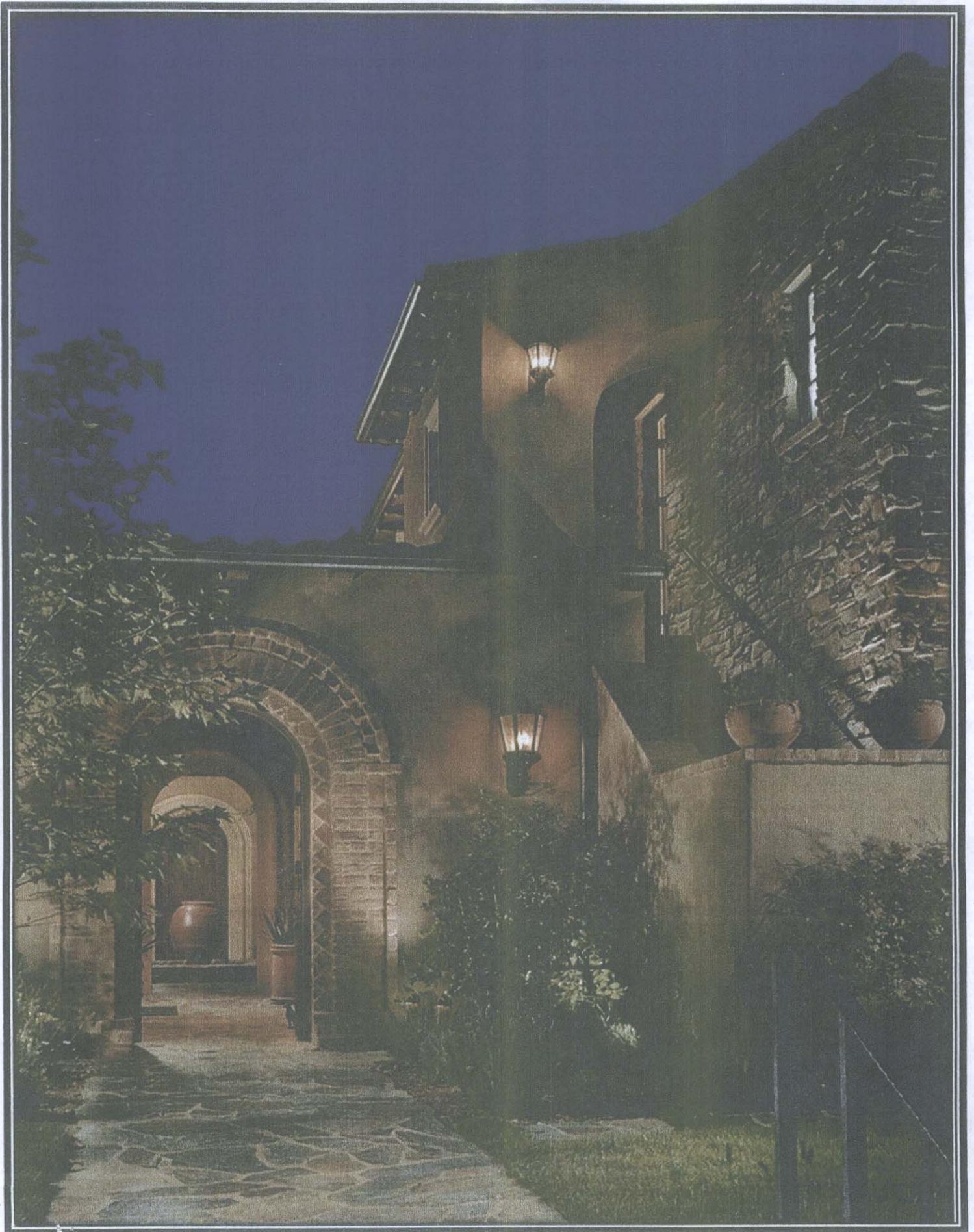
"Exhibit 1" Specific Plan Amendment Request





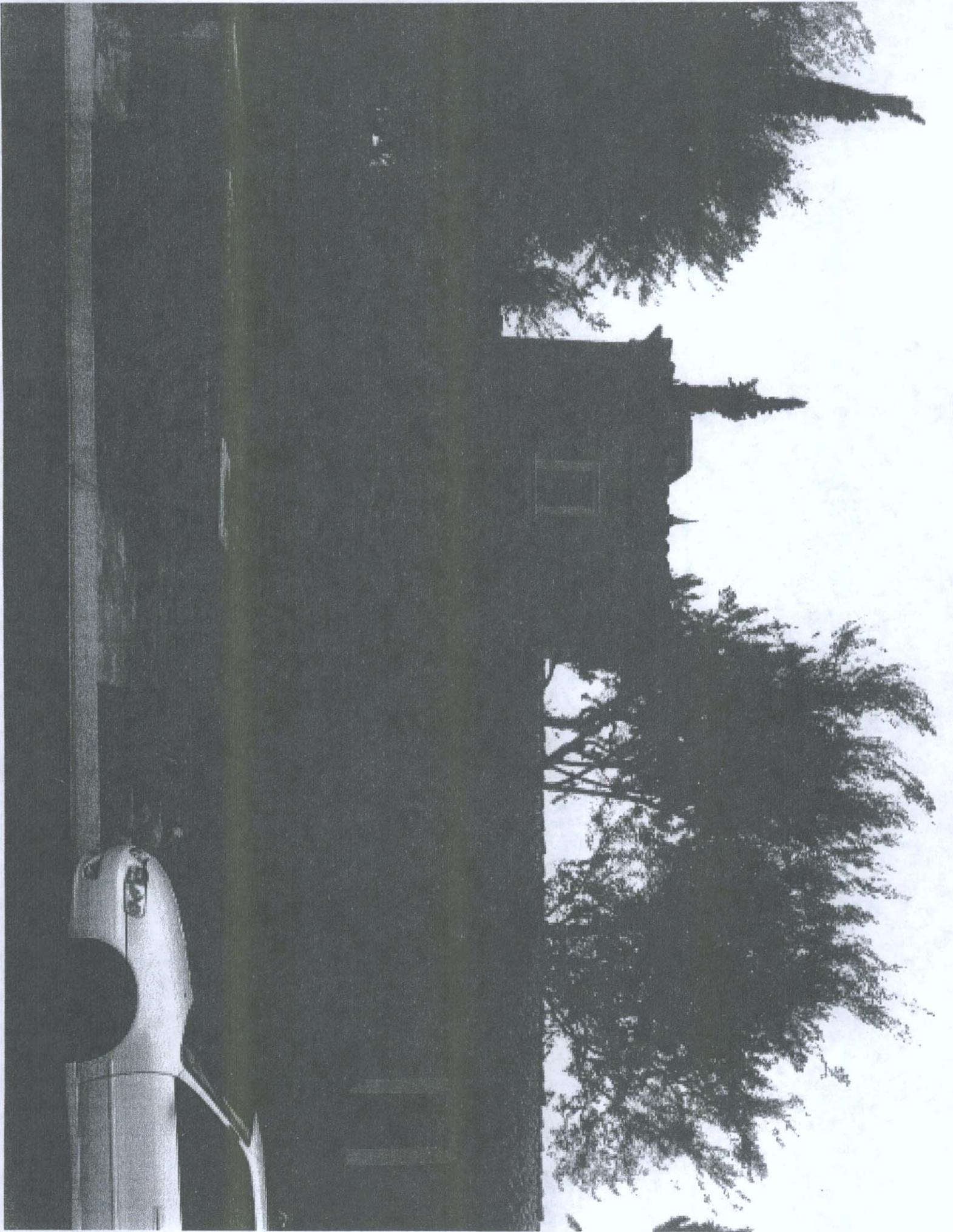




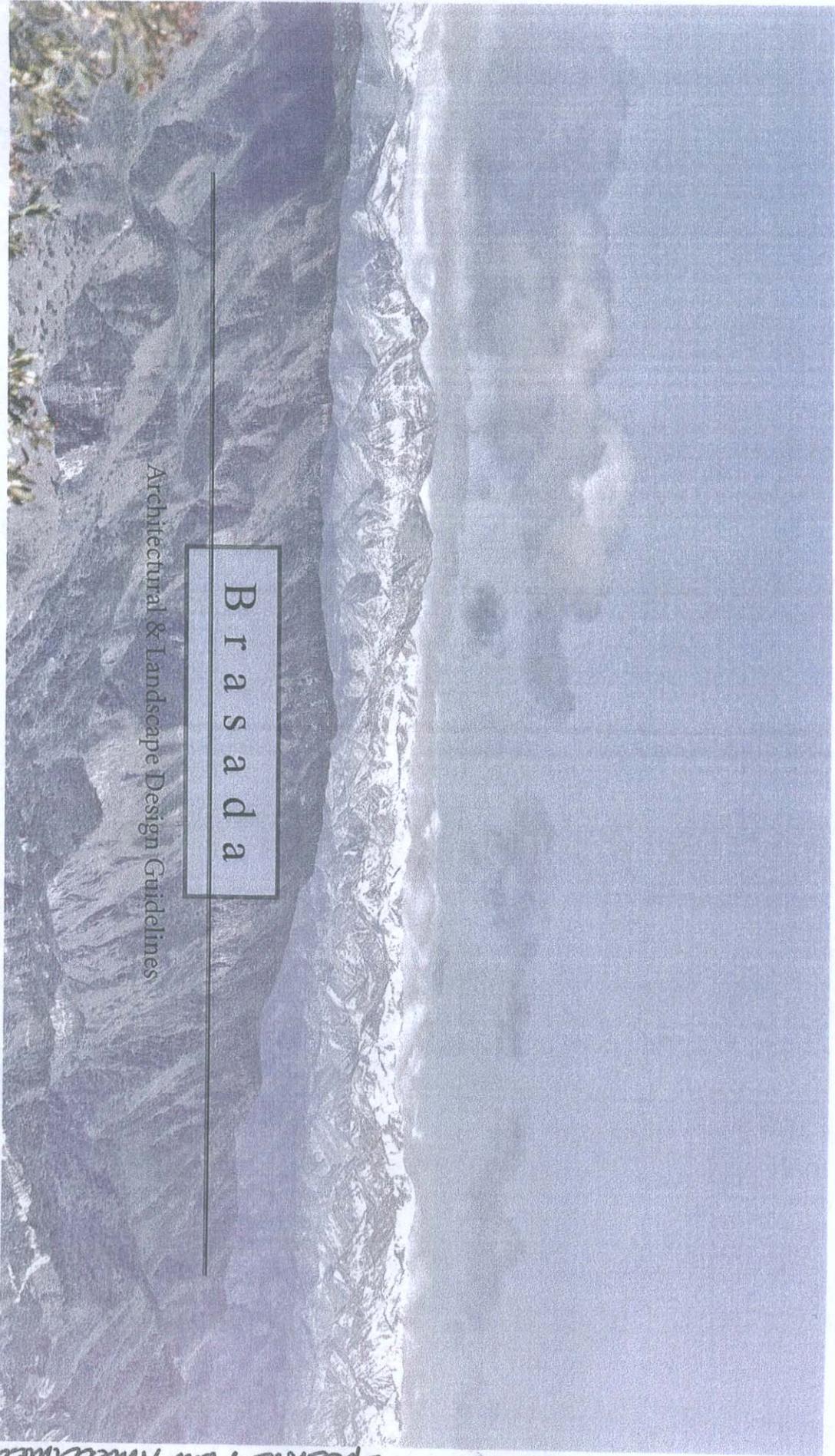








ATTACHMENT #2



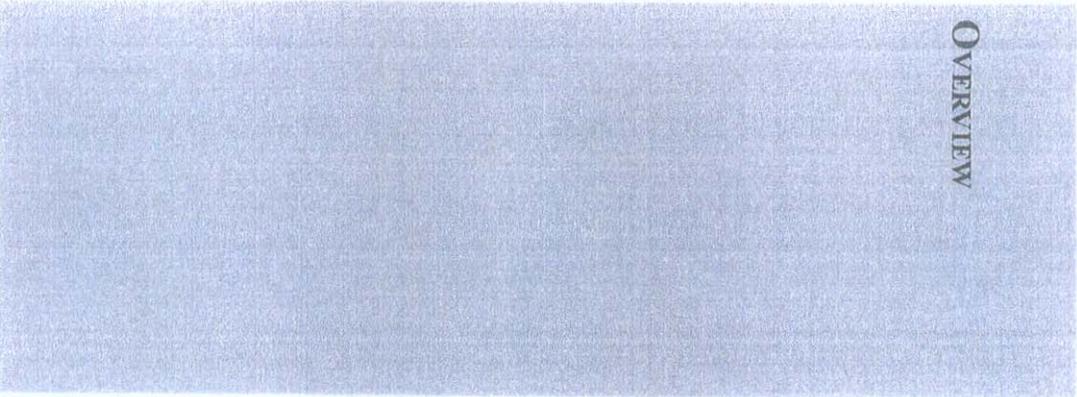
B r a s s a d a

Architectural & Landscape Design Guidelines

DECEMBER 6, 2012

~ Exhibit 2 ~
Specific Plan Mineral Resource Request

OVERVIEW



Section One

OVERVIEW

1.1 BRASADA DESIGN PHILOSOPHY

Brasada's Architectural and Landscape Guidelines apply to the design, construction and development within the community of Brasada, gainfully sited within the foothill province of San Dimas. Its premier hillside setting offers spectacular views and panoramas of the San Gabriel Valley in Southern California.

Brasada is a scenic countryside neighborhood reminiscent of the "Old World" vineyard regions of Southern Europe. The unification of timeless Italian, French, Spanish, Tuscan, and Andalusian together with early California Craftsman architecture defines this prominent community's enhancing appeal.

1.2 PURPOSE

The Architectural Guidelines, Landscape Design Guidelines and the Design Review Process serve this community as the principal instrument to facilitate authentic European along with early California Craftsman architecture contained by a development infrastructure implementing the vision at Brasada. It defines and provides the framework needed to guide each Lot-Owner through planning, design, document processing and construction of each custom homesite within the community of Brasada.

These development guidelines are intentionally distinctive and shall mandate the high degree of design and construction quality expected at Brasada. Architects, engineers, landscape architects, and all-involved professionals need to be familiar with Brasada's selective and exclusive design development standards. Our objective is intended to underwrite and establish that these development standards are executed in a unified manner, with the high-level of construction quality essential to provide tradition and conformance within the overall development of Brasada's proposed design objectives.

1.3 GOALS & OBJECTIVES

These design guidelines are intended to assist each Lot-Owner with the permissible development of their property through planning, design, and construction. In addition to all applicable municipal codes and regulations and the San Dimas General Plan, Specific Plan No. 25, Tentative Tract Map 70583 Conditions of Approval, CEQA mitigation measures, city of San Dimas approved Building Codes, the Development Agreement, Final Tract Map as it may be Amended, recorded CCR's and Home Owners Association Articles & By-laws and other agency permits and approvals, as they may be updated or amended from time to time, use these guidelines to offer direction to Lot-Owners and design professionals. In addition, these guidelines are also inclusive to the entire Brasada community which governs the planning, design, architecture, landscape, the theming / materials, and the design review process mandated by the project approvals

The primary objective is to establish and safeguard the architectural integrity of the community while providing a context and design principle which seeks to provide affirmation to Lot-Owners of a high level of design excellence and prestigious distinction

Harmonious material selection and use, building massing with featured architectural details, compatibility between structure and individual site, exhilarating floor plans, and appropriate colors and textures together must contribute to the authenticity of its architectural style. Landscape implementation shall be expected to be regionally influenced to compliment and enhance each property

1.4 DESIGN REVIEW PROCESS

Brasada has created an all-encompassing design review process which has been influenced in these design guidelines to reassure that design concepts adhere to the architectural principles defined within this manuscript. Design documents and specifications must also act in accordance with all project approvals. Lot-Owners are responsible for compliance with the design guidelines and are required to submit plans and specifications to the Architectural Committee for conformance and implementation of these guideline standards

Any proposed construction, remodeling, or improvements of dwellings and/or structures shall be reviewed and approved as mandated by Brasada's Architectural Review Committee precedent to any submission of design drawings to the City of San Dimas, and prior to initiation of any permitting, demolition, grading, or construction activity.

The Architectural Review Committee shall establish authority over final endorsement of design review, administration, and enforcement under this design mandate. Lot-Owners shall comply in accordance with the provisions and conditions as set forth in Brasada Design Guidelines & Project Approvals.

The Architectural Review Committee shall administer Brasada's Design Standards pursuant to the C.C.&R.s. These guiding principles are compulsory to all Lot-Owners who construct, remodel, modify or formulate any improvements to their residence or lot herein.

Without prior notification, the Architectural Committee of Brasada reserves the right to alter the review process, in order to ensure sufficient design standards of all proposed submissions while preserving a desired product for the community of Brasada and its distinguished residents. Decisions of the Architectural Review Committee are appealable to the Association's Board of Directors

1.5 ORGANIZATION

The Architectural and Landscape Design Guidelines are arranged into several divisions:

- ◆ Residential Design Guidelines define design ideology and criteria for residential development, including design restrictions
- ◆ Architectural Styles, (included within the Residential Design Guidelines section offer a harmonious range of pre-approved architectural styles for each residence.
- ◆ Landscape Design Guidelines identify suggested plant palettes and landscape criteria for each architectural style.

OVERVIEW

RESIDENTIAL DESIGN GUIDELINES

The architectural standards serve to introduce the Lot Owners to Brasada Community and provide the detail that each home site is to include in order to enhance the overall community character. While certain guidelines or standards contained in the Architectural Standards are required by the Project Approvals, others are included in order to maintain a uniform and well-maintained appearance throughout Brasada.

RESIDENTIAL DESIGN GUIDELINES

RESIDENTIAL DESIGN GUIDELINES

Section Two

RESIDENTIAL DESIGN GUIDELINES

2.1 INTRODUCTION

The intention of these guidelines is to promote distinctive creativity and establish quality design and construction consistency by Lot Owners, and their consultants. These guidelines apply to all residential development within Brasada Community, and will be used by the Architectural Committee to monitor design conformance.

2.2 LOT PARTICULARIZATION

Custom home residences with livable area (excluding garage space) varying from minimum of three thousand four hundred (3,400) square feet detached single-family homes on large lots. The square footage of covered outdoor area such as loggias and decks shall not be included in the calculation of the maximum or minimum enclosed building area.

BUILDING CRITERIA

- ◆ Semi-Custom Lots (37 total)
 - One-Story (21 total)
 - Lots: 1, 5, 12, 14, 15, 16, 17, 18, 24, 28, 29, 30, 31, 32, 33, 42, 43, 44, 46, 58, & 61
 - Min. size 3,400 SF
 - Max. size 8,500 SF
 - Two-Story (16 total)
 - Lots: 2, 3, 4, 6, 7, 23, 25, 26, 39, 40, 41, 45, 47, 48, 59, & 60
 - Min. size 3,400 SF
 - Max. size 8,500 SF

- ◆ Custom Lots (15 total)
 - Lots: 8, 9, 10, 11, 13, 27, 34, 35, 36, 37, 38, 49, 50, 54, 55, 56, & 57
 - One-Story
 - Min. size 3,800 SF
 - Max. size 15,600 SF
 - ◆ Custom Equestrian Lots (9 total)
 - Lots: 19, 20, 21, 22, 51, 52, & 53
 - One-Story
 - Min. size 3,800 SF
 - Max. size 15,600 SF

2.2.1 SETBACK REQUIREMENTS

Minimum setbacks for the Brasada Community have been established as guidelines to improve the overall development of the Brasada Community and in conjunction with SDMC 18.542.260. Some setbacks exceed those established in SDMC 18.542.260. Building envelopes plans for each lot delineate proposed setbacks and are found in Section 9 of these guidelines. Accessory building shall be part of the lot owners Design Concept Submittal and Final Document Submittal and are subject to the approval of the Architectural Committee and the City of San Dimas Design Review board and the SDMC 18.542.260. The building envelopes plans, landscape zones, SDMC 18.542.260 and the Project Approvals shall be referred to when determining setbacks for specific lots.

All setbacks shall be measured perpendicular from the property line or slope to the nearest point on the foundation of the structure. This includes residences and accessory structures such as attached and garages, porte-cocheres, barns, etc. Architectural appendages, such as fireplaces and window pop-outs will be allowed to encroach into setback areas.

FOR SEMI-CUSTOM LOTS

- ◆ Front Yard Setback 20' minimum
- ◆ Side Yard Setback
 - combined 25' minimum
 - from toe of slope 5' minimum
 - from top of slope 10' minimum
- ◆ Rear Yard Setback 35' minimum, except where a rear yard abuts a street, then the setback shall be the same as the front yard
- from toe of slope 20' minimum
- from top of slope 20' minimum

FOR CUSTOM LOTS

- ◆ Front Yard Setback 25' minimum
- ◆ Side Yard Setback
 - from property line 15' minimum
 - at corner 15' minimum
 - from toe of slope 10' minimum
 - from top of slope 15' minimum
- ◆ Rear Yard Setback 35' minimum, except where a rear yard abuts a street, then the setback shall be the same as the front yard
- from toe of slope 20' minimum
- from top of slope 20' minimum

Note: reduced front yard setback may be approved pursuant to S.D.M.C. 18.542.260 as approved by the Architectural Committee and the Design Review Board for the City of San Dimas.

2.2.2 HEIGHT RESTRICTIONS

The maximum height of any structure is measured from above the finished pad grade at the front elevation of the structure or finished grade (whichever is more restrictive) irrespective to the number of stories, not including a basement. These design guidelines are intended to discourage and/

or prevent any residence or other structure which, in the opinion of the Architectural Committee, would appear excessive in height when viewed from a street, common space, or other adjacent lots, and which would appear out of character with other residences because of height.

Consequently, even when a dwelling structure is designed within the maximum height limit, the Architectural Committee may, at its discretion, disapprove a residence or other structure if the Committee deems it controversial in height and out of character with existing residences, or if it appears undesirably prominent because of its loftiness.

Building height shall be measured as per S.D.M.C. 18.542.250 Planning Area One.

Any exceptions which may over-ride these height guidelines require the Lot-Owner to consult with the Architectural Committee and must be in conformance with Project Approvals.

FOR SEMI-CUSTOM LOTS

- ◆ Building Height 25' maximum
- One-Story
- Two-Story 35' maximum

FOR CUSTOM LOTS

- ◆ Building Height 25' maximum
- One-Story

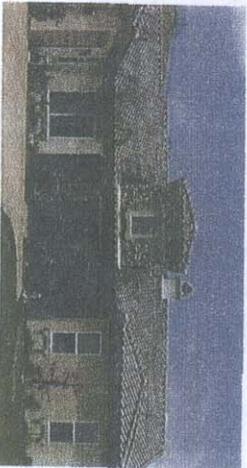
2.2.3 ARCHITECTURAL DESIGN ELEMENT

This feature element may be added to any lot which has been identified as a single story lot. The Architectural Design Element (A.D.E.) is limited to 30' maximum height. This Architectural Design Element may be any of the following components:

- ◆ A tower element at the entry area
- ◆ An outdoor roofed space with exterior access, and does not calculate as part of the maximum allowed S.F.
- ◆ An open viewing level (deck) w/ exterior stair access, and does not calculate as part of the maximum allowed S.F.
- ◆ An open California outdoor living room with a roof, and does not calculate as part of the maximum allowed S.F.
- ◆ An enclosed conditioned multi-purpose room w/ interior stairs, and does calculate as part of the maximum allowed S.F.

This element shall be limited in floor area not to exceed 950 S.F. or 10% of the conditioned area of the primary first floor, which ever is the lesser in square footage

For enclosed conditioned and covered unconditioned elements, see the following three examples:



EXAMPLE 1

If the primary first floor is 15,000 S.F.

- ◆ The 10% permitted A.D.E. would be 1,500 S.F. however the maximum allowed for the A.D.E. shall not exceed 600 S.F. of enclosed space as permitted by these guidelines.

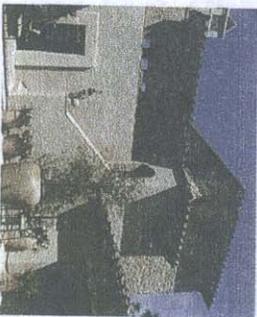
- ◆ The maximum home and A.D.E. for a Custom Lot is 15,600 S.F.
- ◆ While the maximum A.D.E. is 950 S.F. the maximum building size is 15,600 S.F. thus restricting the A.D.E. to 600S.F.



EXAMPLE 2

If the primary first floor is 4,200 S.F.

- ◆ The 10% permitted A.D.E. would be 420 S.F.
- ◆ The total dwelling could thus contain 4,200 S.F. plus 420 S.F. as permitted by these guidelines



EXAMPLE 3

- ◆ An open viewing level (deck)
- ◆ The primary first floor is 5,400 S.F.

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- ◆ Maximum A.D.E. area allowed is 540 S.F. as permitted by these guidelines.
- ◆ The dwelling would contain 5,400 S.F. of conditioned area for the intent of Design Review & Plan Check processing.

2.2.4 SITE /LOT COVERAGE

Setbacks, building separations, height restrictions, coverage ratios and other planning oriented guidelines are subject to the Brasada Project Approvals and cannot be overridden by the Architectural Committee without prior approval of the Architectural Committee and a variance is obtained from the City of San Dimas. Maximum coverage of the lot by structure(s) shall not exceed fifty percent (50%) of a lot as identified in the Conceptual Design and Final Documents.

- ◆ Max. Lot Coverage: No more than 50% of the lot shall be enclosed by structure(s)

2.3 MASSING

Structure proportions and overall scale will be carefully scrutinized to ensure the architectural building massing is coherent to the Architectural Committee. Building mass and height placement shall be designed according to individual lots and setback limitations, and scaled fittingly with adjacent residences. The general massing criteria are as follows:

- ◆ Architectural authenticity with the appropriate massing and detailing is required. Four-sided architecture with enhancements is mandatory
- ◆ Expressive articulations of one or two-story forms to define the architectural style are encouraged. Variations in sloping roof planes add interest

- ◆ When suitable, include loggias, balconies, terraces and courtyards
- ◆ Avoid large, unbroken planes on exteriors. Module projections and depressions in exterior frontages grant appealing depth and shadows. Feature banding, masonry bases, stone treatments, wall offsets and covered patios are encouraged to provide visual interest and appeal
- ◆ Moderate the influence of garages by integrating them into the floor plans/building mass. Employ recessed garage door openings with windows. Utilize heavy header beams or trim, columns, bases and other suitable elements to add charm and to downplay the garage structures
- ◆ Make use of side-loaded garage orientations to introduce windows and other feature elements to street

2.4 GARAGE REQUIREMENTS

Each residence shall have an enclosed garage with a minimum containment of three (3) automobiles and a minimum of 4 on site guest parking spaces.

In no circumstance shall all garage doors face the street. Only two (2) single-bay garage doors, or one (1) dual-bay garage door may face the street. The third garage door (and additional garage doors if applicable) must be turned away from the house frontage, thus facing perpendicular to the street. Single bay garages facing the street must be offset from the other by a minimum of two feet (2') and fifteen feet (15') from front elevation of house. Dual bay garage door facing the street must be offset fifteen feet (15') from the front of the house. Use of a landscape screen in the Streetscene Landscape Zone is encouraged - See Landscape Design Standards.

Any vehicles which are not of the automobile, light truck or SUV category, (such as recreational vehicles, campers, trailers, hitchers, or boats), must be fully contained in an enclosed garage structure at all times and not viewable from the street. This order will be assertively enforced.

Any free standing garage which is not part of the residence, shall be limited to a maximum height of twenty-five feet (25') to the ridge and must match the architectural style of the main home including massing, form, and material.

Design criteria for garages include the following:

- ◆ Garage door plane offsets of at least a two foot (2') jog from the double bay door to the single bay door
- ◆ Roll-up sectional garage doors of four (4) or five (5) panels high are acceptable. Conventional spring-tensioned, swing-out doors are encouraged
- ◆ Garage door opening recesses of eight inches (8") to eighteen inches (18") are favorably suggested
- ◆ Porte-Cochere, (covered driveway area), shall be constructed of similar feature and detail as the adjoining residence

2.5 DRIVEWAY REQUIREMENTS

Driveway shall be at least twelve (12') wide. Driveways exceeding one hundred fifty feet (150') in length shall provide a turnout near midpoint of the driveway. Turnouts shall be a minimum of ten feet (10') wide and thirty feet (30') in length, with a minimum taper of twenty five feet (25') on each end. Access will not have an up or downgrade of more than fifteen percent (15%). (Please refer to the Landscape Design Guideline Section for additional requirements).

2.17 ITALIANATE ARCHITECTURE

Italian style homes feature a gently-pitched roof with wide, overhanging eaves supported by large decorative brackets creating an impression resembling the pediment shape of classical temples. The Italian style floor plan typically revolves around a circular staircase in a tall tower. Common Italianate features are the grouping of either straight or round-headed windows into threes or small arcades, and the placement of porches or arcaded loggias between the tower and house or at the corners. Italian style homes dominated American housing construction between 1850 and 1880 when the idea of rural Italy was romanticized by Americans. Many historians believe the Italian style, or Italian villa

style was favored for two reasons: these homes could be built with many different materials and the style could be easily adapted depending on the budget. New technologies of the Victorian Era made it possible to quickly and inexpensively produce cast-iron and press-metal decorations.

Today, most historians differentiate between two main styles of architecture inspired by Downing's books: the Italian Villa and the Italianate. The Italian Villa has two main distinguishing features: a prominent tower, which was often called a campanile (a term used in Italian to describe a church bell tower), and a picturesquely irregular plan. By way of contrast, the Italianate is distinguished by having rooms that conform to regular, geometric forms: usually a square

or L-shaped plan. Moreover, in place of Italian Villa's tower, the Italianate, when it has a square plan, often features a cupola, which is sometimes referred to as a bevedere (literally meaning a good view). Besides adding a picturesque quality to the home, cupolas and towers afforded light and ventilation; to aid in ventilation, stairways were often placed beneath them.

There are many interpretations of Italianate architecture. Centuries of character modifications include styling accents from several periods. Romanesque, Gothic, Renaissance, Baroque, Tuscan and Italian Villa style have comprehensible distinctions which formulate Italianate architecture to several individual interval styles.

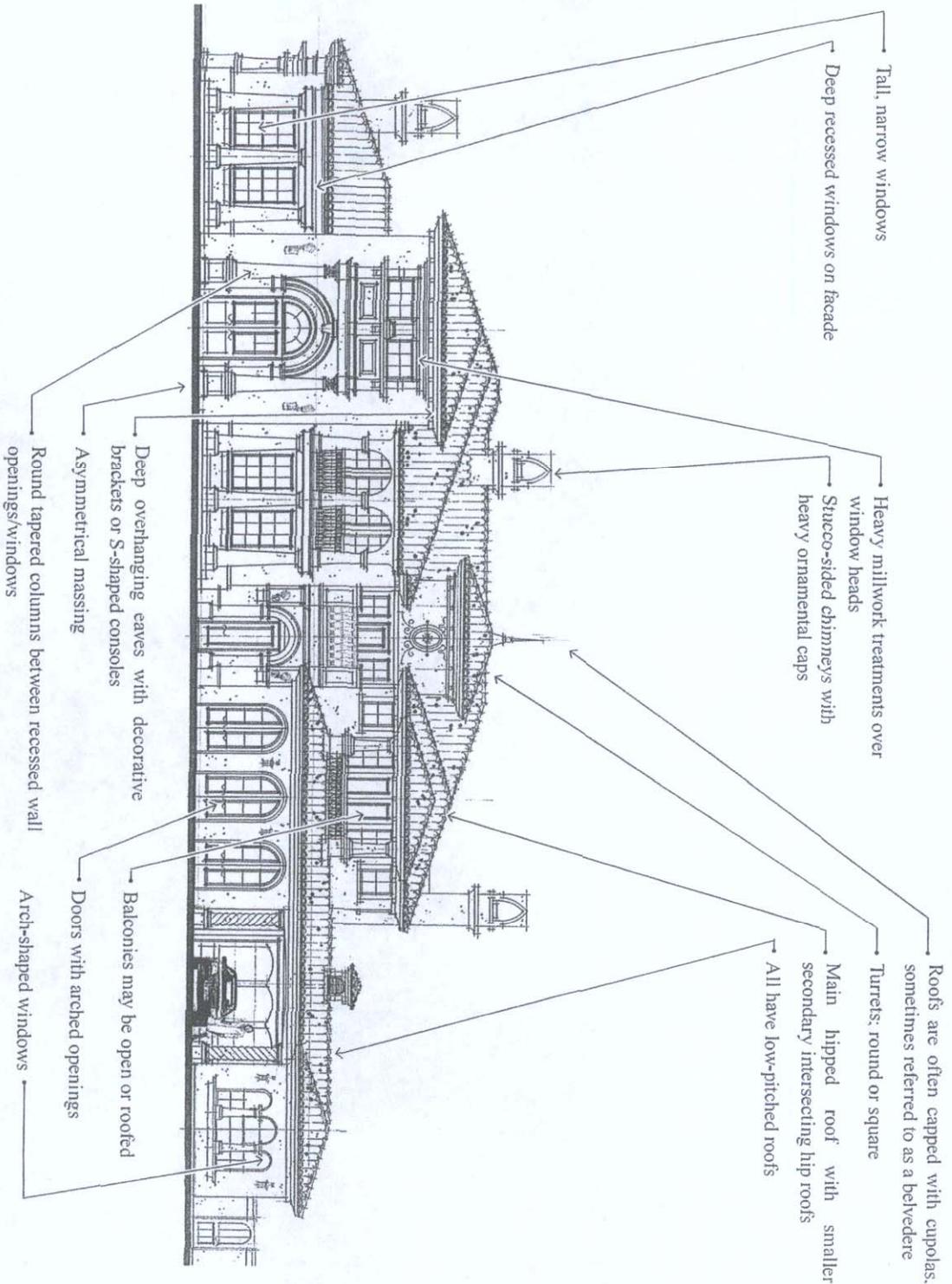
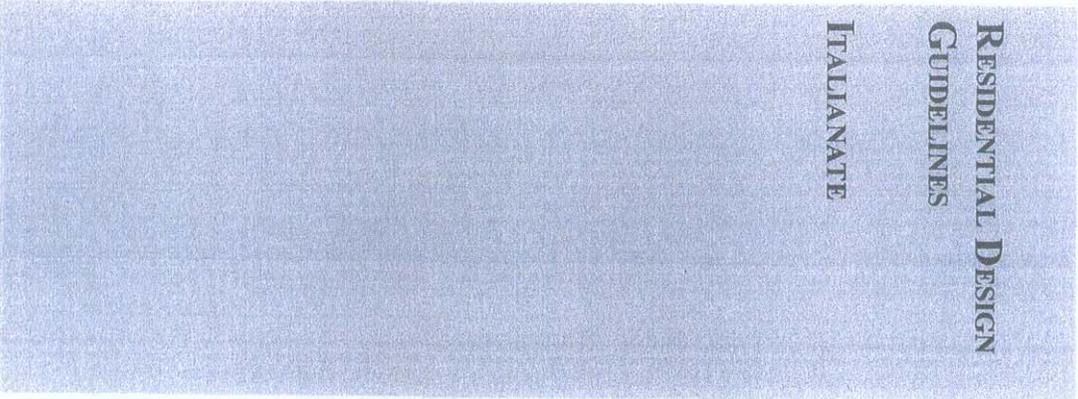


RESIDENTIAL DESIGN GUIDELINES

ITALIANATE

RESIDENTIAL DESIGN GUIDELINES

ITALIANATE



ITALIANATE STYLE ARCHITECTURAL FEATURES:

2.17.1 SIDING & EXTERIOR FINISHES

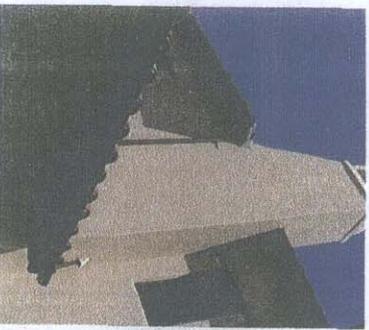
- ◆ Fine to light sand finish or smooth light laced finish stucco

2.17.2 ROOFS

- ◆ All have low-pitched roofs L-shaped plans have gable roofs; square shaped plans have hipped roofs
- ◆ Main hipped roof with smaller secondary intersecting hip roofs
- ◆ Deep overhanging eaves with decorative brackets or S-shaped consoles
- ◆ Roofs are often capped with cupolas, sometimes referred to as a belvedere
- ◆ Barrel or V shaped tile with Roman / Flat pan roof tiles or S roof tiles sometimes stacked randomly

2.17.3 PORCHES AND BALCONIES

- ◆ Balconies are common and may be open or roofed
- ◆ Small cantilevered second-story balconies with wrought iron
- ◆ Decorative wrought iron balustrade at Juliet balconies



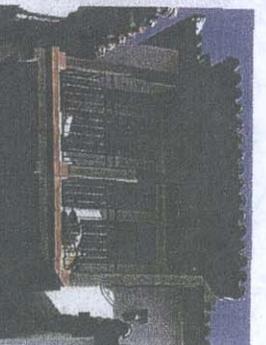
fine light stucco



deep overhanging eaves



cantilevered balconies



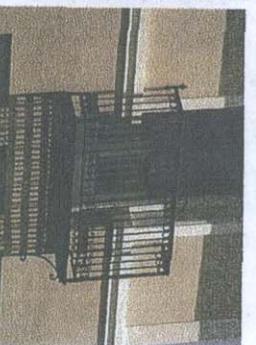
roofed balcony



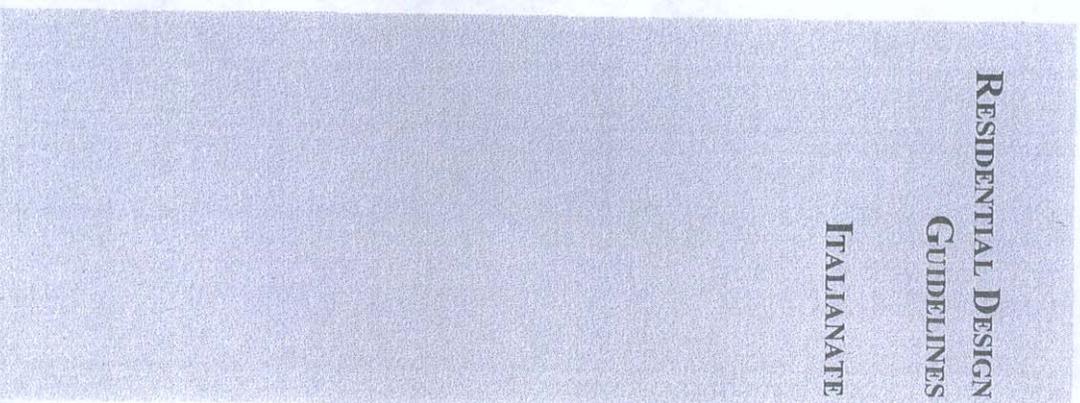
L shaped roof plan



roof tiles



Juliet balcony



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ITALIANATE

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ITALIANATE

- 2.17.4 WINDOWS & DOORS
 - ◆ Doors often featured into porticos or arched openings and decorated with elaborate moldings
 - ◆ High proportioned windows ganged in pairs and triples with arched heads
 - ◆ Windows usually arch-shaped and capped with window circle-heads or crowns
 - ◆ Tall, narrow windows, which often rise from floor to ceiling
 - ◆ Featured deep recessed windows on facade
 - ◆ Bay windows are common
 - ◆ Heavy millwork treatments over window heads
- 2.17.5 ARCHITECTURAL DETAILS
 - ◆ Turrets; round or square
 - ◆ Round, tapered columns between recessed wall openings/ windows
 - ◆ Succo-sided chimneys with heavy ornamental caps
 - ◆ Two-story massing with one vertical, and one horizontal break
 - ◆ Shutters at second story walls
 - ◆ Continuous skirt boards and belt course trim
 - ◆ Quoins at outside building corners
- 2.17.6 MASSING & ADDITIONS
 - ◆ Asymmetrical massing
 - ◆ Most have two-stories, a few have three stories, with a tower, sometimes referred to as a campanile
 - ◆ Italianate homes are conceived from geometric plans, such as square or L-shaped



tall narrow windows from floor to ceiling



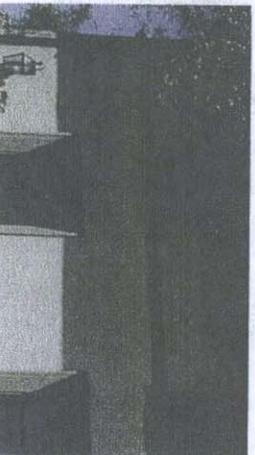
cupola



ornamental chimney



shutters on second story



continuous skirt board



corbel fascia

2.18 FRENCH COUNTRY ARCHITECTURE

The French Country design is more of a style than a set of specifics--the feel of a lace curtain drifting in the breeze, a sun-washed kitchen, a roaring fire. The rural homes of France that provide the basis for French Country style are diverse in all but their charm. There are the indigenous granite cottages with roofs of tufted thatch of Brittany, a northwestern province, and the half-timbered structures of Normandy, reminiscent of Tudor style, faced with clay and topped with steep roofs. In the south of France, whitewashed cottages boast canal-tiled roofs in Basque country. The country homes of Provence have a Mediterranean flavor, with cheerful huts of limestone, with narrow, deep windows and

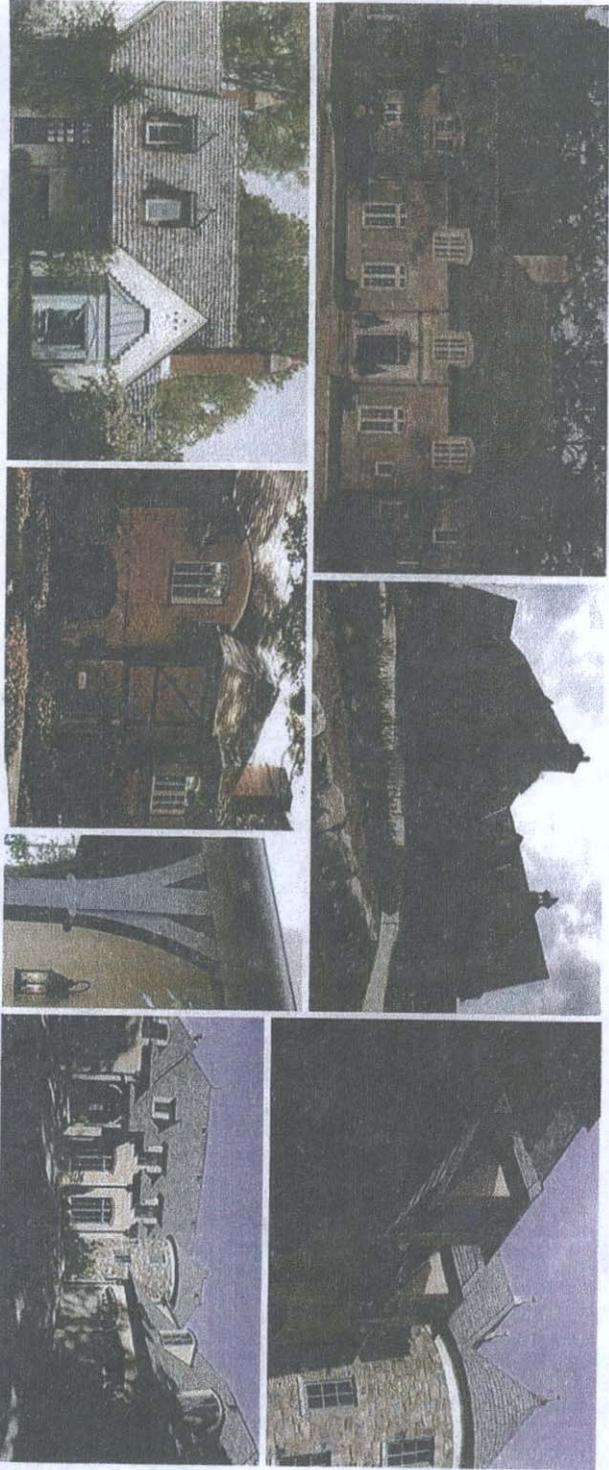
doors, flanked by shut-board shutters and painted vividly.

One common trait is the multi-paned windows that extend down to the floor, which we call "French windows" and that are used like doors, inside and out. The basic interiors of all these homes are also similar in design, though each uses regional materials in construction. The kitchen is huge--the heart of the family--and comfortable, with exposed, sturdy beams, tiled floors, and open hearth cooking.

Also known as French Provincial, French Country house plans are inspired by the rustic manors that dot the lavender fields of southern France. Particularly impressive on large properties,

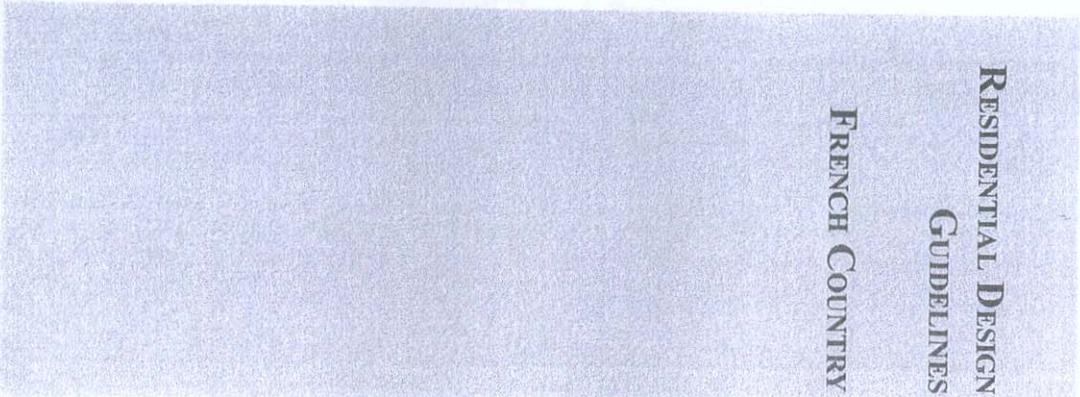
French Country style home plans also fit well into upscale suburban enclaves where their fine pedigree and handsome lines make them an outstanding choice for those who seek a residence with style and elegance.

French Country home styles range from modest farmhouse designs to estate-like chateaus which all exude rustic warmth through a variety of Old World influences including arches, soft lines, stonework, wood beams, plaster walls and stone floors. French country home designs bring together such eclectic elements as Georgian-style quoins, Palladian windows, Normandy-style turrets, and Provincial-style dormers which give the home a touch of sophistication.

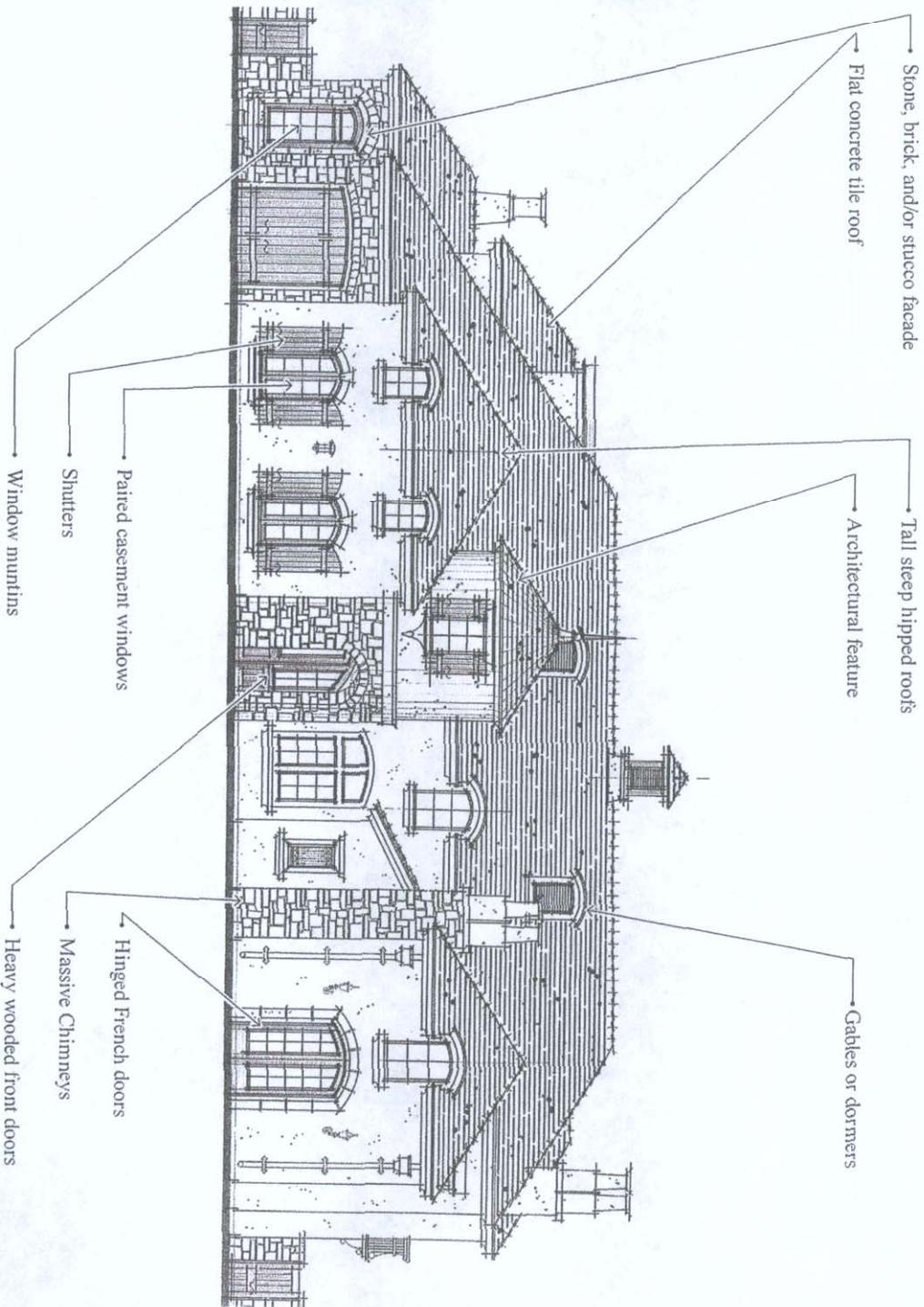


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FRENCH COUNTRY



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FRENCH COUNTRY**



FRENCH STYLE ARCHITECTURAL FEATURES:

2.18.1 SIDING & EXTERIOR FINISHES

- ◆ Stone, brick, and/or stucco facade

2.18.2 ROOFS

- ◆ Very tall hipped roof, sometimes with a slight upward pitch break tilt at the eaves
- ◆ Tall steep hipped roofs, with flared eaves
- ◆ Gables or dormers with their own roofs
- ◆ Multiple roof elements, including decorative roof vents
- ◆ Flat roof tiles

2.18.3 PORCHES AND BALCONIES

- ◆ Small balconies, but high detail with decorative wrought iron spindling, wood or iron pot shelves
- ◆ Roofed porches are clean stucco forms with brick arched heads, columns full-bodied and square



smooth stucco & siding

steep gable with roof vent

stone & brick

stone & brick

small balcony

quins

small roofed porch

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FRENCH COUNTRY**

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FRENCH COUNTRY

2.18.4 WINDOWS & DOORS

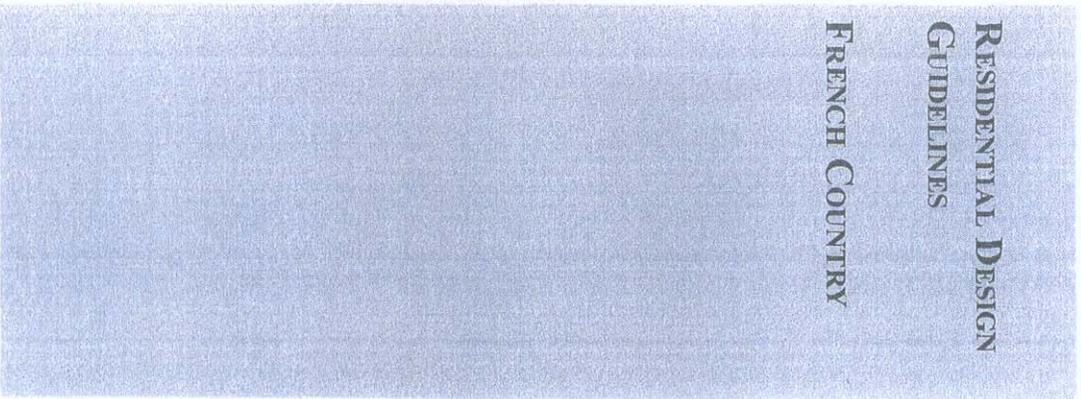
- ◆ Hinged French doors leading to balconies or patios
- ◆ Paired casement windows hinged at the side and opening at the center
- ◆ Window muntins with vertical shaped grid, diamond grilles are acceptable with French cottages
- ◆ Heavy wooded front doors with rustic millwork surround

2.18.5 ARCHITECTURAL DETAILS

- ◆ Architectural details including quoins, pediments, plasters
- ◆ Functioning shutters, often with working louvers
- ◆ Plant-Ons as 2x8 trim boards, vertically and diagonally placed into stucco
- ◆ Wood-like trim is preferred over stucco trim

2.18.6 MASSING & ADDITIONS

- ◆ Massive chimneys
- ◆ Rounded Norman towers
- ◆ RADIUS shapes are widespread, on shutters, wall and arched openings
- ◆ Bay windows are common

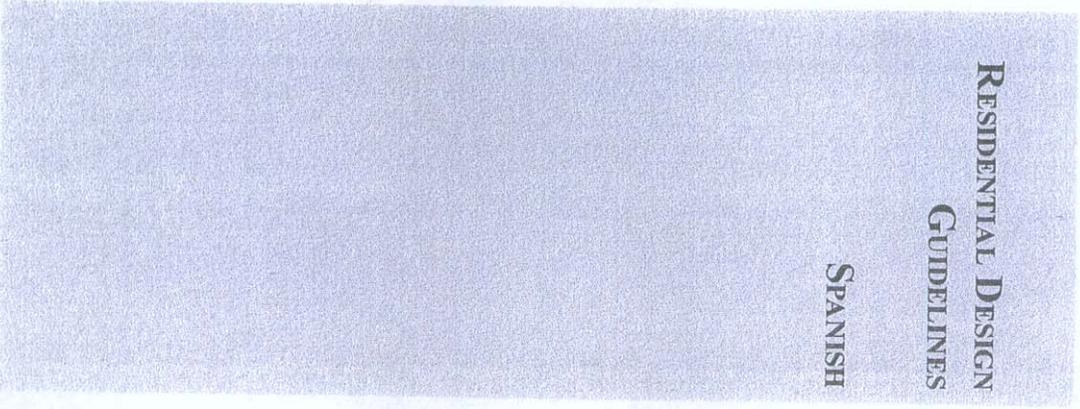
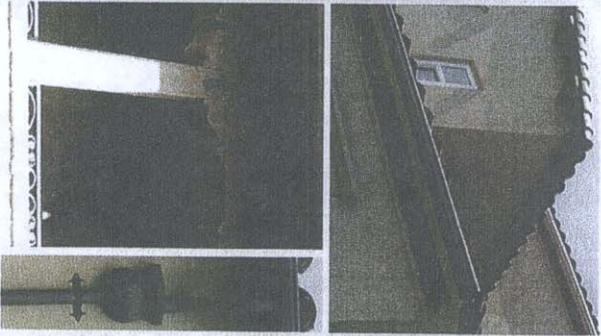
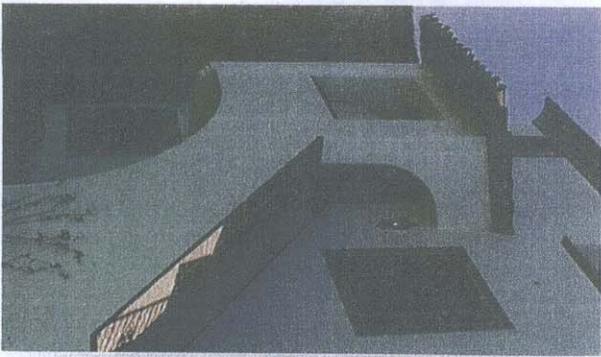


2.19 SPANISH ARCHITECTURE

Spanish architecture refers to architecture carried out in any area in what is now modern-day Spain, and by Spanish architects worldwide. The term includes buildings within the current geographical limits of Spain before this name was given to those territories (whether they were called Iberia, Hispania or were formed of several Christian kingdoms). Due to its historical and geographical diversity, Spanish architecture has drawn from a host of influences.

Spanish House Plans draw on the heritage and architectural detail of America's Spanish-colonial history found in the Southwest, Texas and Florida. Heavily ornamented, Spanish style homes feature red-tile roofs and stucco walls as part of their romantic appeal. Spanish Revival houses are built with thick walls to create cool interiors that make them well suited to southern climates. Heavy ornamentation with wrought-iron window and door hardware, heavily carved and shaped columns, and patterned tile or ceramic floor treatments bring touches of Old Spain to the Spanish house plan. Spanish floor plans have an asymmetrical front with small, irregularly placed windows and heavy, rounded doors with decorative carving.

Spanish style home plans capture the essence of sunny Mediterranean Spain and incorporate a rich and varied history of Moorish, Byzantine, Gothic and Renaissance decorative styles. Most common in California, Arizona, Texas and Florida, Spanish style house plans reached their height in popularity in America during the 1920s and early 1940s. Wonderfully at home in the Southwest but rare elsewhere, these hospitable houses infuse everyday life with the spice of Spanish style.

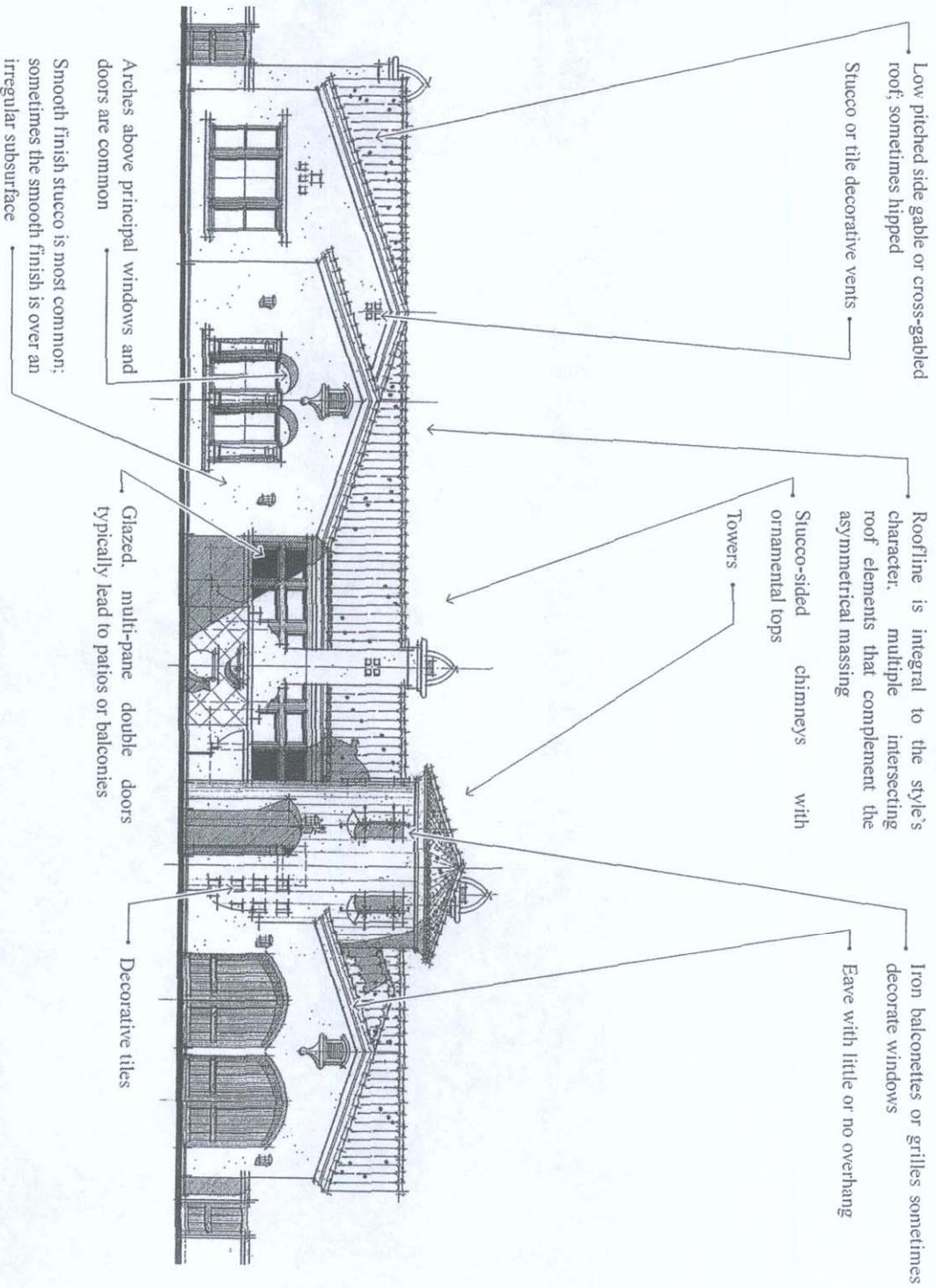
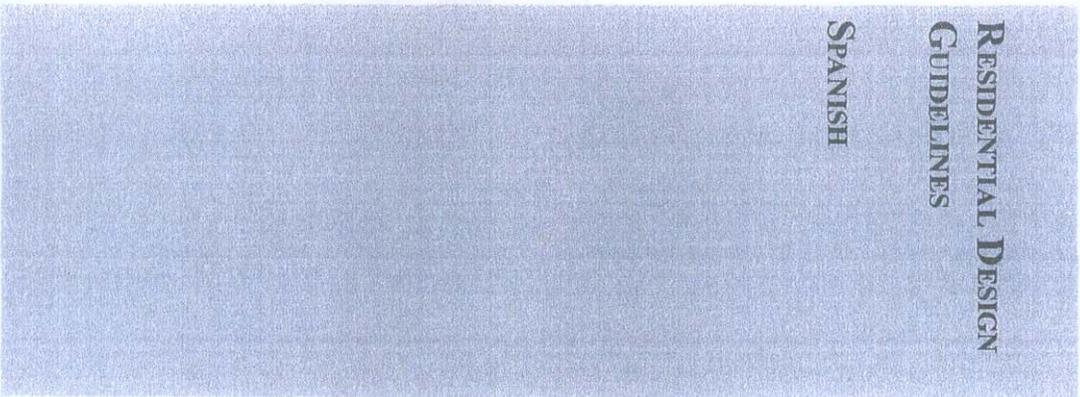


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SPANISH

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SPANISH



SPANISH ARCHITECTURAL FEATURES:

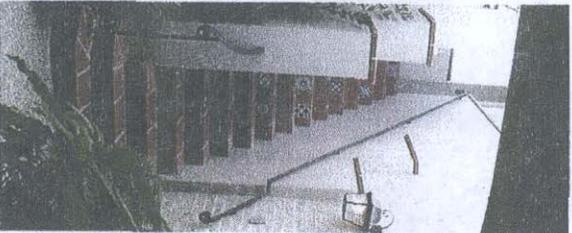
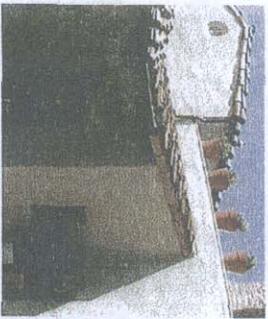
- 2.19.1 SIDING & EXTERIOR FINISHES
 - ◆ Smooth finish stucco is most common; sometimes the smooth finish is over an irregular subsurface

2.19.2 ROOFS

- ◆ Low pitched side gable or cross-gabled roof; sometimes hipped
- ◆ Complex, multilevel roof form that complements an asymmetrical massing
- ◆ Eave with little or no overhang
- ◆ Flat roof with short parapet on some smaller examples
- ◆ Red clay tile, either half-barrel or S-curve

2.19.3 PORCHES AND BALCONIES

- ◆ Porches are relatively uncommon and are most often located on an interior or rear courtyard
- ◆ Simple bungalow style structures may have open central porch
- ◆ Front porches, where they exist, are typically recessed behind an open arcade, off-center from the front door
- ◆ Balconies are common and may be open or roofed
- ◆ Small cantilevered second-story balconies
- ◆ One or two-story covered interior balcony
- ◆ Wood turned spindle or decorative iron balustrade



wood-carved door



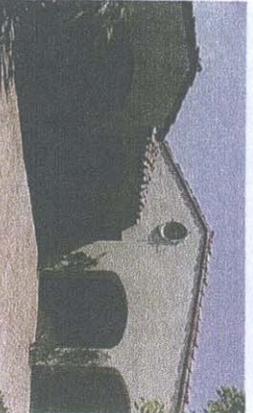
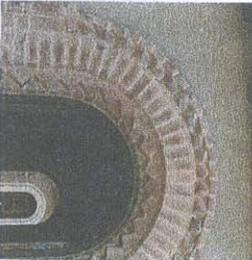
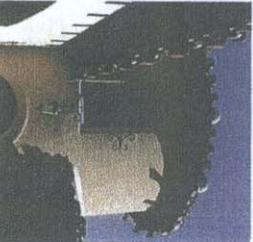
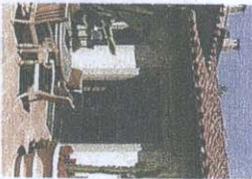
eaves with little overhang



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SPANISH

- 2.19.4 WINDOWS & DOORS
 - ◆ Arches above principal windows and doors are common
 - ◆ Dramatically carved or other heavy wood front doors
 - ◆ Glazed, multi-pane double doors typically lead to patios or balconies
 - ◆ One large focal window is common, often arched and glazed with stained glass or other alternate glazing
 - ◆ Windows often wooden double-hung sash or divided-light casement ; steel casements occasionally occur
 - ◆ Turned spindle wooden window grilles sometimes enclose windows
- 2.19.5 ARCHITECTURAL DETAILS
 - ◆ Iron balconettes or grilles sometimes decorate windows
 - ◆ Stucco or tile decorative vents
 - ◆ Arcade wing
 - ◆ Stucco-sided chimneys with ornamental tops
 - ◆ Exterior stairs
 - ◆ Decorative tiles
 - ◆ Decorative iron sconces, door knockers, hinges, hardware
 - ◆ Towers
- 2.19.6 MASSING & ADDITIONS
 - ◆ Asymmetrical massing
 - ◆ One or two stories
 - ◆ Roofline is integral to the style's character, multiple intersecting roof elements that complement the asymmetrical massing



arched entry

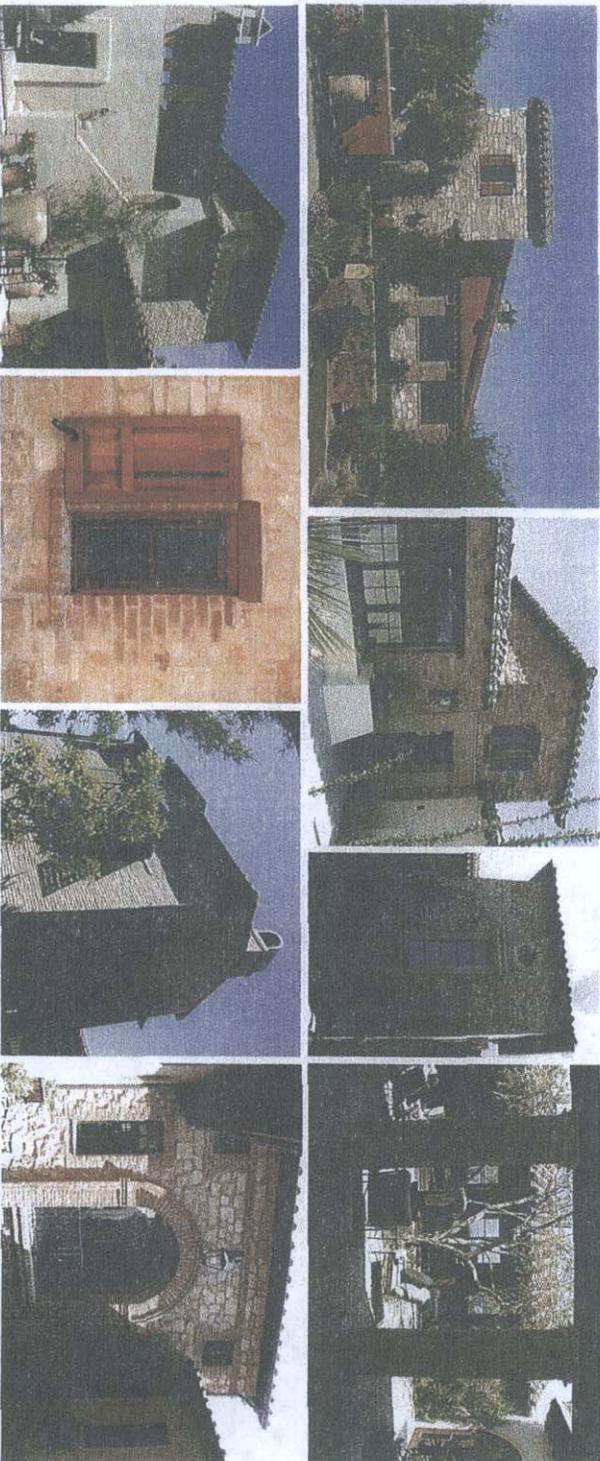
wrought iron grilles

2.20 TUSCAN ARCHITECTURE

Tuscan style architecture is a blend of Italianate, Mediterranean, and Moorish vocabulary. The style is based on rustic farmhouses and rural villa residences built in the wine and agricultural regions of Northern Italy. Inspired from an adaptation of Italian Renaissance, Tuscan appeal has become one of the most reproduced styles during the late 20th & 21st centuries. Elements include clay tile roofs, stucco walls, loggias and porticos, carved balustrades, stone columns, hand-forged iron balconies, decorative iron railings, arched openings and large Palladian windows.

The Tuscan influence may be described as a representation of country grandeur. It involves a brilliant conglomeration of the classical elements of Old World Europe along with the modern architectures. It is of the Italian origin, which tends to dominate many villas and residences possessing elegance and decorative style.

The beauty and distinction of Tuscan style architecture comes from custom crafted natural stone. This includes limestone, travertine and marble. Terracotta flooring and stacked roof tiles are often used to give an antique feel. There can also be terrazzo floors from polished marble chips, Italian scabed tiles and crushed stone. Whether it is a farmhouse or villa, the appeal of the Tuscan style lies with informality and rustic character which is expressed with warm colors, textures, and materials.

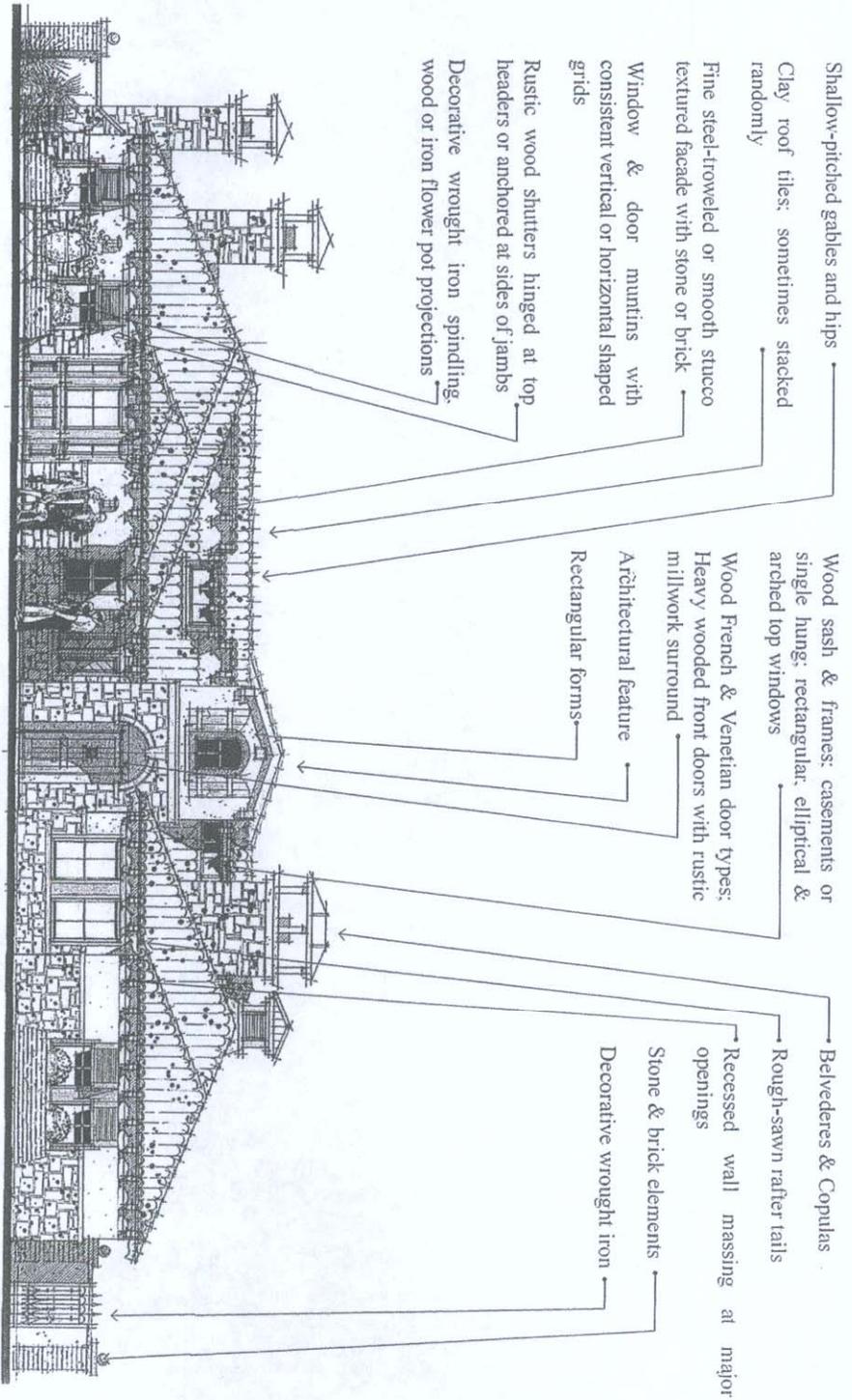


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TUSCAN

RESIDENTIAL DESIGN GUIDELINES

TUSCAN



TUSCAN STYLE ARCHITECTURAL FEATURES:

2.20.1 SIDING & EXTERIOR FINISHES

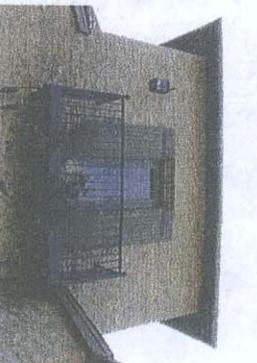
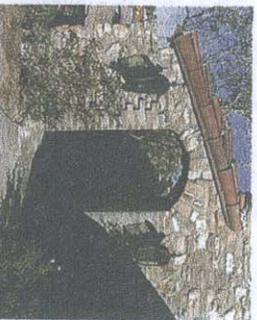
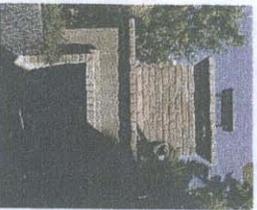
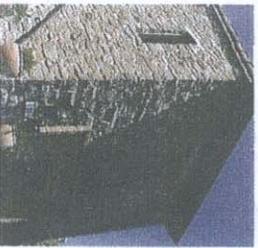
- ◆ Fine steel-troweled or smooth stucco textured facade with/ or stone, brick

2.20.2 ROOFS

- ◆ Shallow-pitched gables and hips
- ◆ Barrel or V shaped tile with Roman / flat pan roof tiles or S roof tiles sometimes stacked randomly
- ◆ Belvederes and cupolas
- ◆ Towers are common; circular or square
- ◆ Corniced eaves, rough-sawn fascia boards or rough-sawn rafter tails

2.20.3 PORCHES AND BALCONIES

- ◆ Tower elements usually have porches within sloped roofed porches or bracketed shed roofs over entry points
- ◆ Small to large balconies, with rustic wood or stone column supports Decorative wrought iron spindling, wood or iron flower-pot projections



RESIDENTIAL DESIGN GUIDELINES
TUSCAN

RESIDENTIAL DESIGN GUIDELINES

TUSCAN

2.20.4 WINDOWS & DOORS

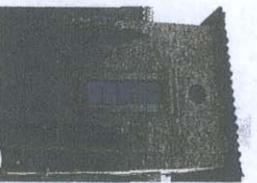
- ◆ Wood sash & frames Casements or single hung Rectangular, elliptical & arched top windows
- ◆ Wood French & Venetian door types
- ◆ Romanesque window-heads at feature openings Rustic wood shutters hinged at top headers or anchored at sides of jambs
- ◆ Window & door muntins with consistent vertical or horizontal shaped grids
- ◆ Heavy wooded front doors with rustic millwork surround

2.20.5 ARCHITECTURAL DETAILS

- ◆ Heavy timber elements
- ◆ Rustic stone archways
- ◆ Decorative rafter tails or layered fascia boards
- ◆ Deeply recessed feature windows, arched or flat

2.20.6 MASSING & ADDITIONS

- ◆ One & two-story masses
- ◆ Rectangular forms
- ◆ Irregular and informal shapes and finishes
- ◆ Recessed wall massing at major openings



campanile

portico door entry

2.21 CRAFTSMAN ARCHITECTURE

The Craftsman Style was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. It originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it quickly spread throughout the country through pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; few were built after 1930.

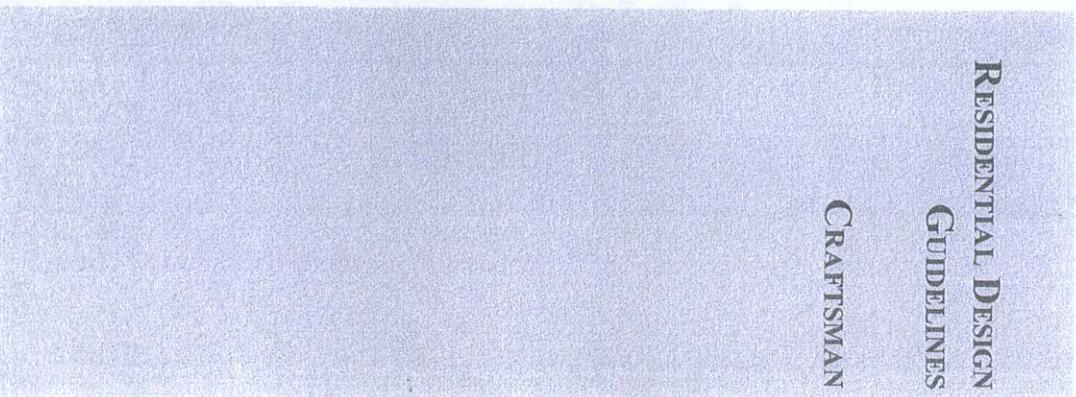
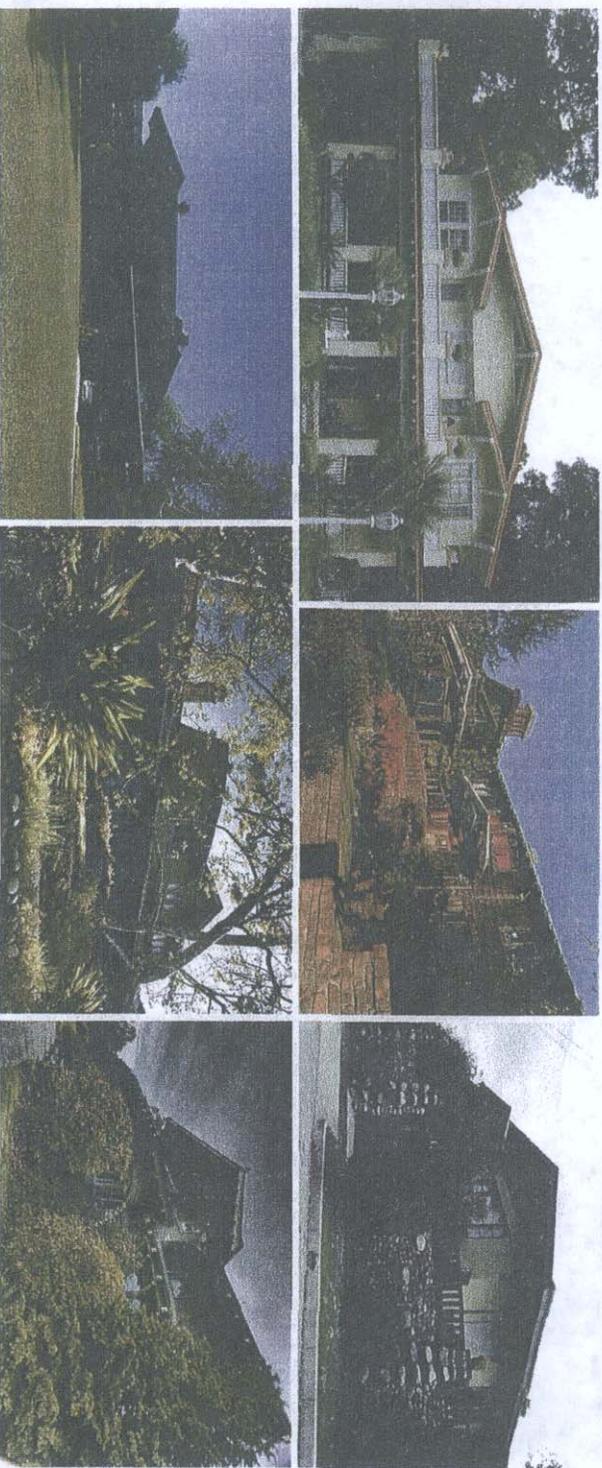
The American Craftsman style has its origins from the British Arts and Crafts movement which began as a philosophy and artistic style founded by William Morris earlier in the 1860s. The

British movement was a reaction to the Industrial Revolution, with its disregard for the individual worker and degradation of the dignity of human labor. Seeking to ennoble the craftsman once again, the movement emphasized the hand-made over the mass-produced.

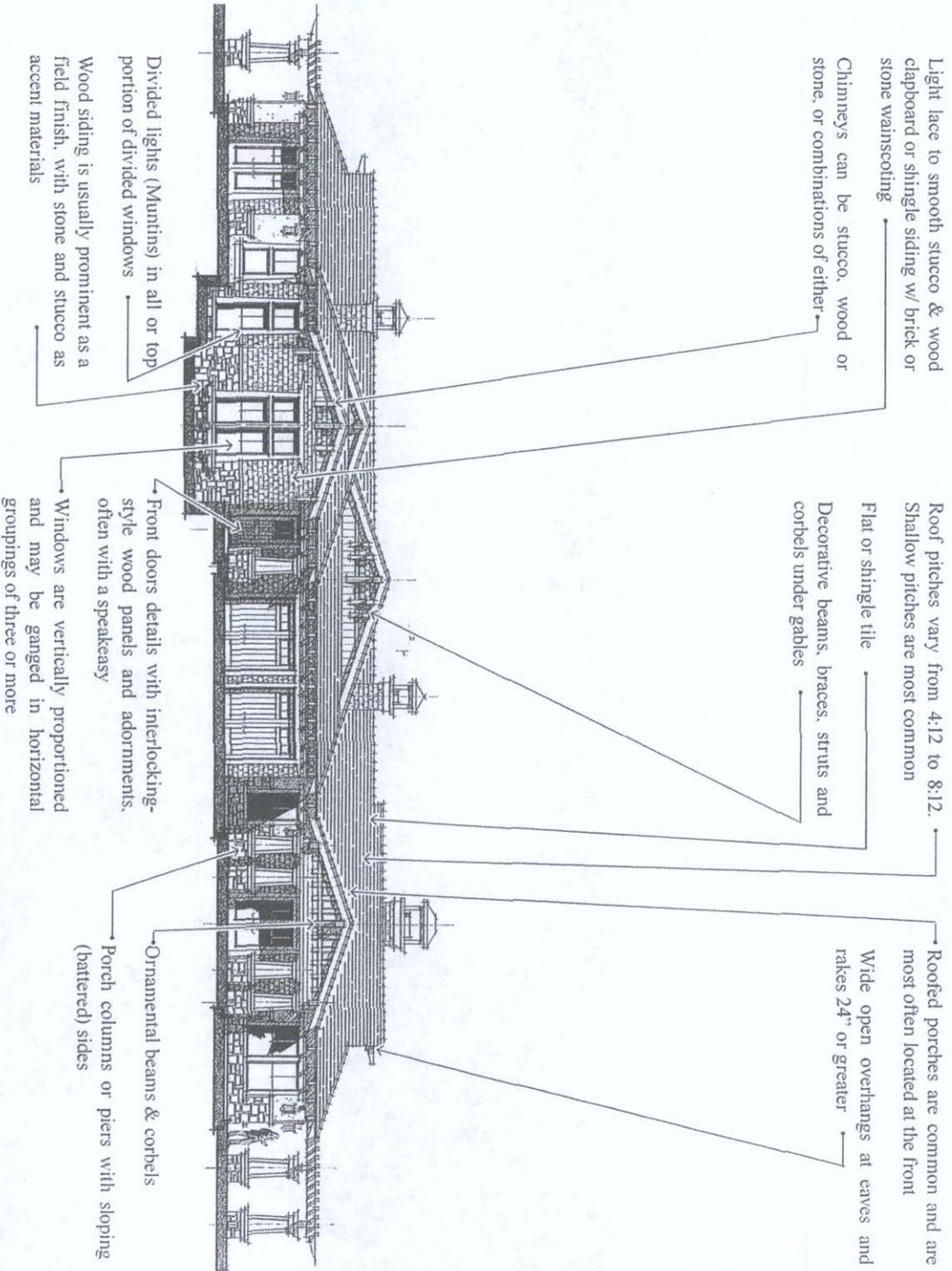
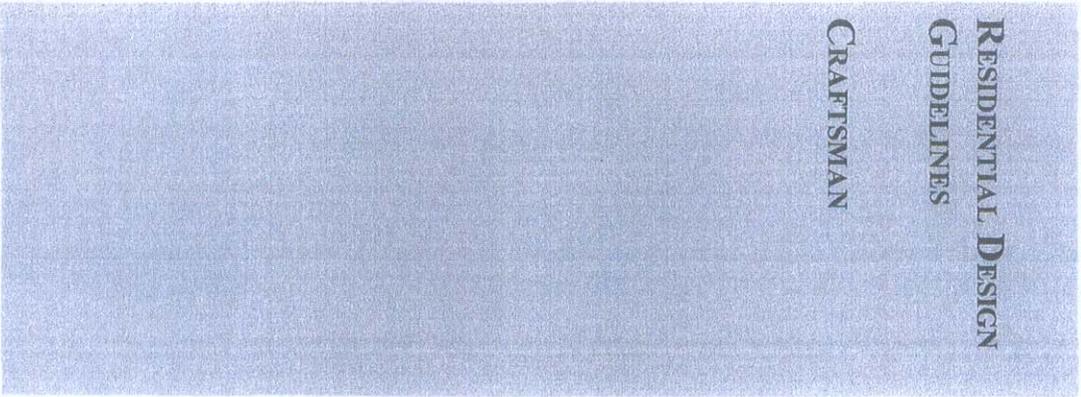
The Arts and Crafts movement was also a reaction against the eclectic 'over-decorated' aesthetic of the Victorian era. It was an anti-Victorian movement, with William Morris a staunch socialist. However, the expensive fabrication and construction materials and costly hand-made techniques used meant that the created works of the movement were actually only serving a wealthy clientele, often derided as "champagne socialists". However, the philosophy and aesthetics

of the British Arts and Crafts movement inspired a wide variety of related but conceptually distinct design movements throughout Europe, as well as the 'American Craftsman' movement in North America.

Craftsman-style homes feature low-pitched roofs and porches. The size of the house can be one or two stories and range from a small two-bedroom to a large and extravagant four- or five-bedroom home. The porches on the home typically have columns on either side that rest on stone bases. The covered porch can be substantial in size on some of these homes. Craftsman homes have overhanging eaves and exposed beams as distinct features on the exterior of the home. Windows appear in banks with two or three windows in a row.



RESIDENTIAL DESIGN
GUIDELINES
CRAFTSMAN



CRAFTSMAN STYLE ARCHITECTURAL FEATURES:

2.21.1 SIDING & EXTERIOR FINISHES

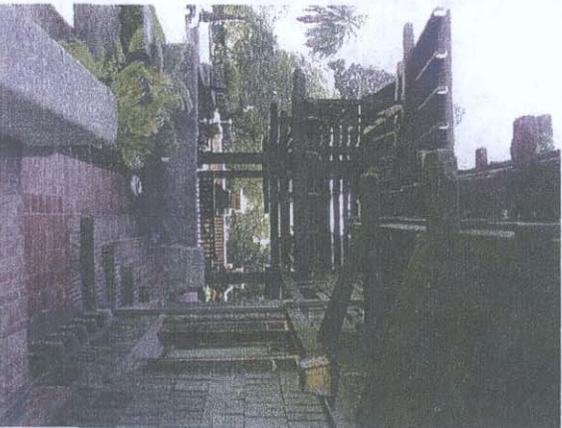
- ◆ Light lace to smooth stucco & wood clapboard or shingle siding w/ brick or stone wainscoting.
- ◆ Wood siding is usually prominent as a field finish, with stone and stucco as accent materials

2.21.2 ROOFS

- ◆ Roof pitches vary from 4:12 to 8:12. Shallow pitches are most common
- ◆ Split pitched roofs are common, with a lower pitched roof over front porch
- ◆ Flat or shingle tile
- ◆ Wide open overhangs at eaves and rakes 24" or greater
- ◆ Decorative beams, braces, struts and corbels under gables
- ◆ Roof rafter tails exposed at eaves

2.21.3 PORCHES AND BALCONIES

- ◆ Roofed porches are common and are most often located at the front
- ◆ Simple bungalow style structures may have open central porch
- ◆ Porch columns or piers with sloping (battered) sides
- ◆ Porch columns or piers with stone, brick, wood or stucco
- ◆ Decorative beams and braces



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CRAFTSMAN

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CRAFTSMAN

2.21.4 WINDOWS & DOORS

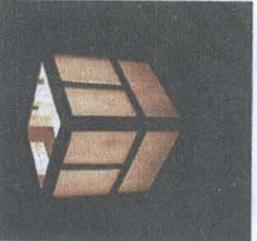
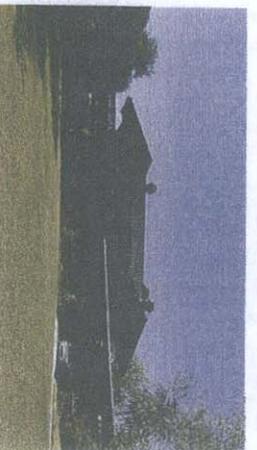
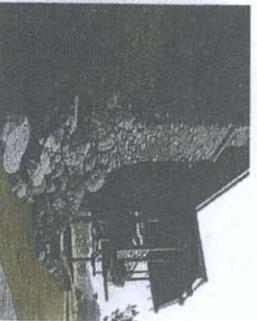
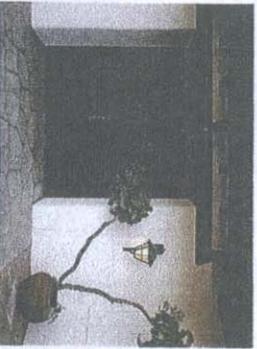
- ◆ Wood trimmed windows & doors, occasionally tapered.
- ◆ Windows are vertically proportioned and may be ganged in horizontal groupings of three or more
- ◆ Divided lights (Muntins) in all or top portion of divided windows
- ◆ Window boxes with decorative braces
- ◆ All visible side and rear elevation windows must have full surround trim; rarely ever shutter

2.21.5 ARCHITECTURAL DETAILS

- ◆ Ornamental beams & corbels
- ◆ Abundance of wood trim and casing around windows and doors
- ◆ Front doors details with interlocking-style wood panels and adornments, often with a speakasy
- ◆ Metal "craftsman-style" lanterns, latches, hinges and hardware in liberal quantities
- ◆ Chimneys can be stucco, wood or stone, or combinations of either

2.21.6 MASSING & ADDITIONS

- ◆ Front entry should be incorporated into the front porch
- ◆ One or two stories
- ◆ Symmetrical or asymmetrical building massing
- ◆ Full or partial width covered front porch as the main element for the front elevation
- ◆ Gable, hip & shed roof forms
- ◆ Porch roof support columns squared and broad



2.22 ANDALUSIAN ARCHITECTURE

Dramatic and ornate Andalusian-style homes borrow inspiration from the Moorish Courtyard house with its series of rectangular dwelling units organized around a private courtyard. Secondary patios provide garden retreats in additional living spaces. The primary adornment along public-facing walls is a beautiful display of wrought-iron window grilles. Larger decks and loggias complete the courtyard spirit of this manor.

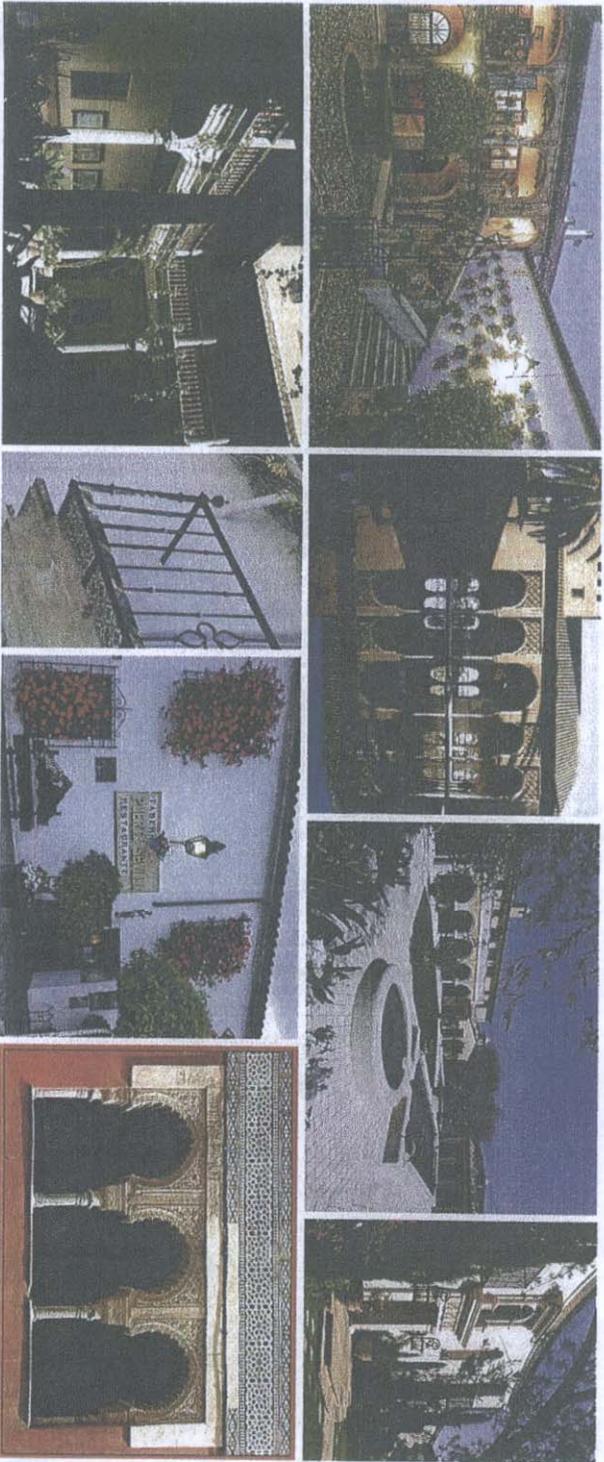
Another distinctive characteristic of this style is the use of thick, massive walls. These walls may be stucco finished or natural or whitewashed brick. Where brick is displayed, brick will not have the precise machine-made edges, and stucco

finished wall construction will not be combined with brick except at prominent towers. Privacy walls may be whitewashed brick, but the main house is usually stucco-finished.

Most wall openings are vertically rectangular; some featuring arched-openings. Loggias and arcades may have many arches. Most all openings are deeply recessed, as much as 8-inches to 12-inches. Building elevations facing street side are relatively closed and guarded. Some expansive wall surfaces are punctuated by relatively few small openings. Wrought-iron grille-work often border windows to provide security and decoration.

Courtyards are extensions of the house, therefore the openings become more numerous and larger than the openings at the front elevation.

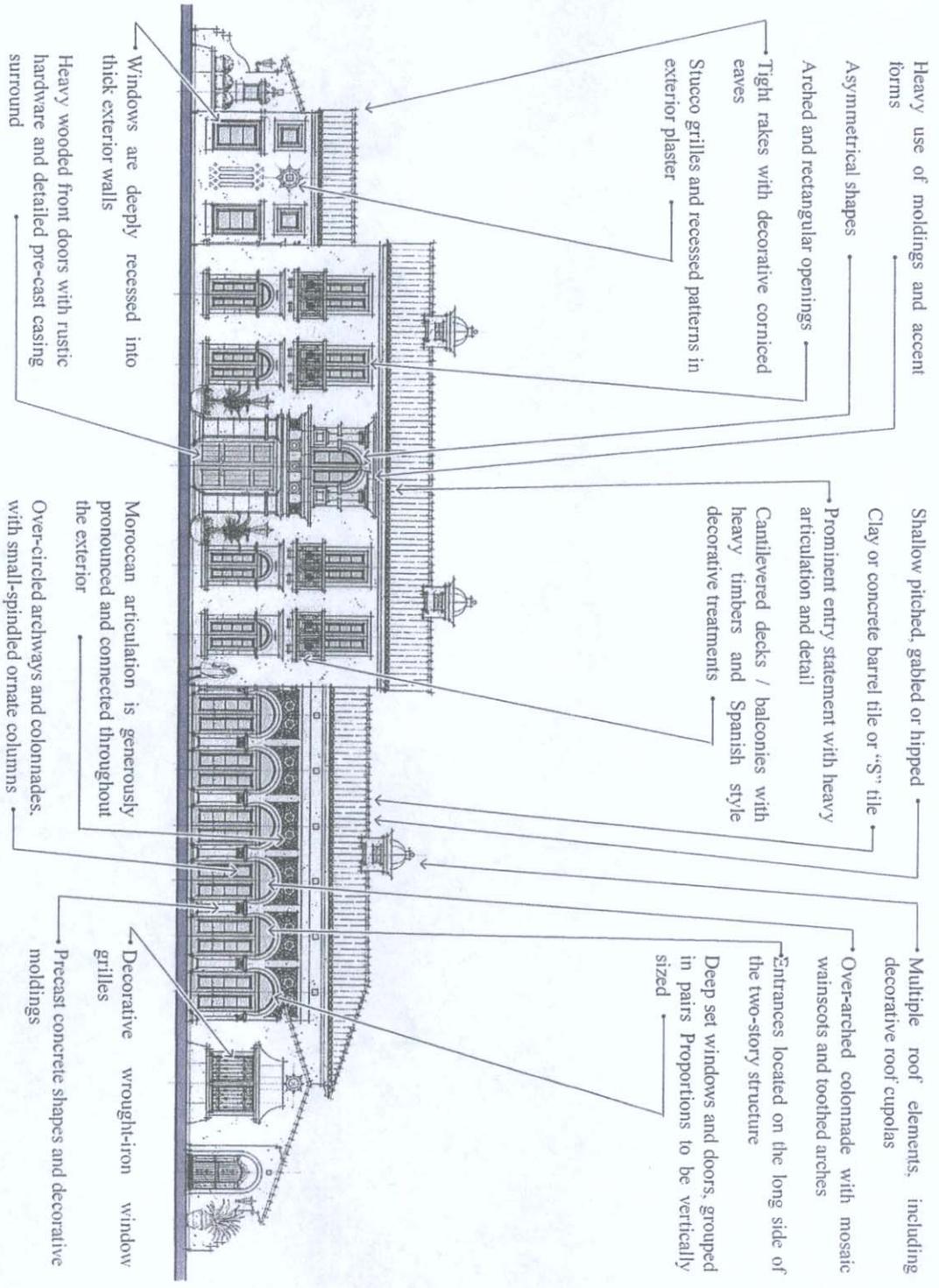
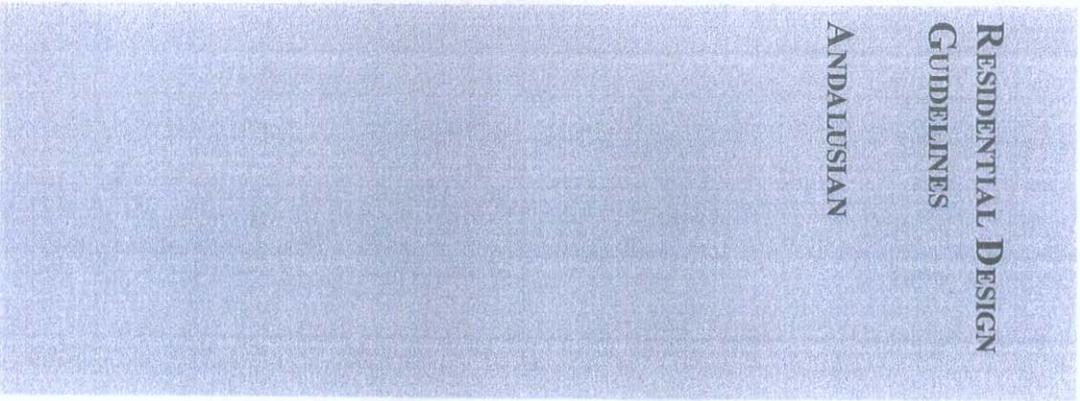
Exposed heavy timber roof elements and deck framing are common. Moorish-style openings, arcades, and patterned designs are used sparingly as accents on exterior elevations facing rear yards and in private central courtyards. Regulation must be exercised in limiting the use of elaborate Moorish elements and patterns to avoid taking on the character of a palace, instead of the much preferred farmhouse.



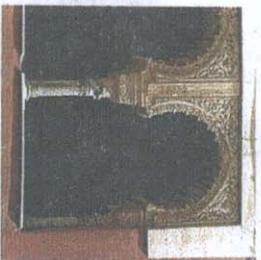
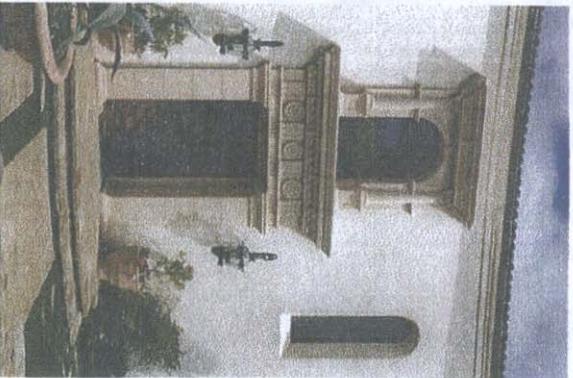
RESIDENTIAL DESIGN GUIDELINES

ANDALUSIAN

RESIDENTIAL DESIGN GUIDELINES ANDALUSIAN



- | | | | |
|-------------------|--------------|----------------------|---------------------|
| ANDALUSIAN | STYLE | ARCHITECTURAL | 2.22.2 ROOFS |
|-------------------|--------------|----------------------|---------------------|
- FEATURES:**
- 2.22.1 **SLIDING & EXTERIOR FINISHES**
 - ◆ Heavy use of moldings and accent forms
 - ◆ Asymmetrical shapes
 - ◆ Over-circled archways and colonnades, with small-spindled ornate columns
 - 2.22.2 **ROOFS**
 - ◆ Shallow pitched, gabled or hipped
 - ◆ Clay or concrete barrel tile or "S" tile
 - ◆ Tight rakes with decorative corniced eaves
 - ◆ Multiple roof elements, including decorative roof cupolas
 - 2.22.3 **PORCHES AND BALCONIES**
 - ◆ Prominent entry, statement with heavy articulation and detail
 - ◆ Over-arched colonnade with mosaic wainscots and toothed arches
 - ◆ Entrances located on the long side of the two-story structure
 - ◆ Cantilevered decks / balconies with heavy timbers and Spanish style decorative treatments



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ANDALUSIAN**

**RESIDENTIAL DESIGN
GUIDELINES
ANDALUSIAN**

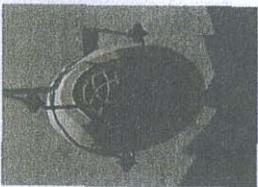
2.22.4 WINDOWS & DOORS

- ◆ Deep set windows and doors, grouped in pairs
- ◆ Proportions to be vertically sized
- ◆ Arched and rectangular openings
- ◆ Windows are deeply recessed into thick exterior walls
- ◆ Heavy wood front doors with rustic hardware and detailed pre-cast casing surround



2.22.5 ARCHITECTURAL DETAILS

- ◆ Precast concrete shapes and decorative moldings
- ◆ Functioning shutters, often with working louvers
- ◆ Decorative wrought-iron window grilles
- ◆ Strucco grilles and recessed patterns in exterior plaster
- ◆ Moroccan articulation is generously pronounced and connected throughout the exterior

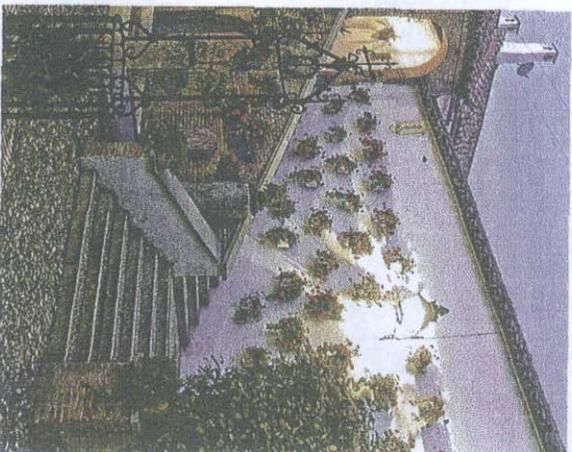


decorative vent

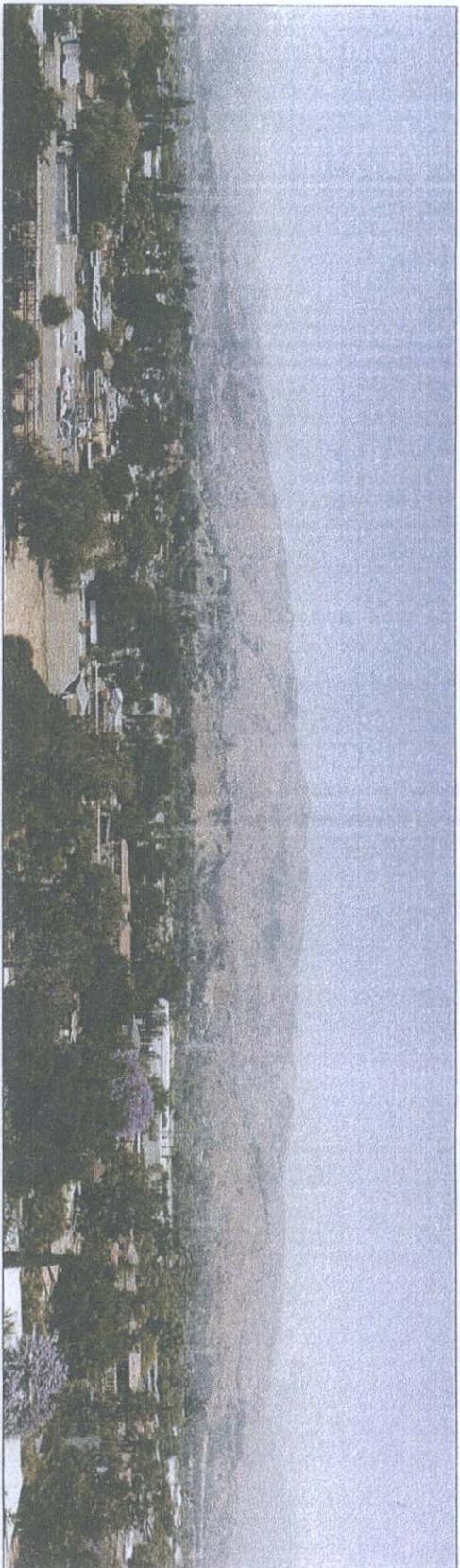


2.22.6 MASSING & ADDITIONS

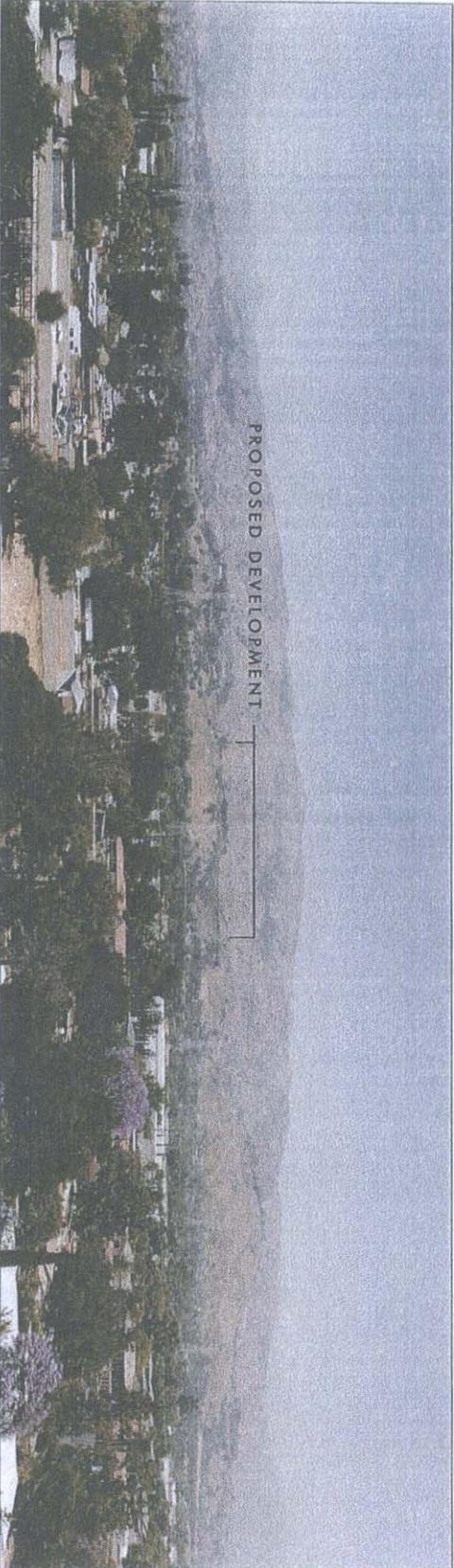
- ◆ Hierarchy of shapes and forms
- ◆ Towers and courtyards are common
- ◆ Rounded Norman towers
- ◆ Radial shapes are widespread, on wall and arched openings
- ◆ Expansive wall surfaces are punctuated by relatively few and small openings
- ◆ Wrought Iron grillwork often frame windows to provide security and decoration



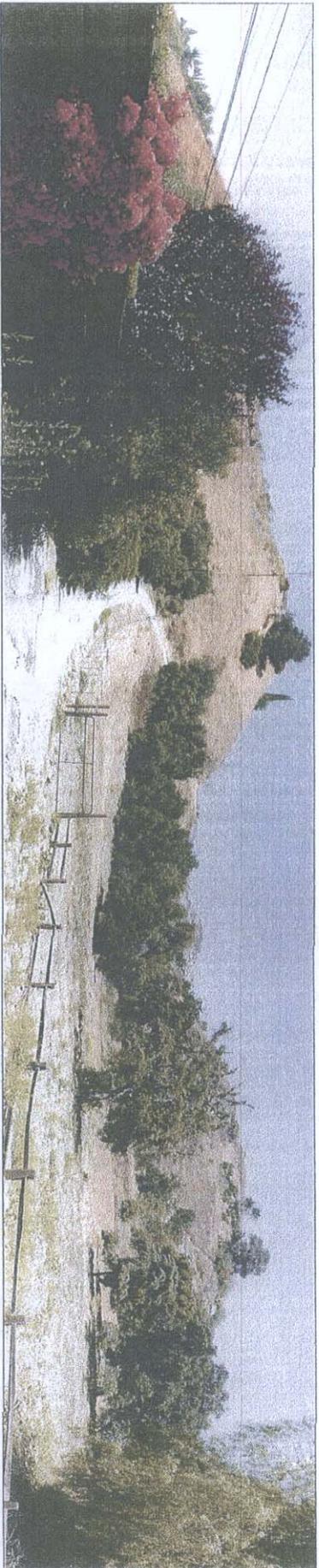
ATTACHMENT #3



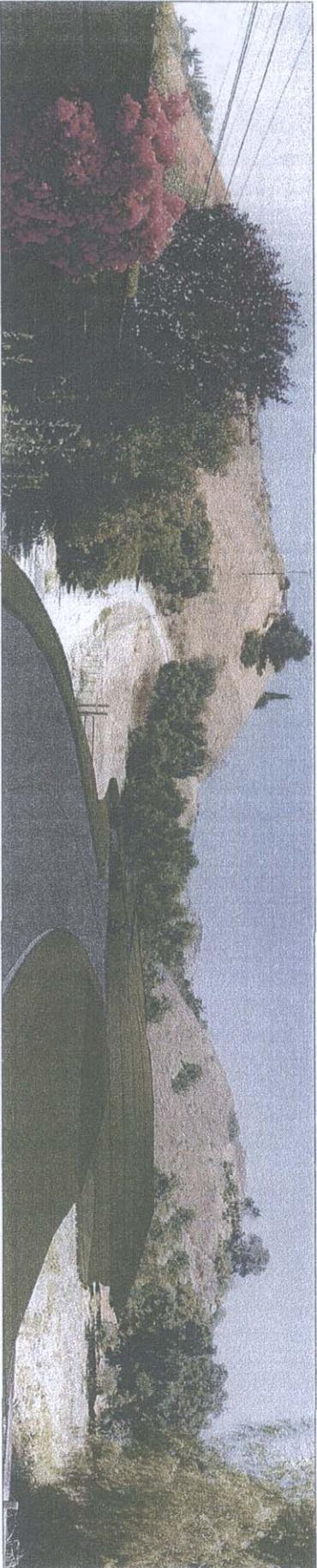
View of project area BEFORE project implementation



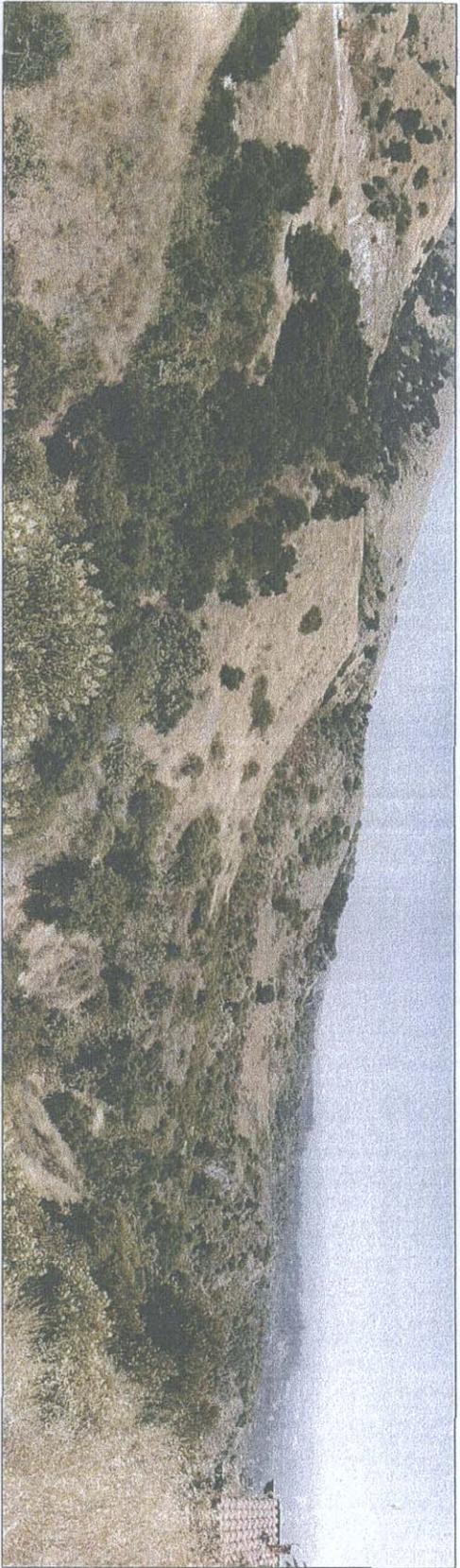
View of project area AFTER project implementation



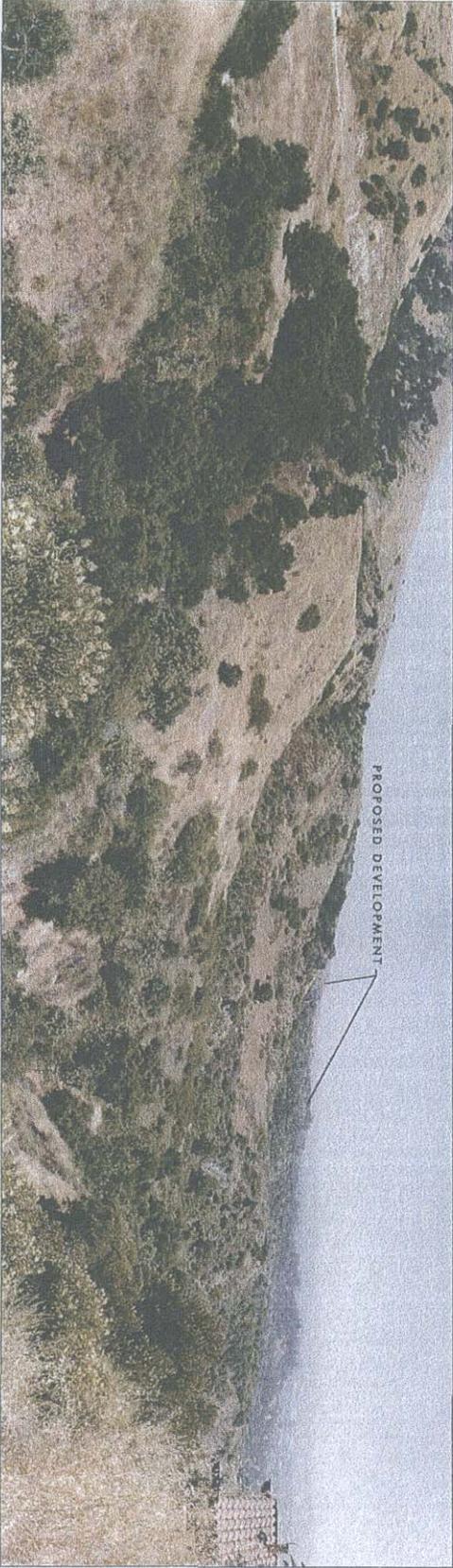
View of project area BEFORE project implementation



View of project area AFTER project implementation



View of project area BEFORE project implementation



View of project area AFTER project implementation



View of project area BEFORE project Implementation



View of project area AFTER project Implementation

Source: Purcose Engineering, Ltd. 2010



KVP 4: VIEW OF PROJECT AREA FROM SAN DIMAS CANYON PARK
FIGURE 4.1-5



View of project area BEFORE project implementation



View of project area AFTER project implementation

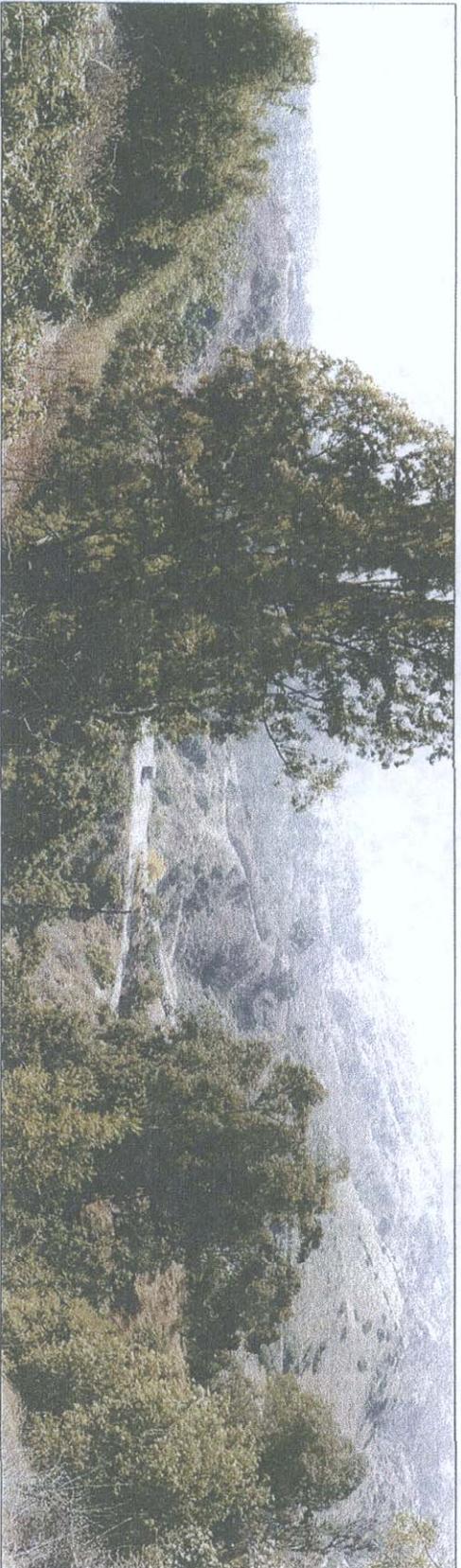


View of project area BEFORE project implementation



View of project area AFTER project implementation

PHOTO SIMULATION 1: VIEW OF PROJECT AREA FROM LOCATION OF PROPOSED LOT 51
FIGURE 4.1-6

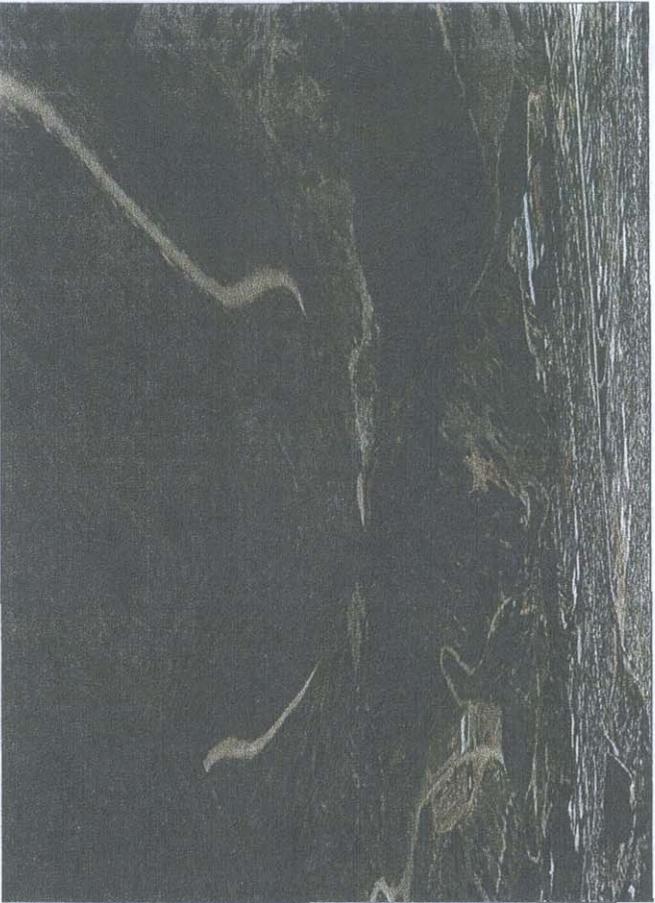


View of project area BEFORE project implementation



View of project area AFTER project implementation

PHOTO SIMULATION 2: VIEW OF PROJECT AREA FROM LOCATION OF PROPOSED WATER TANK
FIGURE 4.1-7



View of project area BEFORE project implementation



View of project area AFTER project implementation



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 28 2013

FROM: Blaine Michaelis, City Manager *BM*

SUBJECT: Designation of the voting delegate and alternate for the League of California Cities Meeting September 20, 2013

SUMMARY

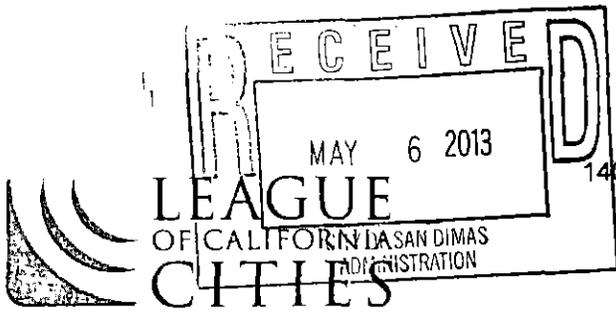
The attached document outlines a request for the city to designate a voting delegate and alternate to represent the city in the Annual Business Meeting of the League to be held September 20, 2013 as part of the annual conference in Sacramento.

RECOMMENDATION

At the pleasure of the council – designate a voting delegate and alternate as requested in the attached information.

Attachment: Background information

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1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Council Action Advised by August 2, 2013

PLEASE NOTE: You are receiving this letter and form earlier than usual because hotel space near the Sacramento Convention Center for the Annual Conference will be especially tight this year. As a result, we want to encourage you to make your hotel reservations early.

April 26, 2013

TO: Mayors, City Managers and City Clerks

**RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference – September 18 - 20, Sacramento**

The League's 2013 Annual Conference is scheduled for September 18 - 20 in Sacramento. An important part of the Annual Conference is the Annual Business Meeting (*at the General Assembly*), scheduled for noon on Friday, September 20, at the Sacramento Convention Center. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

In order to vote at the Annual Business Meeting, your city council must designate a voting delegate. Your city may also appoint up to two alternate voting delegates, one of whom may vote in the event that the designated voting delegate is unable to serve in that capacity.

Please complete the attached Voting Delegate form and return it to the League's office no later than Friday, August 23, 2013. This will allow us time to establish voting delegate/alternates' records prior to the conference.

Please note the following procedures that are intended to ensure the integrity of the voting process at the Annual Business Meeting.

- **Action by Council Required.** Consistent with League bylaws, a city's voting delegate and up to two alternates must be designated by the city council. When completing the attached Voting Delegate form, please attach either a copy of the council resolution that reflects the council action taken, or have your city clerk or mayor sign the form affirming that the names provided are those selected by the city council. Please note that designating the voting delegate and alternates must be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.
- **Conference Registration Required.** The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. To register for the conference, please go to our website: www.cacities.org. In order to cast a vote, at least one person must be present at the

- Business Meeting and in possession of the voting delegate card. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the Voting Delegate Desk. This will enable them to receive the special sticker on their name badges that will admit them into the voting area during the Business Meeting.
- **Transferring Voting Card to Non-Designated Individuals Not Allowed.** The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the Business Meeting, they may *not* transfer the voting card to another city official.
- **Seating Protocol during General Assembly.** At the Business Meeting, individuals with the voting card will sit in a separate area. Admission to this area will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate. If the voting delegate and alternates wish to sit together, they must sign in at the Voting Delegate Desk and obtain the special sticker on their badges.

The Voting Delegate Desk, located in the conference registration area of the Sacramento Convention Center, will be open at the following times: Wednesday, September 18, 9:00 a.m. – 6:30 p.m.; Thursday, September 19, 7:00 a.m. – 4:00 p.m.; and September 20, 7:30–10:00 a.m. The Voting Delegate Desk will also be open at the Business Meeting on Friday, but not during a roll call vote, should one be undertaken.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for completing the voting delegate and alternate form and returning it to the League office by Friday, August 23. If you have questions, please call Mary McCullough at (916) 658-8247.

Attachments:

- 2013 Annual Conference Voting Procedures
- Voting Delegate/Alternate Form



1400 K Street, Suite 400 • Sacramento, California 95814
Phone: 916.658.8200 Fax: 916.658.8240
www.cacities.org

Annual Conference Voting Procedures 2013 Annual Conference

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to League policy.
2. **Designating a City Voting Representative.** Prior to the Annual Conference, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the Voting Delegate Form provided to the League Credentials Committee.
3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the Voting Delegate Desk in the conference registration area. Voting delegates and alternates must sign in at the Voting Delegate Desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the Business Meeting.
4. **Signing Initiated Resolution Petitions.** Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the Credentials Committee at the Voting Delegate Desk, may sign petitions to initiate a resolution.
5. **Voting.** To cast the city's vote, a city official must have in his or her possession the city's voting card and be registered with the Credentials Committee. The voting card may be transferred freely between the voting delegate and alternates, but may not be transferred to another city official who is neither a voting delegate or alternate.
6. **Voting Area at Business Meeting.** At the Business Meeting, individuals with a voting card will sit in a designated area. Admission will be limited to those individuals with a special sticker on their name badge identifying them as a voting delegate or alternate.
7. **Resolving Disputes.** In case of dispute, the Credentials Committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the Business Meeting.



CITY: _____

2013 ANNUAL CONFERENCE
VOTING DELEGATE/ALTERNATE FORM

Please complete this form and return it to the League office by Friday, August 23, 2013. Forms not sent by this deadline may be submitted to the Voting Delegate Desk located in the Annual Conference Registration Area. Your city council may designate one voting delegate and up to two alternates.

In order to vote at the Annual Business Meeting (General Assembly), voting delegates and alternates must be designated by your city council. Please attach the council resolution as proof of designation. As an alternative, the Mayor or City Clerk may sign this form, affirming that the designation reflects the action taken by the council.

Please note: Voting delegates and alternates will be seated in a separate area at the Annual Business Meeting. Admission to this designated area will be limited to individuals (voting delegates and alternates) who are identified with a special sticker on their conference badge. This sticker can be obtained only at the Voting Delegate Desk.

1. VOTING DELEGATE

Name: _____

Title: _____

2. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

3. VOTING DELEGATE - ALTERNATE

Name: _____

Title: _____

PLEASE ATTACH COUNCIL RESOLUTION DESIGNATING VOTING DELEGATE AND ALTERNATES.

OR

ATTEST: I affirm that the information provided reflects action by the city council to designate the voting delegate and alternate(s).

Name: _____ E-mail _____

Mayor or City Clerk _____ Phone: _____
(circle one) (signature)

Date: _____

Please complete and return by Friday, August 23, 2013

League of California Cities
ATTN: Mary McCullough
1400 K Street
Sacramento, CA 95814

FAX: (916) 658-8240
E-mail: mmccullough@cacities.org
(916) 658-8247