



# Agenda Overview

## CITY COUNCIL – STAFF RETREAT SESSION

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of October 28, 2013*

**FROM:** Blaine Michaelis, City Manager

**SUBJECT:** City Council – City Staff Retreat Agenda and discussions

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### **SUMMARY**

*The first 3 agenda items are intended to be broad and general discussions on the following topics: Interest in higher density housing in certain areas of the community, some additional discussion about struggling shopping centers, and some strategic thinking about how to approach the disposition of the former Redevelopment Agency property. We anticipate approximately 2 to 2½ hours for these 3 items.*

*Item 4 focuses some discussions regarding our Government and Public Access Cable channel; giving us a chance to give some critical thought to just what should we expect to accomplish with our channel – what practical or needed adjustment would be appropriate – and the accompanying changes that should be made to the contract for services we have to operate the channel. We anticipate approximately 30 minutes for this discussion.*

*The remaining 2 items will provide a verbal update on the Pet Finder Program, and a status report on what we are looking into regarding technology improvements for our staff. We anticipate 10-15 minutes for this update.*

*We look forward to meeting with you. We will have dinner ready a half hour or so before the session.*



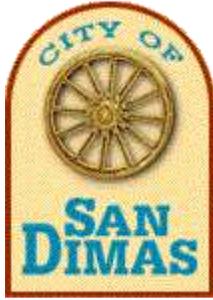
# ***CITY OF SAN DIMAS***

## ***Retreat Meeting Agenda***

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**COUNCIL – STAFF RETREAT SESSION AGENDA  
MONDAY OCTOBER 28, 2013 5:00 PM - 9:00 PM  
CITY COUNCIL CHAMBERS CONFERENCE ROOM  
SAN DIMAS CITY HALL  
245 EAST BONITA AVENUE**

1. Discussion of policy/approach for consideration of request for increasing density on residential and other properties.
2. Discussion about “struggling” shopping centers (i.e. Via Verde, San Dimas Station) regarding appropriate City interactions – changing to residential use, allowing different mix of non-retail uses, evaluation of parking, consideration of deferred maintenance, proactive vs. reactive, etc.
3. Discussion regarding potential changes in uses, marketing and disposition of former redevelopment properties at Bonita/Cataract and Bonita/Eucla.
4. Government and Public Access Television discussion: programming, services, and potential adjustments.
5. Update on Pet Finder Program.
6. Verbal report on project to achieve technology improvements for our field staff (building inspectors, code enforcement).
7. Council comments.
8. Oral Communications – Members of the audience. Anyone wishing to address the City Council on an item not on the agenda. No action or discussion shall be undertaken on any item not appearing on the posted agenda. Speakers may be subject to a time limit as may be determined by the chair.
9. Adjournment – next meeting of the City Council Adjournment – next meeting of the City Council November 12, 2013; 7:00 pm regular meeting, City Hall.

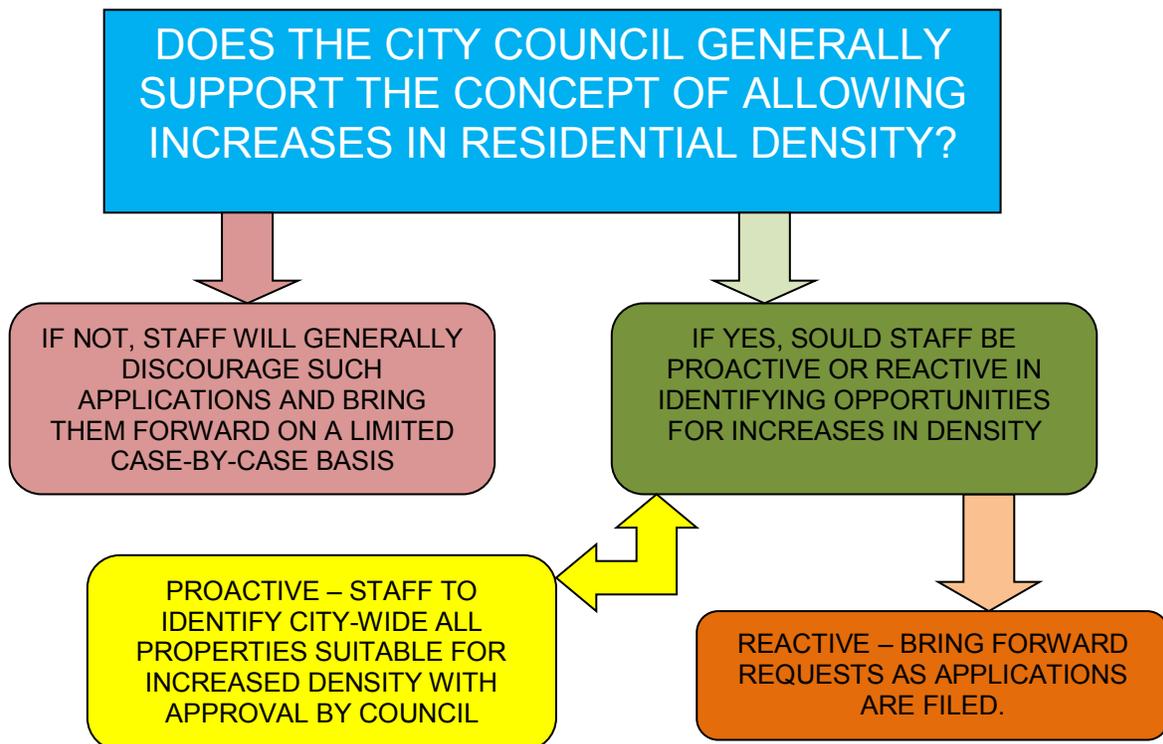


# MEMORANDUM

**DATE:** October 28, 2013  
**TO:** Mayor and City Council  
**FROM:** Community Development Department  
**SUBJECT:** Discussion of policy/approach for consideration of requests for increasing density on residential properties.

Recently Staff has been fielding numerous questions and requests regarding potential increases in residential densities – generally from larger lot and equestrian properties to allow various forms of higher density single family or condominium style projects. If or when these requests mature to applications they will likely involve both general plan and zoning (or specific plan) amendments. Applicants are typically attempting to get firm and supportive direction as early as possible in the consideration of their requests.

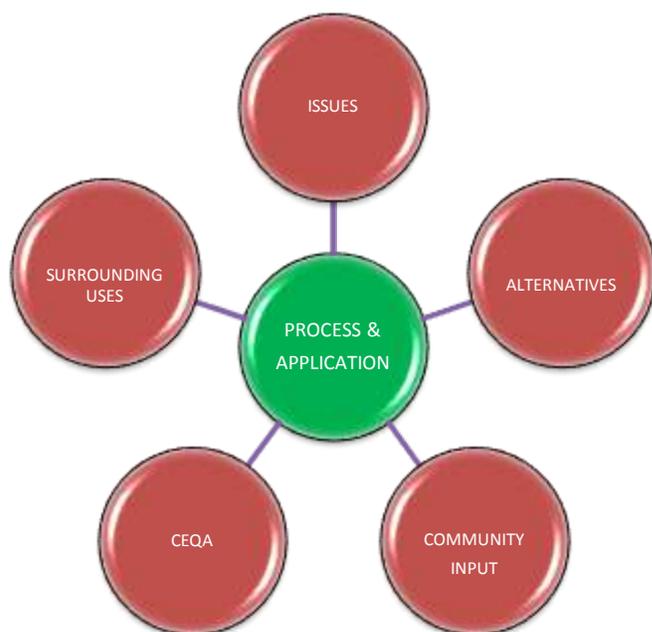
In general Staff desires to secure additional policy guidance on its approach to these requests.



At present Staff is reacting to inquiries generally from potential developers who usually do not have control of the property. It is not unusual to have several different developers asking about the same property. Our goal is to present consistent information without indicating support for potential density increases. This includes providing information on the existing general plan designation and zoning and encouraging a development proposal that satisfies those density standards. This includes emphasizing that anyone requesting a density increase should understand that any change will only be determined by undertaking a process with an uncertain outcome.

Among the factors that need to be considered are the following:

- ✓ Preliminary identification of potential issues or areas of controversy including such things as availability of utilities, loss of equestrian property, impacts to surrounding property, traffic, etc.
- ✓ Applicants are advised to be open to consider zoning/density other than the request that might fit their desired project density and/or residential product type.
- ✓ Indication of types of applications needed for processing including general plan amendment, zone change (or specific plan), tentative tract map, preliminary grading plans, preliminary development plans, etc. Generally we will expect a complete development package – not just a general/rezoning application.
- ✓ Once we have a preliminary sense of CEQA we will provide very generalized time frames.
- ✓ Evaluation of surrounding property and existing land use/development. This may mean expanding the area of consideration for potential change beyond the property the developer is interested in – especially where adjacent properties are underutilized.
- ✓ Encouraging developers to undertake community meetings where appropriate to allow anticipation of issues and project adjustments early in the process or even before filing an application.



To illustrate how this approach is applied, Staff will present two examples at the meeting. Attached are aerial maps for these examples which include:

- SP 23 – located north of Bonita Avenue and the railroad tracks between Cataract and Eucla. These three sites are currently occupied by mixed industrial uses but were identified in the Housing Element as potential medium density (12-16 units per acre) housing. Staff has had pre-application discussions on the middle site and there has been a community meeting on the proposal.
- San Dimas Avenue Equestrian facility – located on the west side of San Dimas Avenue north of Gladstone. This site is occupied by an equestrian facility and is zoned SFA-16000 (by policy 20,000 square minimum is required). A preliminary discussion has included an equestrian subdivision and a smaller lot residential with a shared equestrian facility.

It should be noted that Staff does not desire specific direction on either proposal but brings forward these examples to assist in clarifying the approach to any applications increasing residential density. Other sites on which inquiries have been received or preapplications discussed include:

1. Equestrian facility on Foothill
2. Equestrian facility on San Dimas Avenue
3. LA Signal on Eucla near Second Street
4. Bonita/Cataract
5. Northwest corner Via Verde/Puente
6. Ormco – northeast corner Arrow and Eucla
7. Vacant property north of Red Roof Inn at the terminus of Village Court
8. Southwest corner Baseline and San Dimas Canyon Road
9. North side of Moore Place at Walnut.
10. Costco pad on Gladstone
11. North side of Arrow west of Walnut (auto repair site)

Density categories within the City are generally:

Land Use Description	Density	Lot Size	Applicable Zones
<b>Single Family Estate</b>	One unit per 5 acres	5+ acres	SF-H & SPs
<b>Single Family Very Low</b>	Up to 3 units per acre	20,000 sq. ft.	SF-A
<b>Single Family Low</b>	3-6 units per acre	7500 sq. ft.	SF & SF-DR
<b>Low Medium Density</b>	6-8 units per acre	4000-5000 sq. ft.	SPs & RPD Overlay
<b>Medium Density</b>	8-12 units per acre	n/a	SPs & RPD Overlay
<b>High Density</b>	12-16 units per acre	n/a	MF
<b>Default Density</b>	30 units per acre	n/a	MF 30 & AH Overlay

## DISCUSSION:

Should the City be supportive, or not, of requests to increase residential density?

If so, should review be case-by-case or City wide proactive review?

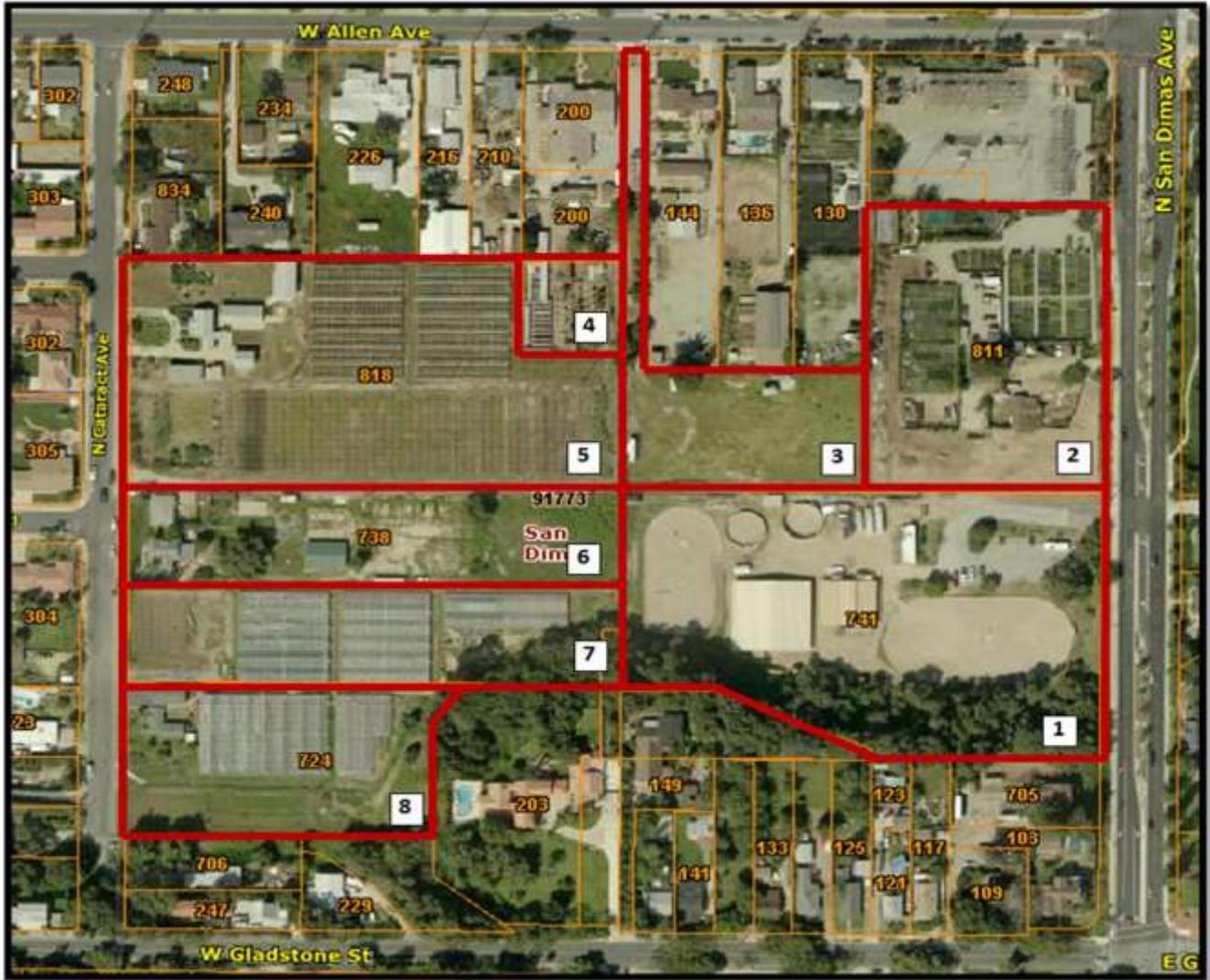
SPECIFIC PLAN NO. 23



Property Profiles

Lot	Address	Zone	Gen. Plan	Acres	SF	Notes
1	South side of 3rd Street (between Oakway & Eucla)	SF-DR	SF Low	2.09	91,040	Consists of 9 residential lots
2	155 N. Eucla	SP 23	Industrial	2.3	100,188	Owner: RCM San Dimas LLC
3	200 W. Allen	SP 23	Industrial	2.84	123,710	Owner: William Tweed
4	818 N. Cataract	SP 23	Industrial	2.91	126,760	Owner: M & E San Dimas LLC
<b>APPROXIMATE ASSEMBLED LOT SIZE</b>					<b>10.14</b>	<b>441,698</b>

### San Dimas Avenue Equestrian Facility



Property Profiles

Lot	Address	Zone	Gen. Plan	Acres	SF	Owner
1	741 N. San Dimas	AL	SF Very-Low	4.8	209,088	Marcie Sue Rivera
2	811 N. San Dimas	SF-A (20000)	SF Very-Low	2.86	124,582	Ramon Nuno
3	200 W. Allen	SF-A (20000)	SF Very-Low	1.51	65,776	Yvonne Padilla
4	200 W. Allen	SF-A (20000)	SF Very-Low	0.39	16,988	Jack Ramirez
5	818 N. Cataract	SF-A (20000)	SF Very-Low	4.37	190,357	Yasokazu & Misako Nomura
6	738 N. Cataract	SF-A (20000)	SF Very-Low	2.01	87,556	Larry Lucas
7	724 N. Cataract	SF-A (20000)	SF Very-Low	1.96	85,378	Choji Matsushita
8	724 N. Cataract	SF-A (20000)	SF Very-Low	1.99	86,684	Choji Matsushita

**ASSEMBLED LOT SIZE 19.89      866,408**



## MEMORANDUM

**DATE:** October 28, 2013

**TO:** Mayor and City Council

**FROM:** Community Development Department

**SUBJECT:** Discussion about “struggling” shopping centers (i.e. Via Verde, San Dimas Station) regarding appropriate City interactions – changing to residential use, allowing different mix of non-retail uses, evaluation of parking, consideration of deferred maintenance, proactive vs. reactive, etc.

Several major shopping centers show signs of struggle evidenced by deferred building maintenance, high vacancy rates, poor management practices and tenant unhappiness associated with increased rents. The Council has had several generalized discussions concerning this issue but actions have been limited to the recent amendments to the use standards for the Target center and the initiation of similar changes to San Dimas Station. It should be noted that the City/RDA did previously provide consulting assistance to the prior owners of San Dimas Station. For the purposes of this discussion focus will be on the Via Verde Shopping Center and San Dimas Station. At the meeting Staff will present factual data regarding each project.

The Council recently initiated a MCTA to review use and parking standards at San Dimas Station and that project is underway with a target for public hearings early 2014. The owner has identified a list of desirable uses and issues and Staff is working through that information and determining the best approach. In the interim existing regulations are the only available guide. Recent use requests have included dental offices, gym, indoor trampolines and massage. This center has a fairly high vacancy rate and considerable deferred maintenance particularly on the buildings. The center has multiple owners and poor communication among these owners. New monument signs are in plan check (sight distance and location issues being resolved) but the delay has largely been from poor management/contractor communication.

At the Via Verde Center most of the recent activity appears to be associated with tenant loss or dissatisfaction associated with rent increases. Except for pads the center is controlled by a single owner. There is evidence of deferred maintenance throughout the site.

The purpose of this discussion is to determine the most appropriate courses of action, if any, for the City to consider in trying to reinvigorate these two centers. The approach is intentionally general at this point but can move to a greater level of detail after a discussion of possible strategies.

Regulatory Relief:

<b>Type of Regulatory Relief</b>	<b>San Dimas Station</b>	<b>Via Verde Center</b>
<i>Revisions to permitted uses and processing requirements (i.e. CUPs vs permitted)</i>	Zoned CG-1 which permits mostly retail, restaurants and service businesses. <u>MCTA underway to consider changes for recreation uses and offices.</u>	Zoned C-N which permits retail, service businesses, restaurants, admin/sales offices (including medical), and day care. <u>No identified issues with uses.</u>
<i>Review of parking standards</i>	Existing parking accommodates retail and 20% restaurant but with no extra parking more intense uses are limited. <u>MCTA underway to evaluate changes to parking standards.</u>	Existing parking appears to accommodate any new uses. <u>No identified issues with parking.</u>
<i>Review of sign standards.</i>	New master sign program in place and owner has not implemented all opportunities for signs. <u>Not an identified issue.</u>	<u>No identified issues with signs.</u>
<i>Waiver or modification of other identified standards (i.e. setbacks, architecture, landscaping, etc).</i>	<u>No identified issues with other standards.</u>	<u>No identified issues with other standards.</u>
????		

Financial Assistance:

<b>Type of Financial Assistance<sup>1</sup></b>	<b>San Dimas Station</b>	<b>Via Verde Center</b>
<i>Consulting Assistance with Marketing Vacant Spaces</i>	Previous assistance not use with any effectiveness. Vacancy rate remains high despite freeway location.	Neighborhood center with a grocery anchor limited to serving mostly the immediate neighborhood.
<i>Design Assistance with Building, Signing or Landscaping Upgrades</i>	Previous assistance not use with any effectiveness. Buildings have	Buildings have considerable deferred maintenance

	considerable deferred maintenance and owner(s) has little or no money available for upgrades unless done by tenants on a piecemeal basis.	
<i>Fee Reductions or waivers</i>	A fee has not been charged for the MCTA.	
<i>Low interest loans to Assist with any Remodelling</i>	Develop a program similar to the Downtown façade program.	Develop a program similar to the Downtown façade program
<i>Use of rebates to assist in attracting new tenants</i>	Incentive based approach where City forgoes some future revenue (i.e. sales tax) to attract interest.	Incentive based approach where City forgoes some future revenue (i.e. sales tax) to attract interest.
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1. It is important to understand that the financial resources available are limited especially with the elimination of redevelopment.

*Redevelopment of Some or all of a Site with Other Uses (such as Residential):*

Consideration of this strategy requires more evaluation but if the centers are not working as retail centers then other uses may be appropriate. There has been a lot of interest in medium to high density residential in the current market. If this is viewed as a viable strategy for either center then further community input and studies are warranted.

*Next Steps:*

After this introductory discussion it is appropriate to define next steps. It is likely each center may require a different approach especially as outward appearances are that the only commonality is that the centers are struggling and exhibit signs of growing deterioration.

Further Issue Identification??  
 Task Force??  
 Meetings with Owners??  
 Consultant Assistance??  
 Community Feedback??  
 Tenant Interaction??  
 Comprehensive Strategy Development??  
 Economic Development Program??  
 Other Ideas?



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 5, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Discussion regarding potential changes in uses, marketing and disposition of former Redevelopment Agency properties

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## **SUMMARY**

***The purpose of this item is to discuss two vacant properties of the former Redevelopment Agency. The discussion will include desire for potential changes in uses and options in marketing and disposing of the properties.***

## **BACKGROUND**

The Successor Agency recently submitted to the Department of Finance (DOF) the Oversight Board approved Long Range Property Management Plan. The recommendation for two of the properties, 334 Bonita Ave. and Bonita / Eucla is for the City to retain those properties for the purpose of marketing and disposing of them for a development that is consistent with the former Agency's plan. The reason for this recommendation is so the City can have better control of the future development of the properties.

While we are pending approval of the Plan by the DOF staff feels it would be good to have some further discussion regarding these two properties. This would be the time to consider whether there is interest in considering potential changes to the uses of both or either of these properties. We would also like to discuss options on the potential disposition process assuming the DOF approves the Plan as submitted.

Attached are sections of the Plan pertaining to each property including property descriptions and history. Both properties are zoned Creative Growth Area 2. Also enclosed is a copy of the Creative Growth Zoning for your reference.

**334 BONITA AVE**

PARCEL INFORMATION

The overall property is 4.55 acres. The Agency acquired the various parcels that make up the property from over the course of eight years from 1987 – 2005. The history of the various acquisitions is described in the chart below.

<u>PROPERTY</u>	<u>PARCELS</u>	<u>APN #</u>	<u>SIZE</u>	<u>PURCHASE PRICE/DATE</u>	<u>HAZ</u>	<u>PURCHASE NOTES</u>
Bonita/Cataract 344 Bonita						
	Grody(e) 334 W. Bonita	8386- 021-001 & 002	13,500 sq. ft.	\$480,000/1995	None Underground tanks removed, building demoed	Condemnation Reso. 111 in 1988. C & G rents on property. Condemnation Judgment in 1995 included relocation and demo.
	Hernandez 116 S. Acacia	8386- 021-904	20,255 sq. ft.	\$138,265 net of storm drain offset/1988	None Preliminary Environmental Survey in 1988	Condemnation Reso. 108 in 1988. Purchase through Settlement in 1988 included property and relocation benefits. Gross price \$157,000 with deduct of \$18,735 as owners contribution of storm drain.
	Croppers 334. W. Bonita	8386- 021-908	14,810 sq. ft.	\$224,073/1995	None Soils remediation completed in 1995.	Condemnation Reso. 110 in 1988. Final Condemnation Judgment in 1995. Significant

						issues with contamination and clean-up.
	Steuber 115. S Cataract, 133 S. Cataract, 314 W. Bonita Ave.	8386- 021-905, 906, 907	76,280 sq. ft.	\$604,825/1988	None Environmental Survey completed 1988. One business and two homes demoed.	Agreed upon purchase.
	Geraci	8386- 021-903	56,190 sq. ft.	\$335,000/1987	None	Purchased through tax lien sale.
	Texaco 304 W. Bonita Ave.	8386- 021-013	15,360 sq. ft.	\$210,000/1995	None Soils remediation completed in 2000	Condemnation Reso. 112 in 1988. Final Condemnation Judgment in 1995. Judgment included payment for property and tenant goodwill. Significant issues with contamination and clean-up.
<b>Total</b>		<b>8386- 021-913</b> Lot merger of all parcels recorded in 1995.	<b>192,520</b> sq. ft.	<b>Total Acquisition Cost \$1,992,163</b>		

Purpose of Acquisition: The Agency began to purchase the parcels in 1987 parcels for the purposes of eliminating blight conditions of the existing uses of the property and to assemble properties for future development. Some of the parcels were purchased under the threat of domain and three were acquired under court Condemnation Judgments. The Redevelopment Agency Resolutions that initiated the eminent domain process found that, "The acquisition of the property is for a public use and

improvement, for the elimination of blight and for redevelopment, in combination with adjacent and nearby properties, as a commercial project and for purposes authorized under the Redevelopment Plan for the San Dimas Redevelopment Project Area.”

Current Zoning: Specific Plan – CG Area 2 (Retail/Commercial)

Property Type: Vacant Lot

(See attached photos and description of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including. If available, any appraisal information.*

No current appraisals exist.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.*

The property is currently vacant. There is no current or potential for lease, rental or other revenues.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues. See parcel information notes on parcel specific history.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property’s potential for transit-oriented development*

The property is located adjacent to the future Gold Line light rail system. The potential for development of the property for retail/commercial transit oriented services exists consistent with the existing zoning. The City is currently seeking funds from SCAG to create a new Downtown Specific Plan to better promote sustainable transit oriented development. The property is a major entry to the existing walkable downtown.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The San Dimas General Plan designation for the property is Retail/Commercial.

The zoning designation is Specific Plan C-G Creative Growth Zone - Area 2. Pursuant to the Municipal Code; "Area 2 – Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which shall service the day-to-day living needs of nearby neighborhoods or a larger section of the city."

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

The Agency acquired the property beginning in 1987 and concluding with the final parcels in 1995. In 1989 the Agency entered into a Disposition and Development Agreement with a developer for an ice arena and commercial development. The developer terminated the Agreement in 1991 due to concerns with hazardous contamination issues with some of the properties. Over the past 20 years the Agency has marketed the property for a commercial development that would meet the objectives of the Specific Plan and former Redevelopment Plan. On several occasions the Agency entered exclusive negotiating agreements with developers but for various reasons none of them resulted in a development.

USE/DISPOSITION OF PROPERTY – *Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency intends to Retain the Property for Future Development to fulfill the objective of the former Redevelopment Agency Plan**

The Agency for years has identified this property in its Redevelopment Plan. In particular the most recently adopted Five Year Implementation Plan identified as a goal:

- The Agency will promote the development of property located on the south side of Bonita Avenue between Cataract Avenue and Acacia Street with a commercial use that is compatible with the Downtown.

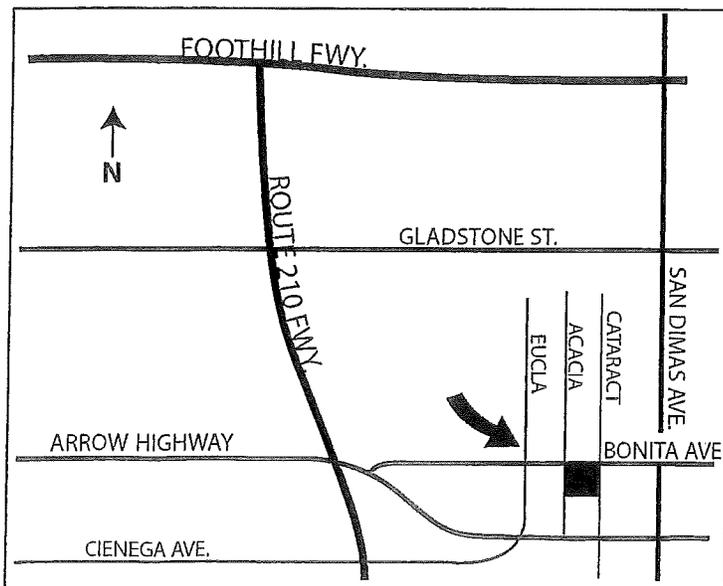
The property is in a key location at the entry point to the City's Downtown. That is why the Agency went to such an effort to eliminate the previous blighted conditions that existed on the property prior to its acquisition. The Agency also spent a great deal of money on remediating the environmental contamination issues on two of the parcels. The Successor Agency feels that the highest and best use development opportunity is for the City to retain the property to facilitate future development consistent with Specific Plan and prior Redevelopment Plan. The Plan would be for the City to actively pursue development opportunities for the property. If the City is not successful in any redevelopment effort by December 31, 2018 the Agency will report the status of the development options to the Oversight Board to consider a different disposition strategy or timetable for the property if warranted.



# DEVELOPMENT OPPORTUNITY



BONITA AVENUE

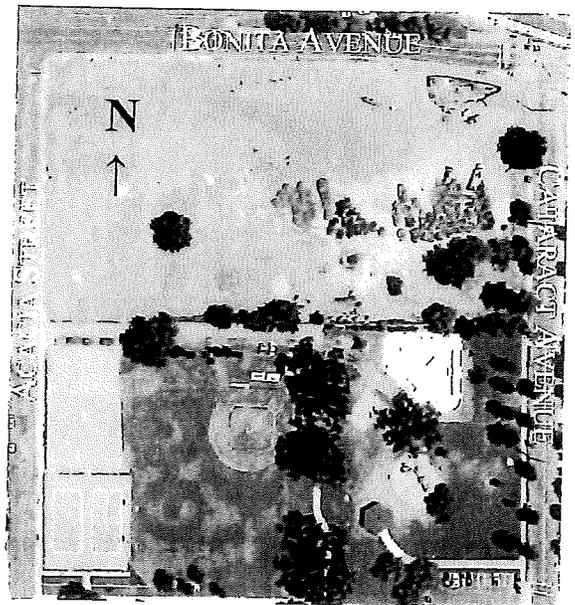
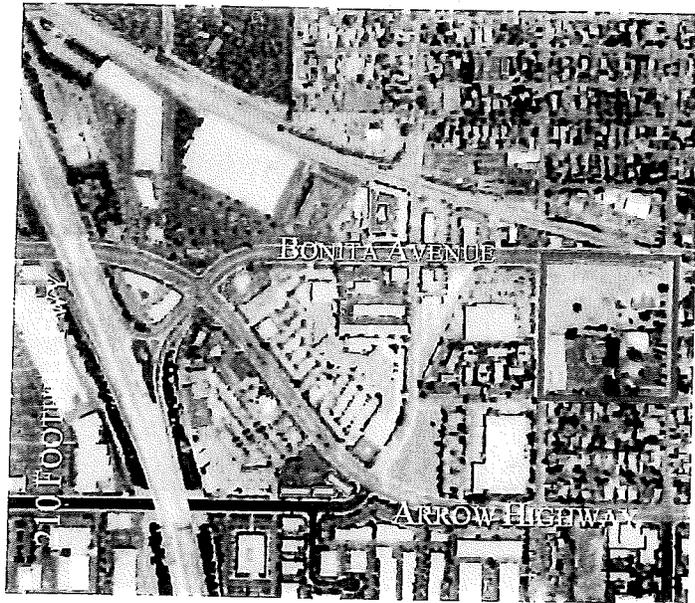
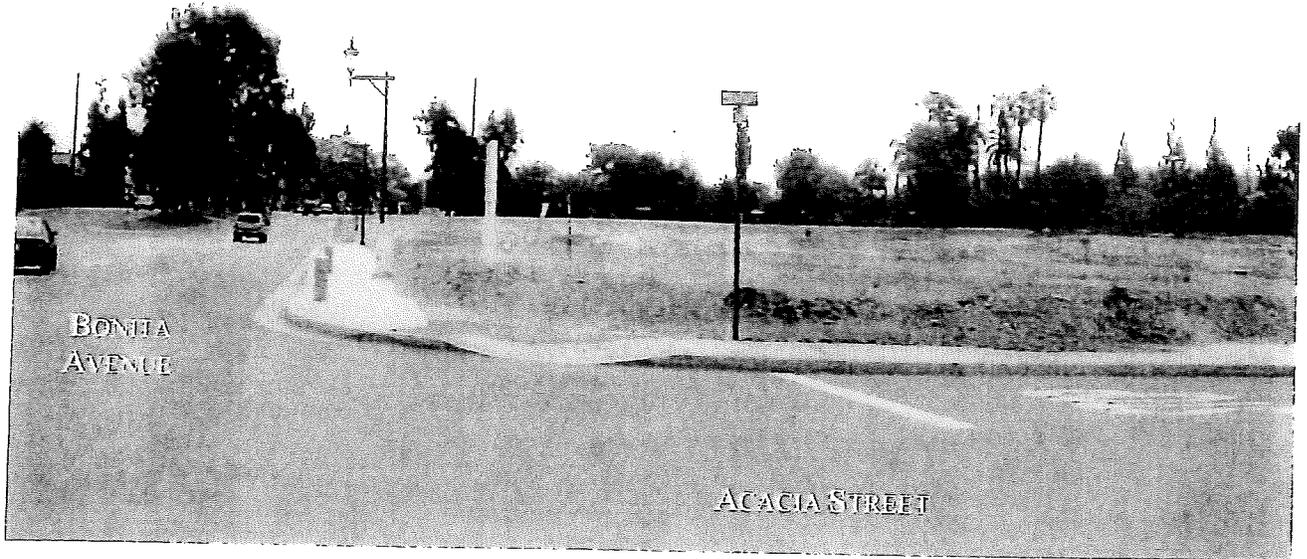


## DESCRIPTION:

- 4.55 Acre Lot at the Corner of Bonita and Cataract Avenues
- Prime Location near the 210 Fwy off Arrow Hwy Exit
- High Visibility/Open Location
- Adjacent to Pioneer Park and Chapparral Lanes Bowling Center
- Entrance to downtown area
- Great development opportunity

For more information, please contact:

Ken Duran, Assistant City Manager  
(909) 394-6214



**LOCATION:** Corner of Bonita and Cataract Avenues  
**BUILDINGS:** Open Parcel  
**UTILITIES:** Existing  
**ZONING:** CG-2 (Retail/Commercial)

**BONITA & EUCLA PROPERTY**

PARCEL INFORMATION

The overall property is comprised of four contiguous parcels.

<u>PROPERTY</u>	<u>PARCELS</u>	<u>APN #</u>	<u>SIZE</u>	<u>PURCHASE PRICE/DATE</u>	<u>HAZ</u>	<u>PURCHASE NOTES</u>
Bonita/Eucla						
	Esposito 202 - 210 S. Eucla	8386- 017-903	14,574 sq. ft.	\$198,995 / 1987	None Phase 1 Review Minor remediation when buildings were demoed	Eminent domain action commenced to remove blight and for future development. Property purchase under settlement agreement. Site contained several businesses, additional business relocation and demo costs incurred
	Meade 120-128 S. Eucla	8386- 017-900	24,769 sq.ft.	\$253,630 / 1987	None Phase 1 Review Minor remediation when buildings were demoed and site cleared	Eminent domain action commenced to remove blight and for future development. Property purchased under settlement agreement. Site contained Meade AC business. Relocation and demo costs incurred.
	Medovitch 424 Bonita Ave.	8386- 017-901	8,950 sq. ft.	\$141,304 / 1987	None Phase 1 Review	Eminent domain action commenced to

						remove blight and for future development. Property purchased under settlement agreement. Site contained Suzi's Bar. Incurred demo costs.
	Mesa 434 Bonita Ave.	8386- 017-904	11,000 sq. ft.	\$236,977 / 1988	None Remediation completed in 1990	Agreed upon purchase. Site contained San Dimas Auto Body. Demo and relocation costs incurred.
<b>Total Property</b>			<b>59,293 sq. ft.</b>	<b>\$839,906</b>		

Purpose of Acquisition: These parcels were purchased in 1987 and 1988 for the purposes of eliminating blight conditions of the existing uses of the property and to assemble properties for future development. These parcels were purchased under the threat of eminent domain. The Redevelopment Agency Resolution that initiated the eminent domain process found that, "The acquisition of the property is for a public use and improvement, for the elimination of blight and for redevelopment, in combination with adjacent and nearby properties, as a commercial center and for the purposes authorized under the Redevelopment Plan for the San Dimas Redevelopment Project Area."

Current Zoning: Specific Plan – CG Area 2.

Property Type: Vacant Lot

(See the attached aerial of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – Estimate of current value of the parcel including. If available, any appraisal information.

No current appraisals exist. Each parcel individually and the property as a whole is constrained on its development potential due to its irregular shape and its proximity to adjoining property.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.*

The property is currently vacant. There is no current or potential for lease, rental or other revenues.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues. See parcel information notes on parcel specific history.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property's potential for transit-oriented development*

The property is located in close proximity, within one block, to the future Gold Line light rail system. The potential for development of the property, in combination with adjoining property for retail transit oriented services exists, subject to City zoning provisions. The City is currently seeking funds from SCAG to create a new Downtown Specific Plan to better promote sustainable transit oriented development.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The San Dimas General Plan designation for the property is Retail/Commercial.

The zoning designation is Specific Plan C-G Creative Growth Zone - Area 2. Pursuant to the Municipal Code; "Area 2 – Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which shall service the day-to-day living needs of nearby neighborhoods or a larger section of the city."

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

The Agency acquired the property and paid for the relocation or removal of existing businesses and the demolition of structures. Over the past 25 years the Agency has undertaken several attempts to work with potential developers and adjoining property owners for a development of the property to meet the objectives of the Specific Plan and former Redevelopment Plan. Each one of those attempts required the involvement of one or both of the adjoining properties because of the significant constraint of the

irregular shape of the property. For various reasons each time the sale and development of the property was unsuccessful.

USE/DISPOSITION OF PROPERTY – *Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

**The Successor Agency intends to Retain the Property for Future Development to fulfill the objective of the former Redevelopment Agency Plan**

The property, in and of itself, is severely constrained for future development. Some of the constraints include:

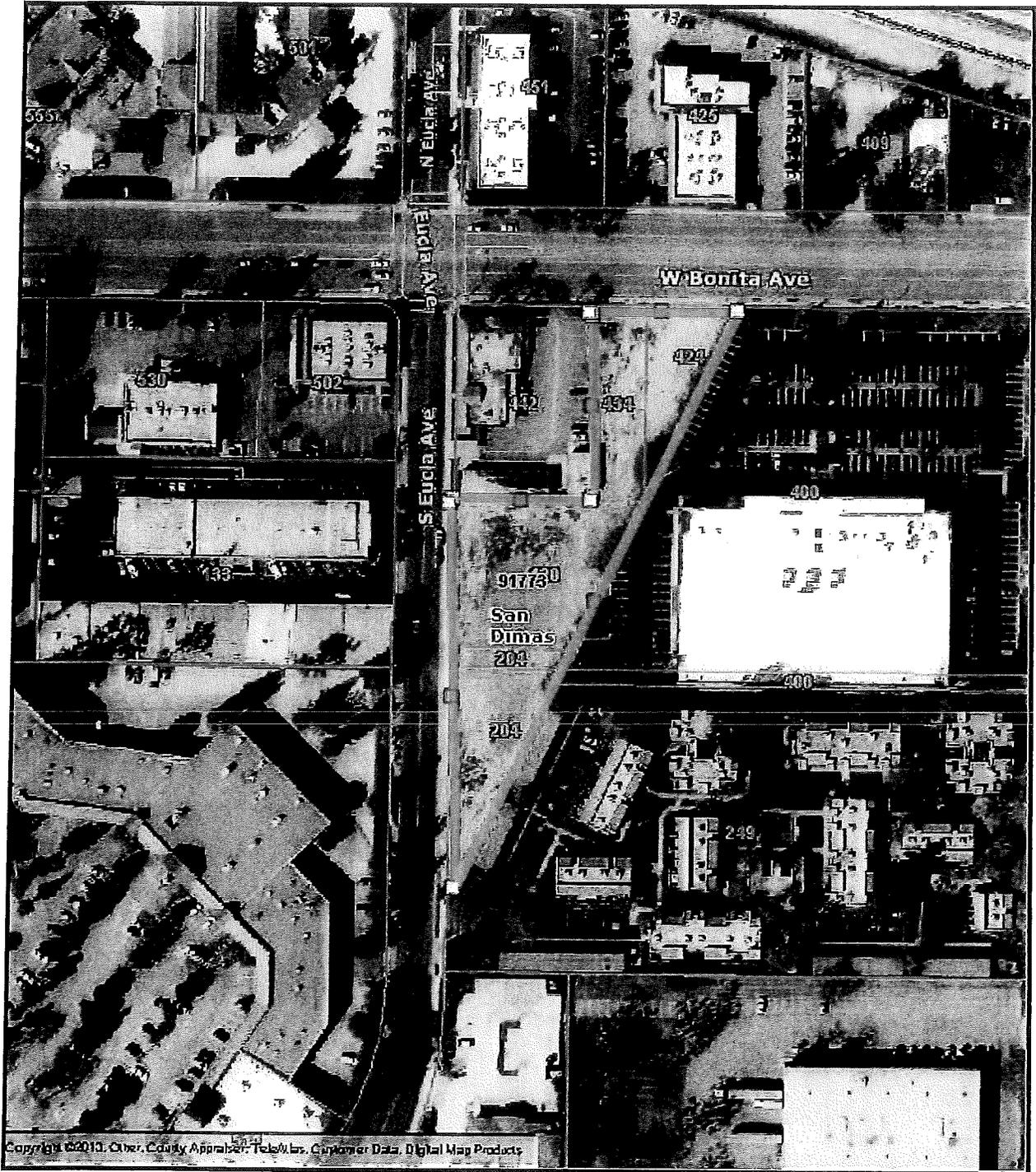
- The irregular shape of the property.
- The proximity of the property to adjacent developed property

The properties highest and best use is to be combined with one or both of the adjoining properties for an expansion of their existing use or new use. Therefore, its market value is limited

The Agency for years has identified this property in its Redevelopment Plan. In particular the most recently adopted Five Year Implementation Plan identified as a goal:

- The Agency will assist with the development of the irregularly shaped Agency owned property on Bonita Avenue and Eucla Street adjacent to the bowling alley

The property has limited, if any, resale property value due to constraints. The property was acquired by the former Redevelopment Agency to eliminate blight and for the development of a commercial center in combination with adjacent and nearby properties. Initially, the property was not needed for the specific commercial center that was developed at the time. However, since that time several attempts have been to encourage the development of the property in conjunction with the adjacent properties. The Successor Agency feels that the highest and best use development opportunity is for the City to retain the property to facilitate future development with the adjacent properties. The Plan would be for the Agency to actively pursue development opportunities with adjacent properties. If the City is not successful in any redevelopment effort by December 31, 2018 the Agency will report the status of the development options to the Oversight Board at the time to consider if a different disposition strategy or timetable for the property is warranted.



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

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

\* Prior Ordinance History: Ords. 316 and 361.

**18.140.010 Purpose.**

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

**18.140.020 Specific plan.**

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

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

**18.140.040 Plan review.**

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

**18.140.060 Additional findings.**

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

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

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

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

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

**18.140.090 Uses in specific plan areas.**

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

ted and conditionally permitted uses described in each area, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings set forth in Section 18.192.040. The determination of the director may be appealed to the development plan review board and, thereafter, the city council, pursuant to Chapter 18.212 of this title. Conditional uses shall be subject to Chapter 18.200 of this title. All uses shall be subject to the property development standards in Section 18.140.100, and shall be located only where designated on the specific plan map, which map is on file in the office of the city clerk. All uses and storage shall be conducted within a totally enclosed building with the exception of nursery stock or unless permitted as a conditional use in this zone by conditional use permit pursuant to Chapter 18.200. Uses made nonconforming by the adoption of the ordinance codified in this chapter, or any amendment thereto, may be continued in accordance with Section 18.204.170, provided that there shall be no expansion or change of an existing use that is nonconforming to another nonconforming use, and there shall be no expansion, change or alteration of any building or structure that is nonconforming on the subject property.

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

1. Permitted Uses.

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

community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212.

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

c. Uses which are directly related to the needs of freeway travelers and which are dependent on large traffic volume, including, but not limited to, restaurants, department stores, minor commercial uses related, secondary and incidental to an otherwise permitted use, and similar freeway-oriented uses which may be approved by the director of community development upon finding that they are not more obnoxious or detrimental to the public health, safety and welfare than any other permitted uses. The determination of the director of community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212.

d. Accessory game arcades up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012.

e. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 18.08.007 of this title.

2. Conditional Uses.

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

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

c. Theaters: walk-in, indoor only;

d. Hotel or motel;

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

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

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

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

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

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

### 3. Prohibited Uses.

a. Supermarkets;

b. Industrial uses;

c. Gambling facilities;

d. Residential uses;

e. Wholesaling or warehousing operations;

f. Convenience markets;

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

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

i. Other uses determined to be inconsistent with the intent and provisions of this Area 1, as determined by the director of community development, in accordance with Section 18.192.040. The determination of the director of community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212 of this title.

B. Area 2—Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which service the day-to-day-living needs of nearby neighborhoods or a larger section of the city. In

addition, it is recognized that certain parcels east of the Puddingstone Shopping Center may be suitable for medium-high density residential development, including apartments, townhouses or condominiums.

### 1. Permitted Uses.

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

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

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

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

e. Accessory game arcades up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012;

f. Wire transmission office;

g. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 18.08.007 of this title;

h. Accessory medical massage.

### 2. Conditional Uses.

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

b. Off-sale alcoholic beverages;

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

d. Automobile tire sales and service;

e. Automotive repair;

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

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

h. Motorcycle sales and services;

i. Athletic clubs and performing arts studios;

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

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

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

m. Theaters and bowling alleys;

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

o. Accessory sports massage.

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

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

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

1. Area 3—Definitions.

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

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

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

a. Mixed use/commercial office;

b. High density residential;

c. Medium density;

d. Single family.

3. Permitted Uses.

a. Sub-Area A-Downtown Mixed Use.

i. Retail commercial, office and service businesses;

ii. Eating places, including take-out service, but not including drive-through or drive-in facilities;

iii. Accessory game arcade up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012 of this title.

b. Sub-Area C-Low-Medium Density. Detached condominiums with the total number of units not to exceed forty.

c. Sub-Area D-Single Family. Up to four detached single-family residential units:

i. The minimum lot size is five thousand square feet;

ii. Maximum one story and eighteen feet in height;

iii. Maximum lot coverage is forty percent;

iv. Maximum house size (not including garage) is two thousand one hundred square feet;

v. Front yard setback, as provided in Exhibit B;

vi. The minimum side yard setback is five feet on one side and ten feet on the other.

4. Conditional Uses.

a. Sub-Area A—Mixed Use/Commercial office.

i. Condominium, apartment and other similar multifamily projects, located on the second floor and third floor of buildings when commercial/office uses are located on the first floor;

ii. Residential projects where fifty percent or more of the units are designed as live/work units;

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

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

restaurant use with a new or revised conditional use permit and subject to the provisions of Chapter 18.12 of this title;

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

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

b. Sub-Area B—High Density Residential.

i. Condominiums and townhouses;

ii. Loft residential units;

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

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

6. Area 3—Property Development Standards.

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

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

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

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

i. Required Parking.

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

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

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

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

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

ii. Parking Design.

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

(B) Tandem parking spaces may be used for a maximum of twenty percent of all required spaces within a project and shall only be permitted for units with not more than one bedroom and shall be a minimum of eleven feet wide and nineteen feet deep per space, with approval of the development plan review board.

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

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

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

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

1. Permitted Uses.

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

b. Retail and service businesses;

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

d. Accessory game arcade up to a maximum of six machines, provided that such machines are secondary and incidental to a permitted use in this zone which is also defined by Section 18.08.012;

e. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 18.08.007 of this title.

2. Conditional Uses.

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

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

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

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

3. Prohibited Uses.

a. Gambling facilities;

b. Residential uses;

- c. Convenience markets;
- d. Food markets;
- e. Office uses which are not incidental to a permitted or conditionally permitted use;
- f. Billboards and other similar off-site outdoor advertising structures;
- g. Game arcades other than accessory game arcades specifically authorized in this chapter;
- h. Other uses inconsistent with the intent and provisions of this zone, as determined by the director of community development, in accordance with Section 18.192.040. The determination of the director of community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212 of this title. (Ord. 1155 §§ 1, 2 (Exh. A) (part), 2005; Ord. 1085 § 12, 1998; Ord. 1083 § 7, 1997; Ord. 1072 § 4, 1997; Ord. 1029 § 1, 1995; Ord. 963 § 4, 1992; Ord. 911 § 9, 1990; Ord. 891 § 2, 1989; Ord. 829 § 1, 1985; Ord. 808 §§ 1, 2, 1984; Ord. 785 § 1 (part), 1983; Ord. 37 § 280.08, 1961)

**18.140.100 Property development standards.**

The following property development standards shall apply to all land and buildings in the creative growth area, except that any lot held under separate ownership or of record on the effective date of the ordinance codified in this chapter, which is substandard in dimensions may be used subject to all other standards:

- A. Lot Area. No provisions.
- B. Lot Dimensions. No provisions.
- C. Building Height.
  - 1. No building or structure erected in this zone shall exceed two stories in height except by conditional use permit;
  - 2. Exceptions.
    - a. Penthouses or roof structures for the housing or elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, flagpoles, chimneys and other similar structures may be erected above the height limits prescribed in this subsection, provided

such structures are compatible with the architectural design of the building and the surroundings.

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

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

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

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

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

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

I. Signs.

1. The provisions of Chapter 18.152 shall apply.

2. The approving authority shall find prior to the issuance of an approval of a sign or sign program that the proposed design is in conformance with the Early California village theme and good design principles with respect to:

- a. Height;
- b. Location;
- c. Size;
- d. Color;
- e. Materials;
- f. Lighting;
- g. Compatibility to structure it is identifying.
- J. Lighting.

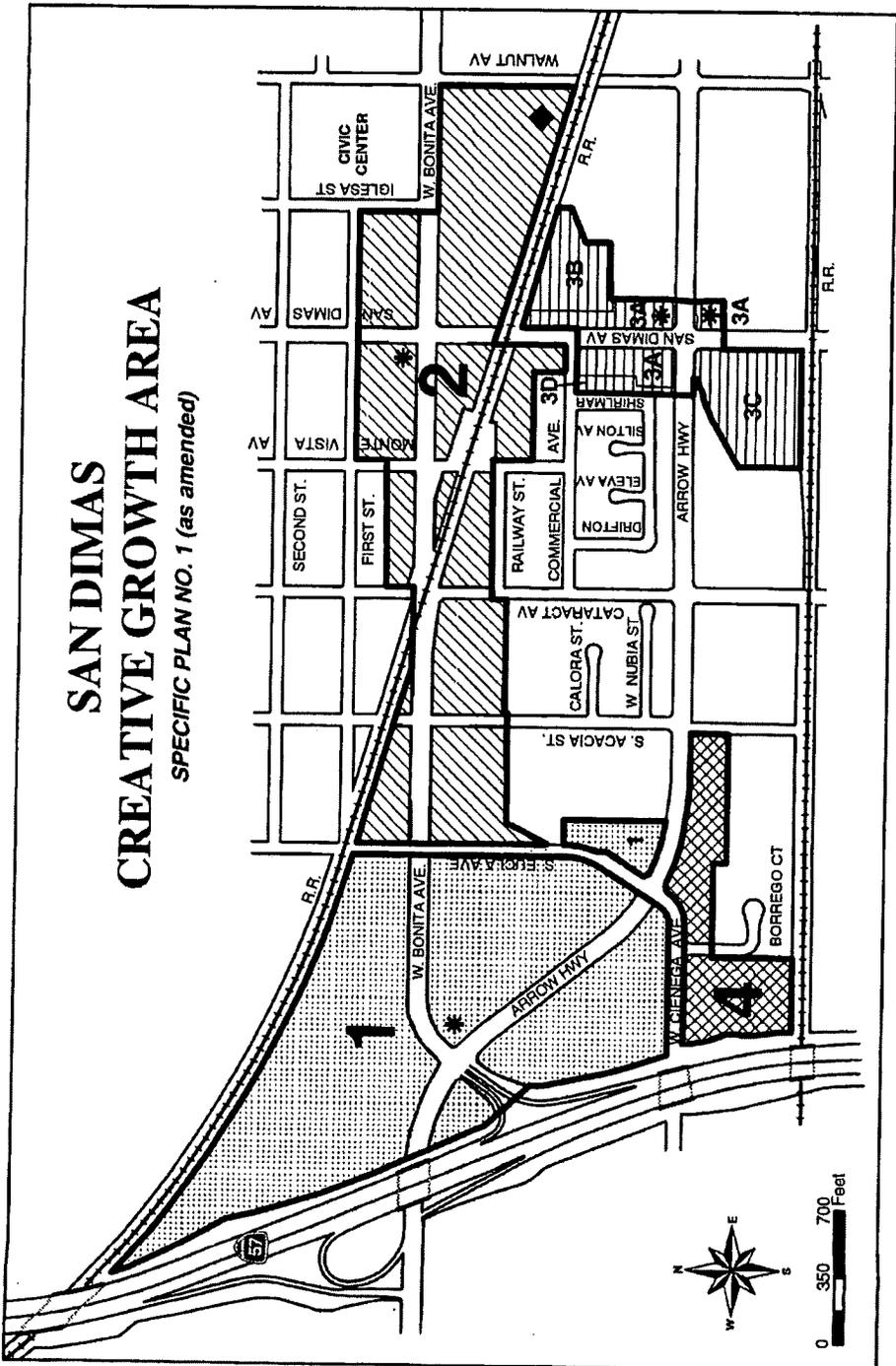
1. All exposed lighting fixtures shall be decorative and in keeping with the Early California village theme.

2. Lighting shall be so designed to reflect away from adjoining properties, streets and roads.

K. Landscaping. The review board may require landscaping in addition to required yards as follows:

1. Buffering adjoining properties;

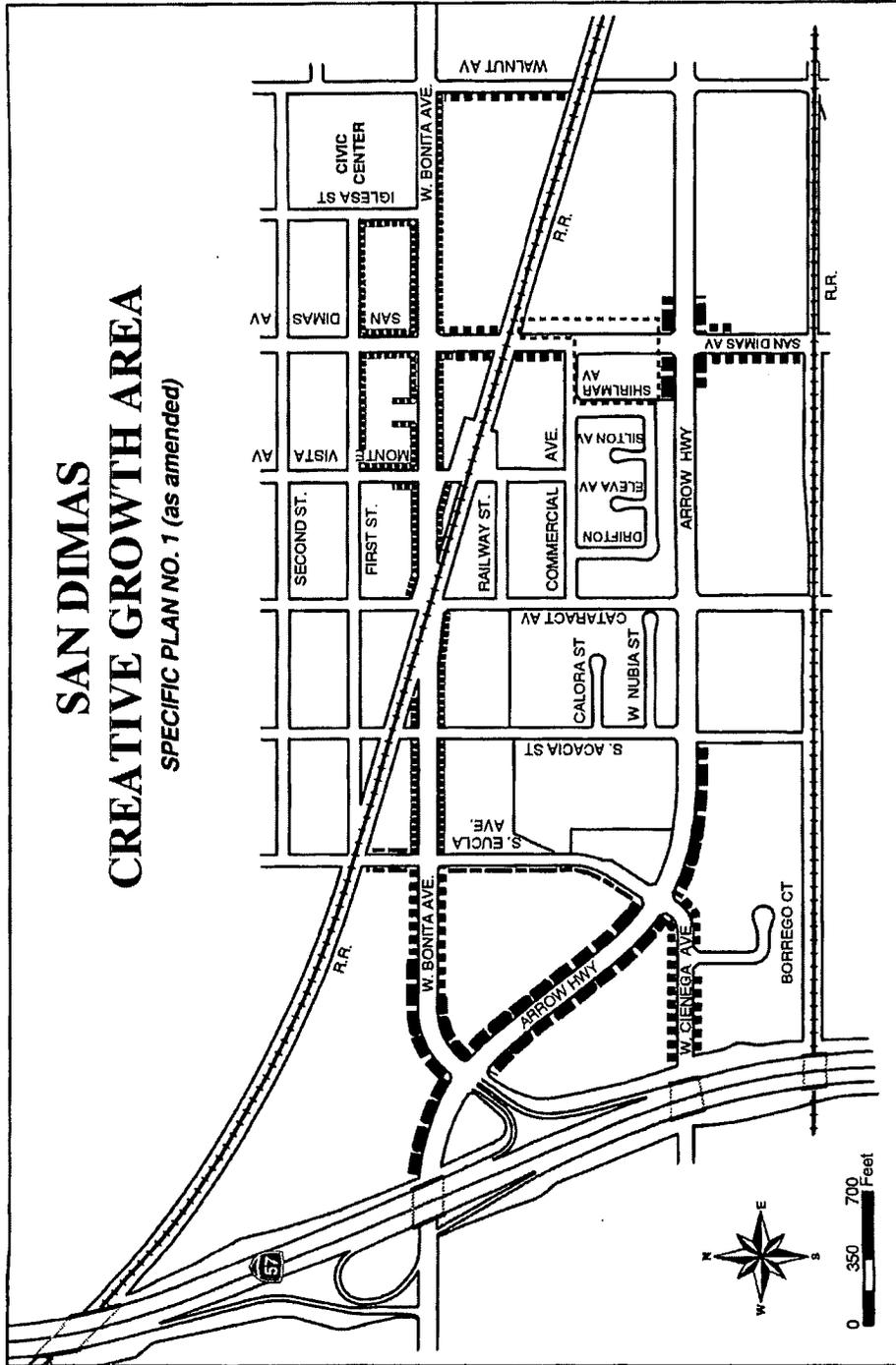
2. Complementing building designs in and adjoining parking lots. (Ord. 1005 § 1 (Exh. A, § 11), 1993; Ord. 908 § 6, 1989; Ord. 673 § 1 (part), 1979; Ord. 37 § 280.10, 1961)



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

- Creative Growth Areas**
- Area 1 - Regional Commercial
  - Area 2 - Frontier Villages
  - Area 3A - Mixed Use
  - Area 3B - High Density
  - Area 3C - Low-Medium Density
  - Area 3D - Single Family
  - Area 4 - Commercial/Light Industrial
- Service Station  
 Medium-high Density Residential

**EXHIBIT A - GROWTH AREAS**



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

**EXHIBIT B - SETBACKS**



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of October 28, 2013*

**FROM:** Blaine Michaelis, City Manager .

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Government and Public Access Television Discussion

## **BACKGROUND**

In 2009 when Time Warner was granted a State Cable Franchise their requirement to provide management of the City's Public Access Channel ceased. At that time the City explored various options to provide continued management of the station. At that time the City also made the decision to change the station from one of Public Access to a Government/Education Access channel. The attached fact sheet provides some generalized information and differences between a Public Access and Government Access channel.

In the past the Council has expressed a desire to discuss reintroduction of the public component to the access channel. In order to provide some framework we thought it would help to provide some background on the contract with the University of La Verne and current content of the channel.

Since January 2009 the City has contracted with the University of La Verne (ULV) to manage the City's government access channel, KWST. ULV took over the management of the channel in January 2009 under a one year Agreement for a total amount of \$57,226. The Agreement was renewed in 2010 and was also extended to June 30, 2011 for a pro-rated annual amount of \$66,526. In June 2011 and September 2011 the City Council approved three month extensions collectively to expire in December 31, 2011. In December 2011 the Agreement was again renewed for one year for an annual contract amount of \$70,000 and most recently a one year contract was approved for \$75,000 expiring in December 31, 2013.

The Agreement with ULV provides them to manage the complete operations of the City's Government Access channel. This includes producing programming, providing support, technical expertise and general oversight necessary to operate and maintain the channel. The Agreement requires ULV to provide the staff necessary to manage the channel and produce a specified number of programs. The staffing includes a Station Manager, Production Coordinator,

Assistant Programmer and Video Production Specialist. In total the level of paid staffing equates to 65 hours per week. In addition, ULV utilizes a number of volunteers to assist with productions, many of whom are ULV students. ULV also provides an office and production studio housed at the University. Other costs associated with the operations that are included in the Agreement include the office and studio rent, small equipment purchases, equipment maintenance, incidental supplies and music license fees. Major equipment purchases are the responsibility of the City outside of the Agreement.

The Agreement requires a specified amount of programming as follows:

*Minimum Annual Programs*

- City Council Meetings – Live broadcast on the second and fourth Tuesdays of each month at 7:00 p.m. for a duration of approximately 1.5 to 4 hours
- Ask the Mayor – Live call-in show on the second and fourth Thursdays of each month, 7:00 p.m. – 8:00 p.m.

As well as the following events:

- San Dimas Rodeo on the first weekend in October, time to be announced
- Western Days Parade on the first Saturday in October, time to be announced
- Little Miss San Dimas Pageant
- Festival of Arts Western Arts Show on the last Saturday in April, live feed from 9:00 a.m. to noon
- Wildlife Art Show
- Smudgepot Football
- Mayor's Annual State of the City Address Luncheon in January, date and time to be announced
- San Dimas Day at the Fair

In addition, other events of community interest and import will be filmed/broadcast as time and funding allow, possibly including, but not limited to, the following:

- Elementary School Choral Concerts, Winter and Spring
- Music in the Park Concerts
- Select High School Music/Theater Events
- Select High School Sporting Events

In addition to the original programming provided by the contract, ULV provides programming produced by other sources that are government or educational in nature. Some of that includes BUSD Board meetings and University of La Verne activities. The channel must maintain a minimum number of hours of daily

broadcasting to mandate that the cable operator provide use with the channel. Therefore, we need to repeat the programming numerous times to fill the time on the channel.

The channel also provides a community bulletin board which displays announcements for community events. The bulletin board runs periodically in between programming as a filler. We have struggled with maintaining the bulletin board with updated information. Frankly, we question whether or not the bulletin board is an effective way to communicate information.

The discussion item for the retreat could include, should we expand the channel to include public programming; should we shift the focus of the current programming in any fashion such as eliminating community events programs in lieu of adding other government or education programs; is maintaining the bulletin board an effective use of ULV staff time; what is the future of access channels in general. It should be noted that any increase in programming requirements, whether they be for public access or additional governmental programming will be at an added cost.

## PUBLIC ACCESS CHANNEL FACT SHEET

### Government Access Channel

- Created by local government employees, elected officials, and volunteers. The coverage focuses on services provided by local, state, and regional governments and can be used for other services including providing training to city employees or the exchange of information from local governments to other institutions.
- Franchising authorities and other governmental entities are not limited in their exercise of editorial control over governmental access channels.

### Public Access Channels

- In the case of public access, they are administered by the cable operator or by a third party designated by the franchising authority.
- Programming is developed or acquired by nonprofit community groups, neighborhood organizations, social service agencies, and individual citizens. These channels must be non-commercial.
- In regards to media access centers, where filming for public access channels usually take place the funding comes from cable franchise fees and in some cases the centers accept user donations to operate the facilities, employ including staff and trainers, operate training workshops, schedule and maintain equipment, produce programming, manage the cablecast of shows and publish promotion materials to build audiences.
- In many cases of applicable franchise agreements, local franchising authorities or cable operators may adopt on their own, non-content-based rules governing the use of PEG channels. Examples include rule adopted for allocating time among competing applicants on a reasonable basis other than the content of their programming, minimum production standards, require users to undergo training, etc.
- Public access programming is made more efficient when public access centers encourage a sense of community often times this is done by encouraging or requiring users to become part of the local programming group and in turn users tend to self-limit potentially offensive or inappropriate material. This also leads to content of programming becoming more specific to the local community.
- After programs are aired by the community producer they are kept at the access center and are usually aired again multiple times.
- Contracts between franchising authority and cable operators can spell out that cable operator provide all PEG programming on basic tier services.
- Programming that becomes offensive in nature to a reasonable audience member can be restricted to air only during late night hours but cannot be declined.
- Political speech cannot be prohibited, unless the purpose is to endorse a candidate, or speak against a candidate, during an official election period is considered to be commercial.
- Since local governments and/or Public Access channel operators are prohibited from editorial capabilities on the content of Public Access programming they are also exempt from all liabilities associated with programming content. Program providers hold all legal responsibilities regarding content.

- Lottery in which prizes are drawn and distributed to users buying in chances to win is often prohibited on public access channels but state lottery results can be broadcasted and discussed.
- Access centers prohibit material constituting libel, slander, invasion of privacy or public rights, unfair competition, violation of trademark or copyright or any material which might violate local, state or federal law is prohibited on access television.
- Some access centers require that producers be residents of the local community.
- It is also common in public access centers to sponsor programming that was produced outside of the municipality, often with a local resident or sponsor garnering the programming. Public access centers also may solicit programming that may be valuable to the community despite its origination point.
- While a cable operator cannot control nor edit entire or portions of program content a franchise agreement may specify that obscene or otherwise constitutionally unprotected material may not be shown or may be shown only subject to conditions. According the Federal Communications Commissions, cable operators may refuse to transmit material that they believe contains obscenity.
- In some but usually rare cases a criticism of public access operation is that they are difficult to support and to partner with, in part because they often lack stable leadership and staffing. Since they are ran mainly by volunteers, in keeping with the spirit of public access and also out of financial necessity.
- Public Access Television User Breakdown For Public access, religious programming counts as the highest single amount of programming at over twenty-two percent (22%) while educational, special interest and community awareness programming constitute over fifty two percent (52%) of all programming.
- The City of Duarte operates a public access channel. The media center is located within the city and operated by one part-time studio manager. The public access channel itself is managed by a volunteer board of directors.



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 5, 2013*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Ken Duran, Assistant City Manager

**SUBJECT:** Preview of the San Dimas On-line Pet Finder Registry

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## **SUMMARY**

The City of San Dimas has created a free online lost and found pet registry where residents can register all lost, stolen and found pets. The purpose of this service is to provide an additional tool for San Dimas residents to reunite lost or found pets with their owners.

## **BACKGROUND**

Last year it was suggested by the City Council that the City explore a service where residents with lost or found pets can either submit or match missing pet data on our web site to reunite pet owners with their lost pets.

Staff researched all current services available to the San Dimas community when a pet is missing or found. The Inland Valley Humane Society provides pet registration and maintains binders of lost and found pet flyers. Residents can also utilize pet store bulletin boards to post and review submitted information. These two services require physical posting and rely on the chance that the person losing and finding the pet will see the same posting. Various independent on-line registries are available and some charge a fee for a posting. Other one-line registries explored included lostpetsla.com that allows individuals to submit and view missing or found pet postings in the Los Angeles area. After sharing this information with the Council staff was directed to create an on-line lost and found pet registry for the web site.

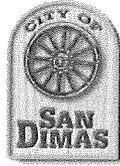
Working with the City's web consultant we have developed the Pet Finder module for the web site. The service provides the residents of San Dimas with

an additional tool to existing lost and found pet services to aide in returning lost pets to their families. The Pet Finder application is easy and convenient to use. Individuals can go to our web site and submit information for a lost or found pet, by filing out a form based listing. The form will be submitted and once reviewed and approved by a staff member will be posted to the site. Staff approval is required to maintain the integrity of the site. Visitors to the site can view the listings that have been posted. If someone finds a pet listed on the site they can make a contact with the pet owner. Those who post on the site have the option to include their contact information to be contacted directly or that information can remain confidential, in which case the contact will be made through City staff.

Administration and maintenance of the site will be handled by existing city staff. The review and posting of submissions is an easy process, however, depending on the day and time of the posting it may take up to 2 days to post if submitted on a weekend.

The addition of this feature is an extra method for pet owners to advertise their lost or found pet. We will always continue to encourage residents to register their pets and report lost pets with the Inland Valley Humane Society as well as the benefits of micro chipping pets.

Staff is anticipating launching the site in late November after some more fine tuning. We feel that the key to the success of the site will be informing the community that the site is available. We plan on coordinating several methods of promoting the site with its launch, including press releases, article in the winter newsletter, City web site and information through the Humane Society



## Lost and Found Pets

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**Lost and Found Pets** is a free community service of the City of San Dimas. Browse the listings below. The most recent listings appear on top. Use the links provided to contact the person who placed the listing.

**To place a new listing, click the button below.** New listings are typically published within 1-2 business days, subject to staff approval. Listings remain published for 45 days, after which you will need to submit the listing again.

[List a Lost or Found Pet](#)

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### Found! Gentle Female Terrier Mix (test listing)



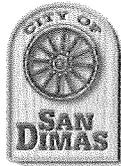
**Monday, September 23.** This little girl was wandering around the Vons parking lot close to midnight on Wednesday. We looked around for a possible owner but couldn't find anybody. She is very gentle, weighs maybe 30 lbs, no tags.

**Contact the person who placed this listing**

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### Lost! Bonnie the Bashful Basset (test listing)

**Monday, September 23.** Where could she have gone? Bonnie, our bashful basset hound was playing in our back



## List a Lost or Found Pet

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Lost and Found Pets is a free community service of the City of San Dimas. To see pets that are currently listed on our website, click the "View Current Listings" button below. Use the form below to place a new listing.

[View Current Listings](#)

### Instructions for Listing a Lost or Found Pet

**Your Email Address.** You are required to submit your email address so that someone can contact you through this website. Your email address will not be visible to the public.

**Lost or Found.** Indicate whether you are reporting a pet as lost or found.

**Headline.** Include the pet's name (if known), the type of pet (dog, cat, bird, etc.) and a few descriptive words. For example: "Princess, small female Siamese cat."

**Details.** You can include whatever you think would be most helpful. Consider including:

- when and where the pet was lost or found
- whether the pet is male or female
- any special identifying traits or markings
- the pet's approx. size, weight and age
- any distinctive behaviors

- any special precautions (scratching, biting, etc.)

You can optionally include your name, address and phone number, if you think it will be helpful, but you are not required to do so.

**Upload Photo.** We suggest that you upload a photo of the pet from you computer, but it is not required.

**Submit Listing.** When you have finished entering your listing, review it carefully for accuracy. Then click the "Submit Your Listing" button.

Listings are typically published in 1-2 business days, subject to staff approval. Listings remain published for 45 days, after which you will need to submit the listing again.

## Fill Out the Form Below to Place Your Listing

**Your Name (required)** This will NOT be published on the website.

**Your Email Address**

**(required)** This will NOT be published on the website.

**Your Phone (optional)** This will NOT be published on the website.

This listing is for a  **Lost Pet**  **Found Pet**

**(required)**

**Headline**

**(required)** Example: Friendly Boxer Puppy (maximum 80 characters)

**Details (required)**

Example: 6 month old female boxer puppy. Last seen in Lowe's parking lot. If you find her, please call 909-888-7777. (maximum 500 characters)