



**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY, JANUARY 14, 2014, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVE.**

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**CITY COUNCIL:**

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

**1. CALL TO ORDER AND FLAG SALUTE**

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

a. Members of the Audience

**3. CONSENT CALENDAR**

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

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

**RESOLUTION NO. 2014 - 01** , A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF DECEMBER 2013 AND JANUARY 2014.

b. Approval of minutes for the City Council Meeting of November 26, 2013 and City Council Meeting of December 10, 2013

c. Approve a 5 year renewal of the Municipal Law Enforcement Services Agreement with the County of Los Angeles for Public Safety services provided by the Los Angeles County Sheriff's Department

d. San Gabriel Valley Council of Governments Update: Valley Voice Article – San Gabriel Valley Energy Wise Partnership Recognition

END OF CONSENT CALENDAR

#### 4. PUBLIC HEARING

- a. **CONSIDERATION OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-12, CONDITIONAL USE PERMIT 13-01, AND PRECISE PLAN 13-01** – A request to construct and operate an approximately 10,000 square foot single-story medical inpatient facility and approximately 2,400-square foot single-story outpatient facility for physical, speech, and occupational therapy on a vacant site of approximately 1.8 acres at 1136 and 1148 W. Puente Street, near the intersection of Puente Street and Via Verde in the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway Overlay (SHO) (APN's 8448-020-069 and 8448-020-070). The Development Plan Review Board (DPRB) and Precise Plan (PP) applications are required for the architecture, design, and development of the site. A Conditional Use Permit (CUP) application is required for the use of the medical inpatient facility (congregate living health facility), elimination of walls and use of openwork fencing, and a reduction of the required parking by seven spaces

1) **RESOLUTION NO. 2014-02**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 13- 01, A REQUEST TO OPERATE A MEDICAL INPATIENT FACILITY (CONGREGATE LIVING HEALTH FACILITY) WITH A MAXIMUM OF 15 PATIENTS, TO ELIMINATE SOLID MASONRY WALLS AT A ZONE BOUNDARY, AND TO WAIVE 7 PARKING SPACES AT 1136 & 1148 W. PUENTE STREET (APN's 8448-020-069 and 8448-020-070)

2) **RESOLUTION NO. 2014-03**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN 13-01, A REQUEST FOR DEVELOPMENT WITHIN THE SCENIC HIGHWAY OVERLAY AT 1136 & 1148 W. PUENTE STREET (APN's 8448-020-069 and 8448-020-070)

#### 5. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)
- b. City Manager
- c. City Attorney
- d. Members of the City Council
- 1) Councilmembers' report on meetings attended at the expense of the local agency.
- 2) Individual Members' comments and updates.

#### 6. ADJOURNMENT

The next meeting is January 28, 2014, 7:00 p.m.

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

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

**POSTING STATEMENT:** ON JANUARY 10, 2014, 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); VONS SHOPPING CENTER (Puente/Via Verde) AND THE CITY'S WEBSITE AT [www.cityofsandimas.com/minutes.cfm](http://www.cityofsandimas.com/minutes.cfm).

**RESOLUTION NO 2014-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTHS OF  
DECEMBER 2013 AND JANUARY 2014**

WHEREAS, the following listed demands have been audited by the Director of Finance;  
and

WHEREAS, the Director of Finance has certified as to the availability of funds for  
payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for  
approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Dimas  
does hereby approve Prepaid Warrant Register: 12/31/13; (24036 - 24091) in the amount of  
\$450,395.78 and Warrant Register: 12/30/13; (146382 – 146513) in the amount of \$830,036.48  
and Warrant Register: 01/15/2014; (14514 – 146653) in the amount of \$386,668.49.

PASSED, APPROVED AND ADOPTED THIS 14<sup>TH</sup> DAY OF JANUARY 2014.

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

ATTEST:

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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 January 14, 2014 by the following  
vote:

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

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Debra Black, Deputy City Clerk

ACS FINANCIAL SYSTEM  
12/20/2013 09:08:02

GL050S-V07.23 CITY OF SAN DIMAS  
GL540R COVERPAGE

Disbursement Journal

Report Selection:

RUN GROUP... 123013 COMMENT... 12/30/13WARRANT REGISTER  
DATA-JE-ID DATA COMMENT  
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D-12302013-653 12/30/13WARRANT REGISTER

Run Instructions: Copies Form Printer Hold Space LPI Lines CPI CP SP  
Job Banner 01 #SID P4 N 8 068 10

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146382	12/30/13	ALBERTSON'S	121.80		21057		N D 001.4420.013.003
146382	12/30/13	ALBERTSON'S	11.66		21057		N D 001.4420.013.003
			133.46	*CHECK	TOTAL		
146383	12/30/13	AMERINATIONAL COMM.	27.95		13-02242		N D 001.214.020
146383	12/30/13	AMERINATIONAL COMM.	27.95		13-02393		N D 001.214.020
			55.90	*CHECK	TOTAL		
146384	12/30/13	AMERIPRIDE UNIFORM	10.50		1400708672		N D 001.4311.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	10.50		1400714590		N D 001.4311.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	14.80		1400719876		N D 001.4344.031.000
146384	12/30/13	AMERIPRIDE UNIFORM	31.10		1400719876		N D 001.4344.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	1.50		1400719879		N D 001.4311.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	19.50		1400719880		N D 001.4311.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	19.50		1400719881		N D 001.4344.031.000
146384	12/30/13	AMERIPRIDE UNIFORM	4.80		1400725310		N D 001.4344.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	31.10		1400725311		N D 001.4344.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	22.50		1400725311		N D 001.4311.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	19.50		1400725313		N D 001.4311.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	19.50		1400725314		N D 001.4311.029.000
146384	12/30/13	AMERIPRIDE UNIFORM	257.40	*CHECK	TOTAL		N D 001.4344.029.000
146385	12/30/13	ARAMARK REFRESHMENT	10288		1203929		N D 001.4190.033.000
146386	12/30/13	BERGQUIST-DEVOE/CARL	12441				M D 001.4420.020.000
146387	12/30/13	BONITA UNIFIED SCH D	11210		2001		N D 001.4420.034.010
146388	12/30/13	BOOMERANG BLUEPRINT	11212		274519		N D 001.4310.033.000
146389	12/30/13	BOYS & GIRLS CLUB	11215		2674		N D 001.4341.020.003
146390	12/30/13	BUSINESS CARD	11930				N D 001.4190.020.000
146390	12/30/13	BUSINESS CARD	11930				N D 001.4150.431.000
146390	12/30/13	BUSINESS CARD	11930				N D 001.4150.021.000
			358.79	*CHECK	TOTAL		
146391	12/30/13	CALIFORNIA TRUCK EQU	10877		5416		N D 070.4314.039.018
146392	12/30/13	CARTEGRAPH	10898		38906		N D 001.4190.020.002
146393	12/30/13	CBeyond	12524		14242453		N D 001.4190.020.034
146393	12/30/13	CBeyond	12524		14246240		N D 001.4190.020.034
			1,486.97	*CHECK	TOTAL		
146394	12/30/13	CHARTER OAK MOBILE H	11850				N D 034.341.034
146394	12/30/13	CHARTER OAK MOBILE H	11850				N D 034.341.034
			162.00	*CHECK	TOTAL		
			320.00	*CHECK	TOTAL		
			482.00	*CHECK	TOTAL		



WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	ACCOUNT
BANK OF AMERICA										
146413	12/30/13	F & H TIRE CO	10701 FLAT REPAIR/RIGHT REAR	25.00		IN00081090		N	D	001.4342.020.001
146414	12/30/13	FEDERAL EXPRESS CORP	12358 TRANSPORTATION CHRGS	163.69		2-496-04897		N	D	001.4190.017.000
146415	12/30/13	FLEETSERV	10795 AIR REPORT/EQUIP.ID	304.80		05-1309-056		N	D	001.4342.020.001
146416	12/30/13	GALVEZ/VICTORIA	11985 ZUMBA INSTRUCTOR/DEC	190.40				M	D	001.4420.020.000
146417	12/30/13	GAS COMPANY/THE	105 017 1500 6	390.65				N	D	053.4410.022.002
146417	12/30/13	GAS COMPANY/THE	184 917 4729 3	108.94				N	D	003.4410.022.002
146417	12/30/13	GAS COMPANY/THE	111 417 3800 6	49.13				N	D	001.4342.022.002
146417	12/30/13	GAS COMPANY/THE	134 517 3300 3	46.79				N	D	001.4411.022.002
146417	12/30/13	GAS COMPANY/THE	128 217 3300 8	315.79				N	D	001.4411.022.002
146417	12/30/13	GAS COMPANY/THE	128 217 3300 8	1,931.41		*CHECK TOTAL		N	D	003.4410.015.000
146418	12/30/13	GMS ELEVATOR SERVICE	12480 ELEVATOR MAINT FOR: 1	800.00				N	D	003.4410.015.000
146418	12/30/13	GMS ELEVATOR SERVICE	12480 SERV. ORDER#6695 COMPL 2	148.00		00071916		N	D	003.4410.015.000
146419	12/30/13	GOLDDEN STATE	2099300000	30.45				N	D	001.4342.022.002
146419	12/30/13	GOLDDEN STATE	6414050000	40.60				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	2505300000	89.88				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	110974300000	128.16				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	018863000000	96.81				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	1221740268951	153.82				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	701080000000	151.56				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	786845000000	258.77				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	952930000000	66.16				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	0107164189173	27.48				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	914133000000	18.51				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	006830000000	13.71				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	438813300000	63.33				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	728848300000	20.83				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	927300000000	47.20				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	9529300000	48.48				N	D	001.444115.022.004
146419	12/30/13	GOLDDEN STATE	000000000000	0.00				N	D	001.444115.022.004



WARRANT DATE VENDOR  
BANK OF AMERICA

146420 12/30/13 GRIGOLLA & SONS INC  
146420 12/30/13 GRIGOLLA & SONS INC  
146420 12/30/13 GRIGOLLA & SONS INC

146421 12/30/13 HI-SHEEN

146422 12/30/13 HIGHPOINT INC

146423 12/30/13 HIGMAN/YOLANDA

146424 12/30/13 HOMETOWN RENTALS

146425 12/30/13 HUTCHESON/DORIS

146426 12/30/13 ICR INC.

146427 12/30/13 INLAND EMPIRE

146428 12/30/13 INLAND OFFICE PRODUCT

146429 12/30/13 INLAND VALLEY HUMANE

146430 12/30/13 JIFFY LUBE

146430 12/30/13 JIFFY LUBE

146430 12/30/13 JIFFY LUBE

146431 12/30/13 JMG SECURITY SYSTEMS

146432 12/30/13 JOHNNY ALLEN TENNIS

146433 12/30/13 JONES/BOLIVER

146434 12/30/13 KELSEO & ASSOCIATES

146435 12/30/13 KENNEDY/BRUCE

146436 12/30/13 KJ SERVICES ENVIRONM

146437 12/30/13 L.A. CO. AGRICULTURA

146438 12/30/13 L.A. COUNTY SHERIFF'

CLAIM INVOICE

PO#

F 9 S ACCOUNT

N D 002.4841.559.007

N D 002.4841.559.007

N D 012.4841.691.003

M D 001.4342.020.003

N D 001.4190.020.033

M D 001.4420.020.000

N D 001.4420.019.000

N D 001.367.002

N D 001.341.002

N D 072.4125.434.000

N D 001.4190.030.000

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
146438	12/30/13	L.A. COUNTY SHERIFF'S	6,915.83		1419228NH		N D 001.4210.020.002
146438	12/30/13	L.A. COUNTY SHERIFF'S	16,872.08		1419228NH		N D 001.4210.020.016
146438	12/30/13	L.A. COUNTY SHERIFF'S	16,874.82		1419228NH		N D 001.4210.020.014
			454,317.39	*CHECK	TOTAL		
146439	12/30/13	LAWRENCE ROLL-UP DOO	2,400.00		1317642		N D 001.4342.020.003
146440	12/30/13	LEAGUE OF CALIF CITI	12,909.60		137216		N D 001.4190.016.000
146441	12/30/13	LEPE/MAURO	65.00				M D 034.4802.015.000
146442	12/30/13	LOUD/MARK	500.00				N D 001.341.002
146443	12/30/13	LOWE'S HOME IMPROVEM	37.35		10287		N D 008.4414.033.000
146443	12/30/13	LOWE'S HOME IMPROVEM	10.36		20630		N D 008.4414.020.015
146443	12/30/13	LOWE'S HOME IMPROVEM	78.63		60554		N D 001.4430.033.000
				*CHECK	TOTAL		
146444	12/30/13	MARIPOSA LANDSCAPES	2,494.33		62135		N D 001.4414.020.004
146444	12/30/13	MARIPOSA LANDSCAPES	7,512.47		62135		N D 001.4414.020.002
146444	12/30/13	MARIPOSA LANDSCAPES	7,527.44		62135		N D 001.4414.020.001
146444	12/30/13	MARIPOSA LANDSCAPES	2,885.44		62135		N D 008.4414.020.002
146444	12/30/13	MARIPOSA LANDSCAPES	3,891.29		62135		N D 008.4414.020.002
146444	12/30/13	MARIPOSA LANDSCAPES	3,383.80		62135		N D 008.4414.020.002
146444	12/30/13	MARIPOSA LANDSCAPES	2,334.63		62135		N D 008.4414.020.015
146444	12/30/13	MARIPOSA LANDSCAPES	506.05		62135		N D 008.4414.020.002
146444	12/30/13	MARIPOSA LANDSCAPES	503.14		62135		N D 008.4414.020.002
146444	12/30/13	MARIPOSA LANDSCAPES	28,366.55		62135		N D 072.4125.455.000
				*CHECK	TOTAL		
146445	12/30/13	MARSAN TURF & IRRIGA	103.89		384792		N D 008.4414.020.016
146446	12/30/13	MATHISEN OIL COMPANY	2,691.80		12115045		N D 001.4342.011.001
146446	12/30/13	MATHISEN OIL COMPANY	1,690.43		12115046		N D 001.4342.011.001
			3,852.23	*CHECK	TOTAL		
146447	12/30/13	MC LAY SERVICES INC	105.00		6071		N D 053.4410.023.000
146448	12/30/13	MENDOZA/RICK	1,125.00		0000312		M D 110.213.148
146449	12/30/13	MITY-LITE INC	5,966.99		IN-546710		N D 001.4411.041.000
146449	12/30/13	MITY-LITE INC	6,168.72		IN-546710		N D 001.4411.041.000
				*CHECK	TOTAL		
146450	12/30/13	NEXTEL COMMUNICATION	1,335.12		656087319-144		N D 001.4190.022.003
146451	12/30/13	NKS MECHANICAL CONTR	71,737.62		334		N D 012.4412.041.001
146452	12/30/13	ONTARIO REFRIGERATIO	2,660.00		141247		N D 001.4411.015.000

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
	BANK OF AMERICA						
146453	12/30/13	ORIENTAL TRADING COM	14885		6608330111-01		N D 001.4420.013.003
146454	12/30/13	PACIFIC NATIONAL SEC	12470		200000853		N D 110.213.148
146455	12/30/13	PACIFIC PRODUCTS & S	10442		17152		N D 001.4345.033.000
146456	12/30/13	PACIFICWEST ENERGY S	10783		1316		N D 012.4412.041.001
146457	12/30/13	PERFORMANCE ALARM SY	10883		20192		N D 001.4410.033.000
146458	12/30/13	PETITE FEET DANCE &	10729				N D 001.4420.020.000
146459	12/30/13	PITNEY BOWES INC	15095		385895		N D 001.4190.019.000
146460	12/30/13	PRESTIGIOUS HOME HEA	00005				N D 001.341.002
146461	12/30/13	PRUDENTIAL OVERALL S	15632		20770065		N D 001.4430.019.000
146461	12/30/13	PRUDENTIAL OVERALL S	15632		20773338		N D 001.4430.019.000
146461	12/30/13	PRUDENTIAL OVERALL S	15632		20776618		N D 001.4430.019.000
146461	12/30/13	PRUDENTIAL OVERALL S	15632		20780054		N D 001.4430.019.000
			90.12		*CHECK TOTAL		
146462	12/30/13	Q PRESS	11124		2013249		M D 072.4120.016.000
146462	12/30/13	Q PRESS	11124		2013249		M D 001.4190.010.004
146462	12/30/13	Q PRESS	11124		2013250		M D 072.4120.016.004
146462	12/30/13	Q PRESS	11124		2013250		M D 001.4190.010.004
			10,987.16		*CHECK TOTAL		
146463	12/30/13	QUALITY CODE PUBLISH	11995		2013-415		M D 001.4120.016.000
146464	12/30/13	QUILL CORPORATION	15663		7644604		N D 001.4190.030.001
146465	12/30/13	QUINTANAR/ELIZABETH	11540				N D 001.4150.012.000
146466	12/30/13	RADIANT WATER INC	15682				N D 001.4430.019.000
146467	12/30/13	RANCHO CUCAMONGA/CIT	10826		29532		N D 001.4420.034.002
146468	12/30/13	REIMER/KATYA	10154				M D 001.4420.020.000
146469	12/30/13	RESERVE ACCOUNT	15392				N D 001.4190.017.000
146470	12/30/13	RICOH USA, INC	10812		50284528551		N D 001.4190.015.000
146470	12/30/13	RICOH USA, INC	10812		50284528553		N D 001.4190.015.000
146470	12/30/13	RICOH USA, INC	10812		50284528554		N D 001.4190.015.000
146470	12/30/13	RICOH USA, INC	10812		50284528555		N D 001.4190.015.000
			432.12		*CHECK TOTAL		
146471	12/30/13	RIGHT OF WAY INC	12433		12129		N D 001.4345.033.000

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146472	12/30/13	RKA CONSULTING GROUP	OCT-DEVEL.PLAN CK ENG	458.50		21854		N D 001.4341.024.002
146472	12/30/13	RKA CONSULTING GROUP	OCT-DEVEL.PLAN CK ENG	286.00		21854		N D 001.4311.020.001
146472	12/30/13	RKA CONSULTING GROUP	OCT.PLAN CK/ENGINEER	174.00		21854		N D 001.4308.020.002
146472	12/30/13	RKA CONSULTING GROUP	OCT.DEVEL.PLAN CK.E	1,661.75		21914		N D 012.4841.929.003
			*CHECK TOTAL	2,750.25				
146473	12/30/13	SAN DIMAS CHAMBER OF	PROMOTIONAL SERV.JA	3,750.00				N D 001.4190.010.003
146474	12/30/13	SAN DIMAS COMMUNITY	POLLUTION AD/COLOR	312.00		16509		M D 001.4341.024.010
146475	12/30/13	SAN DIMAS HANDWARE	POWERCENTER	9.24		325015		N D 001.4341.033.000
146475	12/30/13	SAN DIMAS HANDWARE	BOLLYE	2.09		325015		N D 001.4342.033.000
146475	12/30/13	SAN DIMAS HANDWARE	SPRAYPAINT/BLACK	4.00		325015		N D 001.4342.033.000
146475	12/30/13	SAN DIMAS HANDWARE	STAPLES	5.50		325015		N D 001.4342.033.000
146475	12/30/13	SAN DIMAS HANDWARE	STAPLES	2.50		325015		N D 001.4342.033.000
146475	12/30/13	SAN DIMAS HANDWARE	LIMEAWAY DOOR STOP	25.58		325015		N D 001.4342.033.000
146475	12/30/13	SAN DIMAS HANDWARE	CABLE TIES	15.37		325015		N D 001.4341.033.000
146475	12/30/13	SAN DIMAS HANDWARE	MASKING TAPE ZINC	16.37		325015		N D 001.4342.033.000
146475	12/30/13	SAN DIMAS HANDWARE	HOSE W/ TAP CHAIN LINK	62.77		325015		N D 001.4342.033.000
146475	12/30/13	SAN DIMAS HANDWARE	BROOM	14.33		325015		N D 001.4341.033.000
146475	12/30/13	SAN DIMAS HANDWARE	GEFCI SWAN LOCK	21.22		325015		N D 001.4341.033.000
146475	12/30/13	SAN DIMAS HANDWARE	TRAP POLY BLUE	18.42		325015		N D 001.4420.033.000
146475	12/30/13	SAN DIMAS HANDWARE	BULB RGH SER.500WATTS	226.95		325015		N D 001.4342.033.000
			*CHECK TOTAL					
146476	12/30/13	SAN GABRIEL VALLEY Y	INTERVALE SR.SERV.DEC	520.00				N D 001.4420.013.003
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 4	43.70		095154		M D 001.4342.020.001
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 62	139.58		095154		M D 001.4342.020.001
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 66	43.70		095154		M D 001.4342.020.001
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 97	43.70		095154		M D 001.4342.020.001
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 22	43.70		095154		M D 001.4342.020.001
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 23	187.52		095154		M D 001.4342.020.001
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 28	43.70		095154		M D 001.4342.020.001
146477	12/30/13	SANDERS AUTO	SMOG CHECK UNIT # 28	728.88		095154		M D 001.4342.020.001
			*CHECK TOTAL					
146478	12/30/13	SATA LAWNMOWER SHOP	2 SPARK PLUGS	55.79		2338		M D 001.4342.020.001
146479	12/30/13	SCHEELE/JOHN	TOOL SUPPLIES/PARTS	417.39		1581		M D 001.4342.033.000
146480	12/30/13	SIECKE/WARREN C	NOV-TRAFFIC ENGINEE	2,232.50		6191		M D 001.4345.020.001
146481	12/30/13	SMART & FINAL	HOLIDAY PARTY SUPPLIES	81.32		169450		N D 001.4420.033.000
146481	12/30/13	SMART & FINAL	SNACK BAR SUPPLIES	183.05		170016		N D 110.213.735
			*CHECK TOTAL	264.44				
146482	12/30/13	SOUTHEAST CONSTR PRO	12"FLAT STEEL CURB STA	45.78		820702-1		N D 001.4342.033.000
146482	12/30/13	SOUTHEAST CONSTR PRO	1 LB BOX/IRON OXIDE CAS	6.59		822698-1		N D 001.4342.033.000



WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146495	12/30/13	USC FCCHR	120.00		10654		N D 001.4414.016.000
146496	12/30/13	VALLEY TROPHY	152.60		20106		M D 001.4420.034.003
146497	12/30/13	VERIZON	49.99				N D 001.4190.020.034
146498	12/30/13	VERIZON CALIFORNIA	44.42				N D 001.4410.022.003
146498	12/30/13	VERIZON CALIFORNIA	46.18				N D 001.4410.022.003
146498	12/30/13	VERIZON CALIFORNIA	176.22				N D 001.4430.022.003
146498	12/30/13	VERIZON CALIFORNIA	45.52				N D 001.4412.022.003
146498	12/30/13	VERIZON CALIFORNIA	49.95				N D 001.4190.020.034
146498	12/30/13	VERIZON CALIFORNIA	48.24				N D 008.4414.022.003
146498	12/30/13	VERIZON CALIFORNIA	102.00				N D 001.4411.022.003
146498	12/30/13	VERIZON CALIFORNIA	512.53				N D 001.4420.020.000
146499	12/30/13	VERTICAL ART DANCE	210.00				N D 001.4342.011.000
146500	12/30/13	VISTA PAINT CORPORAT	69.04		2013-145783-00		M D 001.4420.020.000
146501	12/30/13	WALCZAK/BEVERLY	592.80				M D 001.4420.020.000
146502	12/30/13	WALCZAK/JEROME	592.80				M D 001.4420.020.000
146503	12/30/13	WALTERS WHOLESAL E	102.53		2377759-00		N D 008.4414.033.000
146504	12/30/13	WATERLINE TECHNOLOGI	300.32		5257808		N D 001.4430.033.000
146505	12/30/13	WCHS DANCE-DRILL BOO	675.00				N D 110.213.148
146506	12/30/13	WEST COAST ARBORISTS	14,482.15		92881		N D 008.4415.020.008
146506	12/30/13	WEST COAST ARBORISTS	487.90		92881		N D 012.4841.650.001
146507	12/30/13	WESTERN ENVIRONMENTA	400.00		19165		N D 001.4341.028.000
146508	12/30/13	WILKINSON/JOANN	57.00				N D 001.367.002
146509	12/30/13	WKE INC	6,627.69		20		N D 012.210.001
146510	12/30/13	WOLFINBARGER INC/ O.	1,055.12		108753		N D 008.4414.020.012
146511	12/30/13	XEROX CORPORATION	38.00		701701885		N D 001.4190.015.000
146511	12/30/13	XEROX CORPORATION	1,193.83		701701885		N D 001.4190.015.000
146511	12/30/13	XEROX CORPORATION	1,150.18		701701885		N D 001.4190.015.000
146511	12/30/13	XEROX CORPORATION	1,382.01				N D 001.4190.015.000
146512	12/30/13	ZAILO/ROBERT W	85.68				M D 001.4420.020.000
146513	12/30/13	10-8 RETROFIT	50.09		9925		N D 001.4342.011.000
		TOTAL	830,036.48				

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REPORT TOTALS:

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DESCRIPTION AMOUNT CLAIM INVOICE  
830,036.48

RECORDS PRINTED - 000339

FUND RECAP:  
 FUND DESCRIPTION  
 001 GENERAL FUND  
 002 STATE GAS TAX  
 003 WALKER HOUSE LLC FUND  
 007 CITY WIDE LIGHTING DISTRICT  
 008 LANDSCAPE PARCEL TAX  
 012 INFRASTRUCTURE REPLACEMENT  
 020 COMMUNITY PARK DEVELOPMENT  
 027 CIVIC CENTER PARKING 2-1-12  
 034 HOUSING AUTHORITY & OPERATIO  
 053 GOLF COURSE MAINTENANCE  
 070 EQUIPMENT REPLACEMENT  
 071 AIR QUALITY MANAGEMENT DIST  
 072 PROP A LOCAL TRANSPORTATION  
 110 TRUST AND AGENCY  
 TOTAL ALL FUNDS

DISBURSEMENTS  
 571,670.34  
 34,951.65  
 46,091.02  
 44,173.19  
 46,032.74  
 110,054.96  
 112,437.34  
 910.00  
 495.65  
 5,825.00  
 4,327.00  
 4,406.49  
 2,055.05  
 830,036.48

BANK RECAP:  
 BANK NAME  
 CHEK BANK OF AMERICA  
 TOTAL ALL BANKS

DISBURSEMENTS  
 830,036.48  
 830,036.48

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT

PO#

CLAIM INVOICE

AMOUNT

DESCRIPTION

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
24036	12/31/13	CPRS DISTRICT 13	DISTRICT LUNCHEON 12/3	175.00				M 001.4420.021.000
24036	12/31/13	CPRS DISTRICT 13	DISTRICT LUNCHEON 12/3	22.00				N M 001.4410.021.000
24036	12/31/13	CPRS DISTRICT 13	DISTRICT LUNCHEON 12/3	22.00				N M 001.4415.021.000
24036	12/31/13	CPRS DISTRICT 13	DISTRICT LUNCHEON 12/3	22.00				N M 001.4120.021.000
24036	12/31/13	CPRS DISTRICT 13	DISTRICT LUNCHEON 12/3	275.00				N M 001.4110.021.000
24037	12/31/13	DIVISION OF STATE AR	SB 1186 FEE RPRT JUL-	181.20				N M 110.214.725
24038	12/31/13	AMERICAN ASSOC OF UN	REFUND DEP SR. CENTER	300.00				N M 001.341.002
24039	12/31/13	RODRIGUEZ/ERICA	BINGO DINNER SUPPLI	104.90				N M 001.4420.013.003
24039	12/31/13	RODRIGUEZ/ERICA	TOUR GUIDE TIB-ROSE BO	21.20				N M 072.4125.434.000
24039	12/31/13	RODRIGUEZ/ERICA	BOUQUET SALES	151.90				N M 001.4420.013.009
24040	12/31/13	RODRIGUEZ/ERICA	PETTY CSH HOLIDAY EXT	800.00				N M 001.4420.034.010
24041	12/31/13	SYCAMORE CANYON EQU	HAYRIDE SERVICES 12/7	850.00				M M 001.4420.019.000
24042	12/31/13	JOLLY JUMPS	TRACKLESS TRAIN/CONDU	995.00		120713SDPR		N M 001.4420.019.000
24043	12/31/13	PARTY PONIES & FRIEN	PONY RIDES 12/7/13	650.00				M M 110.213.735
24044	12/31/13	CATLETT/WILLIAM MATT	SANTA CLAUSE 12/7/13	200.00				M M 001.4420.020.000
24045	12/31/13	SAN DIMAS PAYROLL/CI	P/E 12/7/13	121,662.86				N M 001.110.004
24046	12/31/13	CA-STATE DISBURSEMEN	EMP DED P/E 12/7/13	567.69				N M 001.210.004
24047	12/31/13	SAN DIMAS EMPLOYEES	SDEA DUES DEC/13	364.00				N M 001.210.004
24048	12/31/13	FRANCHISE TAX BOARD	WITHHOLDING P/E 12/7/	225.62				N M 001.210.004
24049	12/31/13	EMPLOYMENT DEVELOPME	SIT P/E 12/7/13	8,116.10				N M 001.210.004
24050	12/31/13	NATIONWIDE RETIREMNT	EMP DED 12/7/13	8,380.81				N M 001.210.004
24050	12/31/13	NATIONWIDE RETIREMNT	CITY PORTION P/E 12	1,533.72				N M 001.210.004
24051	12/31/13	LINCOLN NATIONAL LIF	EMP DED 12/7/13	596.88				N M 001.210.004
24051	12/31/13	LINCOLN NATIONAL LIF	CITY PORTION P/E 12/7	1,124.66				N M 001.212.001
24052	12/31/13	U.S. BANK	EMP DED P/E 12/7/13	629.20				N M 001.210.014
24052	12/31/13	U.S. BANK	CITY PORTION P/E 12/7	761.14				N M 001.212.014
24053	12/31/13	VANTAGEPOINT TRANSFE	EMP DED P/E 12/7/13	1,065.25				N M 001.210.004
			*CHECK TOTAL					
			*CHECK TOTAL					
			*CHECK TOTAL					

WARRANT DATE VENDOR  
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PO# F 9 S ACCOUNT

CLAIM INVOICE

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
24054	12/31/13 WAGE WORKS INC					
24054	12/31/13 WAGE WORKS INC					
24055	12/31/13 PERS RETIREMENT CONT					
24055	12/31/13 PERS RETIREMENT CONT					
24055	12/31/13 PERS RETIREMENT CONT					
24055	12/31/13 PERS RETIREMENT CONT					
24055	12/31/13 PERS RETIREMENT CONT					
24055	12/31/13 PERS RETIREMENT CONT					
24055	12/31/13 PERS RETIREMENT CONT					
24056	12/31/13 OTERO/IRENE					
24057	12/31/13 SAGE/STEVE					
24058	12/31/13 LOVELACE/BRENT					
24059	12/31/13 MACKENZIE/CHRIS					
24060	12/31/13 AWARDS BY CHAMPION					
24061	12/31/13 WYNMAN/PAUL					
24062	12/31/13 CHAPMAN/SYLVIA					
24063	12/31/13 SAN GABRIEL VALLEY C					
24064	12/31/13 BLACK/DEBRA					
24065	12/31/13 STEVENS/LARRY					
24066	12/31/13 MICHAELIS/BLAINE					
24067	12/31/13 STEVENS/LARRY					
24068	12/31/13 VALDIVIA/STEVEN					
24069	12/31/13 L.A. COUNTY CLERK					
24070	12/31/13 BRUNS/THERESA					
24070	12/31/13 BRUNS/THERESA					
24070	12/31/13 BRUNS/THERESA					
24071	12/31/13 PARTIES UNLIMITED					
10677	UNREIMB MED P/E 12/7/13		662.52			
10677	DEP CARE P/E 12/7/13		41.27			
			704.20			
156339	EMP 3% P/E 12/7/13		5,407.25			
156339	EMP 4% P/E 12/7/13		7,309.71			
156339	CITY 14.194% P/E 12/7/13		26,922.03			
156339	SURVIVOR P/E 12/7/13		48.87			
156339	PAYBACK P/E 12/7/13		48.45			
156339	OPTIIONAL BEN P/E 12/7/13		272.61			
156339	EMP 6.25% P/E 12/7/13		271.84			
156339	CITY 6.25% P/E 12/7/13		40,207.12			
.00002	UNIFORM		65.04			
.00003	REIMB UNIFORM & BAG		266.98			
12101	REIMB UNIFORM & BATTER		42.77			
10102	CHRISTMAS PIZZA EVENT		500.00			
10900	NATIONAL NIGHT OUT AWA		152.60			
12012	REIMB VOLUNTEER CONF.		25.00			
12071	REIMB VOLUNTEER CONF.		25.00			
12559	SGVCM FUNCTION 12/18/		120.00			
10797	TRVL & MILAGE 12/3-12		264.26			
10307	MILEAGE & REG REIMB		135.26			
10179	REIMB FOR P.S MEAL		366.98			
10307	REIM MTR0/MEALS UCLA		175.63			
12134	RMB TRAVEL/MEALS 12/4		180.65			
10540	NOD FILING/CITY CLERK		75.00			
10195	THNKSGIVING PARTY SUPP		38.25			
10195	HOLIDAY EXTRAV SUPP		21.78			
10195	PLANT/CITY HALL PLANTE		125.63			
15032	CHRISTMAS DINNER 12/20		793.52			

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WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
24072	12/31/13 HOPE UNIVERSITY	10903 CHRISTMAS DINNER 12/20	150.00			N M 001.4420.013.003
24073	12/31/13 CPRS AGING SECTION	12466 REG. CPRS 10/16/13	25.00			N M 001.4420.021.000
24074	12/31/13 MYFLEETCENTER.COM	12278 OIL CHANGE UNIT #33	48.68	18006		N M 001.4342.020.001
24074	12/31/13 MYFLEETCENTER.COM	12278 OIL CHANGE UNIT #3	70.93	51328		N M 001.4342.020.001
24074	12/31/13 MYFLEETCENTER.COM	12278 OIL CHANGE UNIT #1	167.83	51340		N M 001.4342.020.001
				*CHECK TOTAL		
24075	12/31/13 SAN DIMAS PAYROLL/CI	16050 P/E 12/21/13	125,792.27			N M 001.110.004
24076	12/31/13 AFLAC BENEFIT SERVIC	11077 CANCER DEC/13	651.70			N M 001.210.004
24076	12/31/13 AFLAC BENEFIT SERVIC	11077 SPECIAL EVENT DEC/13	222.32			N M 001.210.004
24076	12/31/13 AFLAC BENEFIT SERVIC	11077 ACCIDENT INS. DEC/13	242.20			N M 001.210.004
24076	12/31/13 AFLAC BENEFIT SERVIC	11077 HOSPITAL INS. DEC/13	581.24			N M 001.210.004
24076	12/31/13 AFLAC BENEFIT SERVIC	11077 VISION INS. DEC/13	1,681.16			N M 001.210.004
				*CHECK TOTAL		
24077	12/31/13 CA-STATE DISBURSEMEN	11611 EMP DED P/E 12/21/13	567.69			N M 001.210.004
24078	12/31/13 EMPLOYMENT DEVELOPME	12343 SIT P/E 12/21/13	8,071.86			N M 001.210.004
24079	12/31/13 INLAND EMPIRE UNITED	17060 EMP DED DEC/13	370.00			N M 001.210.004
24080	12/31/13 LINCOLN NATIONAL LIFE	14286 EMP DED P/E 12/21/13	596.88			N M 001.210.004
24080	12/31/13 LINCOLN NATIONAL LIFE	14286 CITY PORT. P/E 12/21/13	1,124.66			N M 001.210.004
				*CHECK TOTAL		
24081	12/31/13 NATIONWIDE RETIREMNT	14735 EMP DED P/E 12/21/13	380.81			N M 001.210.004
24081	12/31/13 NATIONWIDE RETIREMNT	14735 CITY PORT. P/E 12/21/13	8,153.97			N M 001.210.004
				*CHECK TOTAL		
24082	12/31/13 PERS RETIREMENT CONT	15639 EMP 3% P/E 12/21/13	5,349.96			N M 001.210.004
24082	12/31/13 PERS RETIREMENT CONT	15639 EMP 4% P/E 12/21/13	7,132.87			N M 001.210.004
24082	12/31/13 PERS RETIREMENT CONT	15639 CITY 14.194% P/E 12/21/13	6,642.17			N M 001.210.004
24082	12/31/13 PERS RETIREMENT CONT	15639 SURVIVOR P/E 12/21/13	488.17			N M 001.210.004
24082	12/31/13 PERS RETIREMENT CONT	15639 PAYBACK P/E 12/21/13	488.21			N M 001.210.004
24082	12/31/13 PERS RETIREMENT CONT	15639 EMP 6.25% P/E 12/21/13	271.88			N M 001.210.004
24082	12/31/13 PERS RETIREMENT CONT	15639 SURVIVOR P/E 12/21/13	786.26			N M 001.210.004
				*CHECK TOTAL		
24083	12/31/13 U.S. BANK	10590 EMP DED P/E 12/21/13	816.74			N M 001.210.014
24083	12/31/13 U.S. BANK	10590 CITY PORT. P/E 12/21/13	1,988.03			N M 001.210.014
				*CHECK TOTAL		
24084	12/31/13 VANTAGEPOINT TRANSFE	17090 EMP DED P/E 12/21/13	1,065.25			N M 001.210.004
24085	12/31/13 WAGE WORKS INC	10677 UNREIM MED P/E 12/21/13	662.53			N M 001.210.004
24085	12/31/13 WAGE WORKS INC	10677 DEP CARE P/E 12/21/13	44.97			N M 001.210.004
				*CHECK TOTAL		

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WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
24086 12/31/13	WAGE WORKS INC	ADMIN FEES DEC/13	60.00				N M 001.210.004
24086 12/31/13	WAGE WORKS INC	ADMIN/OPTIONAL DEC/13	125.00				N M 001.4190.200.002
24087 12/31/13	GUARDIAN - APPLETON	EMP DED P/E 12/21/13	381.75	*CHECK TOTAL			N M 001.210.004
24087 12/31/13	GUARDIAN - APPLETON	CITY PORT. P/E 12/27, 28, 29, 30, 31	8,079.58	*CHECK TOTAL			N M 001.4190.200.018
24088 12/31/13	CALIF PERS RETIREMEN	EMP DED DEC FOR JAN 4, 2014	246.38				N M 001.210.004
24088 12/31/13	CALIF PERS RETIREMEN	CITY PORT DEC FOR JAN 4, 2014	739.32				N M 001.212.001
24088 12/31/13	CALIF PERS RETIREMEN	RETIRE FEES DEC FOR JAN 4, 2014	739.00				N M 001.4190.200.005
24088 12/31/13	CALIF PERS RETIREMEN	ADMIN FEE DEC FOR JAN 4, 2014	183.98	*CHECK TOTAL			N M 001.4190.200.002
24089 12/31/13	GUESS/WENDY	10435 REIMB SHOOTING STARS	499.99				N M 110.213.148
24090 12/31/13	VISION SERVICE PLAN	EMP DED DEC FOR JAN/14	2.86				N M 001.210.004
24090 12/31/13	VISION SERVICE PLAN	CITY PORT DEC FOR JAN 8, 17, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31	817.00				N M 001.212.001
24090 12/31/13	VISION SERVICE PLAN	EMP PAMT DEC FOR JAN/14	47.82				N M 001.4190.200.002
24091 12/31/13	PARADISE EMBROIDERY	10398 INV #9562	699.78				M M 001.4420.034.003
146190 12/31/13	CPRS	10588 WR #146190 VOID	25.00CR				N M 001.4420.021.000
146192 12/31/13	CURRIE/RUTH	.00004 CK #146192 VOID	300.00CR				N M 001.341.002
146198 12/31/13	DEPARTMENT TRANSPORT	11380 WR #146198 VOID-DUP 2,640.47CR			SL140188		N M 007.4345.022.001
146430 12/31/13	JIFFY LUBE	14546 WR #146430 VOID	167.85CR				N M 001.4342.020.001
BANK OF AMERICA			TOTAL				
			450,395.78				

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WARRANT DATE VENDOR  
REPORT TOTALS:

GL540R-V07:23 PAGE 5  
CITY OF SAN DIMAS  
F 9 S ACCOUNT

Disbursement Journal  
DESCRIPTION AMOUNT  
CLAIM INVOICE  
PO#

450,395.78

RECORDS PRINTED - 000104

ACS FINANCIAL SYSTEM  
12/30/2013 14:54:27

CITY OF SAN DIMAS  
GL060S-V07.23 RECAPPAGE  
GL540R

Disbursement Journal

FUND RECAP:  
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FUND DESCRIPTION  
-----  
001 GENERAL FUND  
007 CITY WIDE LIGHTING DISTRICT  
008 LANDSCAPE PARCEL TAX  
012 INFRASTRUCTURE REPLACEMENT  
072 PROP A LOCAL TRANSPORTATION  
110 TRUST AND AGENCY  
TOTAL ALL FUNDS

DISBURSEMENTS  
451,583.28 CR  
2,620.78  
72.00  
72.00  
1,331.19  
450,395.78

BANK RECAP:  
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BANK NAME  
-----  
CHEK BANK OF AMERICA  
TOTAL ALL BANKS

DISBURSEMENTS  
450,395.78  
450,395.78

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT PO#

CLAIM INVOICE

DESCRIPTION AMOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146514 01/15/14	ACS	10385 ANNUAL SOFTWARE AC	16,232.09		980049		N D 001.4190.020.002
146514 01/15/14	ACS	10385 2013 YR.END WEBEX	16,317.09	*CHECK TOTAL	981521		N D 001.4190.015.000
146515 01/15/14	ALBERTSON'S	10488 GIFT CARDS FOR RAFFLE	141.98		12/19/13		N D 001.4420.013.003
146515 01/15/14	ALBERTSON'S	10488 SUPPLIES FOR BUNK	174.74	*CHECK TOTAL	12/26/13		N D 001.4420.013.003
146516 01/15/14	ALLAF/FRED	.00011 BUS.LIC REFUND	136.45				N D 001.315.001
146516 01/15/14	ALLAF/FRED	.00011 BUS.LIC REFUND	137.45	*CHECK TOTAL			N D 110.212.725
146517 01/15/14	ALLIANT INSURANCE SE	15784 OCT-DEC 2013 SPEC.E	4,632.00				N D 110.213.014
146518 01/15/14	AMERIPRIDE UNIFORM	10505 TOWELS	4.80		1400730304		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	31.10		1400730304		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	32.150		1400730308		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	19.80		1400730316		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	4.80		1400730316		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 TOWELS	31.10		1400735818		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	32.150		1400735819		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	19.80		1400735821		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	19.50		1400735822		N D 001.4342.031.000
146518 01/15/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	33.60	*CHECK TOTAL	1400741055		N D 001.4342.031.000
146519 01/15/14	ANDREU/CHARLES F	12585 PARKING HEARING 12/18	140.00		12/18/2013		M D 001.4210.411.001
146520 01/15/14	BANFIELD/CORY	12111 FORFEIT FEE 12/20/2013	20.00				M D 001.367.003
146521 01/15/14	BAY ALARM COMPANY	10629 MONITORING@201 E. BON	294.00		2541932		N D 001.4412.015.000
146521 01/15/14	BAY ALARM COMPANY	10629 MONITORING@990 W. COVI	232.10		2550932		N D 001.4412.015.000
146521 01/15/14	BAY ALARM COMPANY	10629 MONITORING@246 E. BON	749.10	*CHECK TOTAL	2551732		N D 001.4412.015.000
146522 01/15/14	BERTONE/DENIS	10567 MILEAGE REIMBURSEMENT	289.28				N D 001.4110.021.000
146523 01/15/14	BOYS & GIRLS CLUB	11215 DEC 2013 GRAFFITI RMV	600.00		2677		N D 001.4341.020.003
146524 01/15/14	BRADY/NONA	.00021 SR.BOUTIQUE SALES	13.50				N D 001.4420.013.009
146525 01/15/14	BRANCONIER/PAUL	.00031 9 WEEKS OF SOFTBALL	44.00				N D 001.367.003
146526 01/15/14	BROWN/LOROUS C	11169 DEC/AEROBIC INSTRUCTO	125.00				M D 001.4430.020.000
146527 01/15/14	BRYANT/ARIEL	10906 STU.UNION/DECOR,PRIZES	98.66				N D 001.4420.033.000
146528 01/15/14	C.A.C.E.O.	10311 2014 CACEO MEMBER DUES	75.00				N D 001.4150.016.000

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
		BANK OF AMERICA						
146529	01/15/14	CALIFORNIA CHAMBER O	12225 EMPLOYEE INFO PAMPHLE	253.04		10772633		N D 001.4190.033.000
146530	01/15/14	CARDIAC SCIENCE CORP	10513 SS-MED.DIR.&MASTER	1,560.00		1600436		N D 001.4411.020.000
146531	01/15/14	CARTEGRAPH	10898 PARTNER HOST DEC/2013	500.00		39055		N D 001.4190.020.002
146532	01/15/14	CENTER STAGE THEATRE	10911 ADMIN.DREAMGIRLS 2/23	549.52				N D 001.4420.034.002
146533	01/15/14	COBURN/GWEN	11675 DEC/AEROBIC INSTRUCTO	150.00				M D 001.4430.020.000
146534	01/15/14	COMMUNITY ACTION-EAP	11688 JAN 2014 EMPLOYEE ASS	350.00				N D 001.4150.435.000
146535	01/15/14	COMPUTER SERVICE COM	11690 NOV WO.#3000 TO 3014	983.40		11/30/2013		N D 007.4345.020.002
146535	01/15/14	COMPUTER SERVICE COM	11690 NOV WO.#3000 TO 3011	474.46		11/30/2013		N D 007.4345.020.002
146535	01/15/14	COMPUTER SERVICE COM	11690 PREV.MAINT FOR DEC/2	133.00		3864-195		N D 007.4345.020.002
146535	01/15/14	COMPUTER SERVICE COM	11690 PREV.MAINT FOR DEC/2	371.25		3864-195		N D 007.4345.020.002
								*CHECK TOTAL
146536	01/15/14	COMPUTER VILLAGE	11695 3YR.SONIC WALL 2013	4,400.00		130417		N D 001.4190.020.002
146537	01/15/14	CRAWFORD/WENDY	.00004 REFUND GYMNASTICS	8.40				N D 001.367.001
146538	01/15/14	D&J FOOHILL ELECTRI	10782 ELECTRICAL WORK/POOL	191.25		5433		N D 001.4430.015.000
146539	01/15/14	DAART ENGINEERING CO	10399 3RD QTR INSPECTION RP	300.00		17549		N D 001.4411.015.000
146540	01/15/14	DAPEER,ROSENBLIT & L	11960 NOV.MC PROSECUTIONS	3,051.11		7953		N D 001.4170.020.001
146541	01/15/14	DELACRUZ/ENEIDA	.00028 CANCELLED,SCHE.CONFLI	12.00				N D 001.367.002
146542	01/15/14	DELANGUE/WARREN E.	10909 SPEC.EVENT JAN 24,201	125.00				M D 001.4420.013.003
146543	01/15/14	DIAMOND DANCEWEAR	10366 UNIFORMS/SHOOTING S	2,028.24		DEC 24 2013		N D 110.213.148
146544	01/15/14	DIGITAL MAP PRODUCTS	10506 ZONING MAPS EDITS	22,750.00		INV009098		M D 001.4190.020.026
146545	01/15/14	DILLEY/SCOTT	.00026 CLASSES CANCELLED	50.00				N D 001.367.001
146546	01/15/14	DOMINGUEZ/TONI	.00032 CANCELLED,SCHED.CONFLI	80.00				N D 001.367.003
146547	01/15/14	ED'S AUTO PARTS	12188 WIPER REFILLS	75.92		104004		M D 001.4342.011.000
146548	01/15/14	EMPLOYMENT DEVELOPME	12343 U.I. 7/1-9/30-2013	9,139.00		L0020453952		N D 001.4190.200.016
146549	01/15/14	EWING IRRIGATION PRO	12340 CARSON GREEN BOX/LID	133.15		7390731		N D 008.4414.020.016
146550	01/15/14	EXCEPTIONAL CHOICE L	10838 INSPECTION SERVICE	3,317.00		1004		N D 001.4310.020.006
146551	01/15/14	F & H TIRE CO	10701 TIRE SERVICES	556.97		IN00081117		N D 001.4342.011.000
146551	01/15/14	F & H TIRE CO	10701 TIRE SERVICES	63.50		IN00081117		N D 001.4342.020.001
								*CHECK TOTAL

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	ACCOUNT
BANK OF AMERICA										
146552	01/15/14	FAITH FIRE EXTINGUIS	10246 ANN. SMOKE DET. TEST	195.00		2603		M	D	003.4410.015.000
146553	01/15/14	GAS COMPANY//THE	119-617-4200-1	52.47				N	D	001.4410.4410.022.002
146553	01/15/14	GAS COMPANY//THE	163-717-4800-1	932.03				N	D	001.4410.4410.022.002
146553	01/15/14	GAS COMPANY//THE	105-017-1500-6	523.01				N	D	001.4410.4410.022.002
146553	01/15/14	GAS COMPANY//THE	184-917-3329-3	175.68				N	D	001.4410.4410.022.002
146553	01/15/14	GAS COMPANY//THE	1134-417-2800-3	86.15				N	D	001.4410.4410.022.002
146553	01/15/14	GAS COMPANY//THE	132-417-3300-8	398.71				N	D	001.4410.4410.022.002
146553	01/15/14	GAS COMPANY//THE	128-217-3300-8	253.47				N	D	001.4410.4410.022.002
			*CHECK TOTAL	6,738.74						
GOLDEN STATE WATER										
146554	01/15/14	GOLDEN STATE WATER	1633222244	229.33				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	79.87				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	181.70				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	352.68				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	145.41				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	194.74				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	759.45				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	30.47				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	94.04				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	136.81				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	276.80				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	139.73				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	82.20				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	57.46				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	267.20				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	16.39				N	D	001.4410.4410.022.004
146554	01/15/14	GOLDEN STATE WATER	1633222244	20.30				N	D	001.4410.4410.022.004
			*CHECK TOTAL	6,836.76						
146555	01/15/14	GOLDEN STATE WATER	16325 1825610000	7,391.10				N	D	053.4410.022.004
146556	01/15/14	GOLDSWORTHY/MARIT	.00016 SR.BOUTIQUE SALES	43.87				N	D	001.4420.013.009
146557	01/15/14	GONZALES/RINA	.00007 REFUND GYMNASTICS	8.40				N	D	001.367.001
146558	01/15/14	GRAINGER	12944 WALL PACK,HPS,120V 70	173.01				N	D	053.4410.023.000

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BANK OF AMERICA								
146559	01/15/14	GUESS/WENDY	10435 SHOOTING STAR JEWELRY	331.40				N D 110.213.148
146560	01/15/14	HARRINGTON AUTOMOTIV	13607 OIL FILTER, BRAKE PADS	118.81		040928		M D 001.4342.011.001
146560	01/15/14	HARRINGTON AUTOMOTIV	13607 SERV. LUBE OIL, SYST. FL	230.00		040928		M D 001.4342.011.001
146560	01/15/14	HARRINGTON AUTOMOTIV	13607 FUEL PUMP, OIL FILTER	543.91		041004		M D 001.4342.011.001
146560	01/15/14	HARRINGTON AUTOMOTIV	13607 REPLACE FUEL PUMP, BRA	1,312.72		041004		M D 001.4342.020.001
						*CHECK TOTAL		
146561	01/15/14	HI-SHEEN	13144 JANITORIAL MAINT. SERV	476.50		247		M D 001.4342.020.003
146561	01/15/14	HI-SHEEN	13144 STRIP & REACRYLIC FLO	976.50		248		M D 001.4342.020.003
						*CHECK TOTAL		
146562	01/15/14	HIGHPOINT INC	13135 JAN-MAR.WEB SITE MG 2,	173.00		74709		N D 001.4190.020.033
146563	01/15/14	HINDERLITER DE LLAMA	13146 AUDIT SALES TAX 4TH 3,	400.54		0021612-IN		N D 001.4190.020.007
146564	01/15/14	HOLLIDAY ROCK COMPAN	13195 CRUSHED ROCKS	160.11		630132		N D 001.4341.033.000
146565	01/15/14	INLAND EMPIRE	13575 WALT DISNEY HALL12/21	775.00		41404		N D 072.4125.434.000
146565	01/15/14	INLAND EMPIRE	13575 12/27/13 BUSINESS B	1,755.00		42420		N D 072.4125.434.000
146565	01/15/14	INLAND EMPIRE	13575 ATRIA PARK 12/18/2013,	585.00		42498		N D 072.4125.434.000
						*CHECK TOTAL		
146566	01/15/14	INLAND OFFICE	10441 OFFICES SUPPLIES	254.48		846142		N D 001.4190.030.000
146566	01/15/14	INLAND OFFICE	10441 OFFICES SUPPLIES	179.73		846142		N D 001.4190.030.000
146566	01/15/14	INLAND OFFICE	10441 OFFICES SUPPLIES	474.14		846254		N D 001.4190.030.000
146566	01/15/14	INLAND OFFICE	10441 OFFICES SUPPLIES	12.42	CR	846258		N D 001.4190.030.000
						*CHECK TOTAL		
146567	01/15/14	JESSICA MADUENO	.00014 SR.BOUTIQUE SALES	33.52				N D 001.4420.013.009
146568	01/15/14	JOHNSON/BARBARA	.00017 SR.BOUTIQUE SALES	22.50				N D 001.4420.013.009
146569	01/15/14	JOHNSON/DIANA	.00022 CLASS CANCELED	30.00				N D 001.367.001
146570	01/15/14	JOHNSON/HENRY W	12112 UMPIRE FORFEIT FEE	20.00				M D 001.367.003
146571	01/15/14	JONES/DAN	.00029 9 WEEKS OF SOFTBALL ON	44.00				N D 001.367.003
146572	01/15/14	KELSOE & ASSOCIATES	13848 ADD'L SURVEY S.D.AVE	560.00		9126		N D 012.4841.929.003
146573	01/15/14	KING BOLT CO	13854 TAMPER PROOF HEX BITS	116.80		59412		M D 001.4342.011.000
146574	01/15/14	KJ SERVICES ENVIRONM	10790 RECYCLE OIL PROG.12	1,040.00		7994		M D 001.4190.460.041
146575	01/15/14	KLAWON/DEDI	.00013 REFUND ANN.PKING PERMI	16.00				N D 001.4190.020.000
146576	01/15/14	KULOW/KRIS	.00025 CLASSES CANCELLED	50.00				N D 001.367.001
146577	01/15/14	KWIATKOWSKA/TERESA	.00003 REFUND GYMNASTICS	8.40				N D 001.367.001

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal  
AMOUNT

DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
14297 INDUSTRIAL WASTE SE 4, 560.92	560.92				
14297 PW/FLOOD CONTROL	75.71				
14297 S.D. WASH BRIDGE WIDEN 372.08	372.08				
14297 INDUSTRIAL WASTE SERV 5, 104.76	104.76				
	113.47				
14300 MAPS BY EMAIL	28.00				
14307 NOV.CONTRACT SERVIC 4, 518.43	518.43				
10654 DEP.IN THE MOOD 3/22/ 856.80	856.80				
11666 ALUMINUM HANDLES, PRUN 103.53	103.53				
13976 9/28-11/15/2013 SER 4, 545.07	545.07				
13976 SAN DIMAS COST SHA 25, 557.60	557.60				
	30, 102.67				
.00006 REFUND GYMNASIICS	8.40				
10623 DEP.BROADWAY TOURS/22 250.00	250.00				
10910 DEP.LION, TIGER, BEAR 3 500.00	500.00				
10479 BLUE RUGGEDTOTE 50GAL 62.06	62.06				
10479 STORAGE BOX 26.69	26.69				
10479 OPERATIONAL SUPPLIES 277.51	277.51				
10479 LIGHT REPLACEMENT 41.33	41.33				
10479 TANK EXCHANGE 41.31	41.31				
10479 MARCHANT PK/ELEC. GROUND 70.81	70.81				
10479 CLAMP FOR CB DOOR 22.04	22.04				
10479 SWIM CLUB BREAKERS 143.78	143.78				
	648.57				
12108 EQUES. & SYCAMORE TR 2, 494.33	494.33				
12108 MEDLIANS 6, 212.47	212.47				
12108 PARKS & GROUNDS 7, 537.24	537.24				
12108 SPORTSPLEX 2, 967.99	967.99				
12108 PARKWAYS & DOWNTOWN 2, 867.29	867.29				
12108 MISC. LANDSCAPE AREAS 3, 333.80	333.80				
12108 PLANTER AREAS 3, 984.63	984.63				
12108 FRASH PICK-UP, PARKS 2, 313.17	313.17				
12108 HORSE THEIFT CYN PAR 2, 313.17	313.17				
12108 PARKS & RIIDE 28, 366.55	366.55				
12108 BUS TRASH CANS					
10816 INSTR.TINYTOT 12/16 1,180.80	1,180.80				
14540 RAINBIRD PART/SUPPLIES 89.31	89.31				

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WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146591	01/15/14	MATHISEN OIL COMPANY	DIESEL FUEL	1,284.85		1115345		N D 001.4342.011.001
146591	01/15/14	MATHISEN OIL COMPANY	REGULAR GASOLINE	2,794.80		1115346		N D 001.4342.011.001
				4,079.65		*CHECK TOTAL		
146592	01/15/14	MATULIONIS/KATHLEEN	DEC/AEROBIC INSTRUCTO	850.00				M D 001.4430.020.000
146593	01/15/14	MC LAY SERVICES INC	DEC/2013 MAINT.SERVIC	699.00		INV42677		N D 003.4410.015.000
146593	01/15/14	MC LAY SERVICES INC	NEW POLY GAS LINE	1,195.00		INV6082		N D 002.4841.559.007
				1,894.00		*CHECK TOTAL		
146594	01/15/14	MCCLAY/HELEN	SR.BOUTIQUE SALES	16.83				N D 001.4420.013.009
146595	01/15/14	MCDONALD/TERESA	SR.BOUTIQUE SALES	10.80				N D 001.4420.013.009
146596	01/15/14	MILLER/BEVERLY	SR.BOUTIQUE SALES	37.80				N D 001.4420.013.009
146597	01/15/14	MIRANDA/LUZINDA	REFUND GYMNASTICS	4.20				N D 001.367.001
146598	01/15/14	MULCAHY/SANDRA J	DEC/AEROBIC INSTRUCTO	275.00				M D 001.4430.020.000
146599	01/15/14	MURPHY/BONNIE J.	DEC/AEROBIC INSTRUCTO	425.00				M D 001.4430.020.000
146600	01/15/14	NAPOLI/BOB	FLAG FOOTBALL NOV-J	1,217.30				M D 001.4420.020.000
146601	01/15/14	NKS MECHANICAL CONTR	VARIOUS HVAC UPGR	100,749.46		335		N D 012.4412.041.001
146602	01/15/14	OFFICE SOLUTIONS	OFFICE SUPPLIES	262.37		I-00553228		N D 001.4210.428.000
146603	01/15/14	PACIFIC NATIONAL SBC	POSTED GUARD SERVICE	72.00		200001047		N D 110.213.148
146604	01/15/14	PACIFIC PARKING SYST	PERMIT MACHINE/VIA	12,099.00		12313		N D 070.4314.041.034
146605	01/15/14	PALM SPRINGS FOLLIES	DEP.LAST HURRAH,5/15/	260.00				N D 001.4420.034.002
146606	01/15/14	PAPER RECYCLING & SH	ON-SITE SHRED 12/20/2	124.00		254261		N D 001.4190.020.000
146607	01/15/14	PARADISE EMBROIDERY	120 ULTRA COTTON T-SH	933.04		9563		M D 001.4420.034.003
146608	01/15/14	PARTIES UNLIMITED	DEP.SPEC.EVENT 1/24/1	392.40				M D 001.4420.013.003
146609	01/15/14	PHOENIX GROUP INFORM	NOV/2013 CITATIONS	20.37		1120131188		N D 001.4309.020.000
146609	01/15/14	PHOENIX GROUP INFORM	NOV/2013 CITATIONS	818.00		112013188		N D 001.4210.411.000
146609	01/15/14	PHOENIX GROUP INFORM	ON-LINE HOLIDAY FLYER	150.00		112013913		N D 001.4210.411.000
				988.37		*CHECK TOTAL		
146610	01/15/14	PRINT CONNECTION	SWIM&RACQUET BROCHURE	184.21		10984		M D 001.4430.018.000
146611	01/15/14	QUALITY CODE PUBLISH	S.D. MC SUPPLEMENTS S	644.55		2013-434		M D 001.4120.016.000
146612	01/15/14	QUALITY INSTANT PRIN	BUSINESS CARDS	46.87		31079		N D 001.4190.018.000



WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
1466620	01/15/14	SAN DIMAS	HARDWARE	65.18		15886246		022 4414 041 000
1466620	01/15/14	SAN DIMAS	HARDWARE	5.26		15886489		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	40.35		15886489		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	13.79		15886590		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	5.69		15886731		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	4.11		15888747		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	30.98		15888950		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	6.81		15990412		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	7.54		15990623		008 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	13.45		15991625		001 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	16.86		15992341		003 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	122.84		15992476		003 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	110.34		15993828		003 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	117.30		15994841		003 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	8.27		15997841		003 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	32.07		15998141		003 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	20.32		15998411		001 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	15.41		15998551		001 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	41.55		15998741		001 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	17.24		15998841		001 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	8.76		15998941		001 4414 033 000
1466620	01/15/14	SAN DIMAS	HARDWARE	945.82		15999141		001 4414 033 000
146621	01/15/14	SCHWEITZER/DORA	INSTR.TINYTOT 12/16	1,443.20				M D 001.4420.020.000
146622	01/15/14	SCOTT/ANNA V	DEC/AEROBIC INSTRUCTO	175.00				M D 001.4430.020.000
146623	01/15/14	SCP DISTRIBUTORS LLC	POOL SUPPLIES	60.86		31550711		N D 001.4430.033.000
146624	01/15/14	SKY MOUNTAIN CHARTER	REFUND GYMNASTICS	16.80				N D 001.367.001
146625	01/15/14	SMART & FINAL	TRIPS, DINNER'S	124.22		12/18/14		N D 001.4420.034.002
146625	01/15/14	SMART & FINAL	TRIPS, DINNER'S	233.74		172202		N D 001.4420.034.003
146625	01/15/14	SMART & FINAL	KFC WINTER SESSION	56.79				N D 001.4420.034.011
146626	01/15/14	SMITH/LINDA	SR.BOUTIQUE SALES	13.50				N D 001.4420.013.009
146627	01/15/14	SO CAL INDUSTRIES	RENTALS,EVENT SET UP	397.25		133166		N D 001.4420.019.000
146628	01/15/14	SOROPOTIMIST SAN DIM	REFUND DEPOSIT 1/04/2	300.00				N D 001.341.002





ACS FINANCIAL SYSTEM  
01/09/2014 15:28:21  
WARRANT DATE VENDOR  
REPORT TOTALS:

GL540R-V07.23 PAGE  
11  
CITY OF SAN DIMAS  
F 9 S ACCOUNT

Disbursement Journal  
DESCRIPTION AMOUNT CLAIM INVOICE PO#  
386,668.49

RECORDS PRINTED - 000332

Disbursement Journal

ACS FINANCIAL SYSTEM  
 01/09/2014 15:28:22

FUND RECAP:

FUND	DESCRIPTION
001	GENERAL FUND
002	STATE GAS TAX
003	WALKER HOUSE LLC FUND
006	SEWER EXPANSION
007	CITY WIDE LIGHTING DISTRICT
008	LANDSCAPE LIGHT TAX
020	INFRAStructure REPLACEMENT
022	COMMUNITY PARK DEVELOPMENT
034	OPEN SPACE #2 (LEAST)
041	HOUSING AUTHORITY 2-1-12
053	CITIZEN SLECTION PUBLIC SAFE
070	GOLF COURSE MAINT & OPERATIO
071	FOOD EVENT REPLACEMENT
072	ADK QUALITY MANAGEMENT DIST
073	TRUCK A LOCAL TRANSPORTATION
110	LANDSCAPE MAINTENANCE DIST
	TRUST AND AGENCY
	TOTAL ALL FUNDS

DISBURSEMENTS

173	967.67
1	195.00
2	174.92
4	560.87
8	066.13
51	124.13
101	757.02
4	293.02
	655.19
1	058.79
4	518.43
12	952.81
	099.00
3	172.69
	518.31
7	378.93
	064.64
	386,668.49

BANK RECAP:

BANK	NAME
CHEK	BANK OF AMERICA
	TOTAL ALL BANKS

DISBURSEMENTS

386,668.49
386,668.49



**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY, NOVEMBER 26, 2013, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**STAFF:**

Blaine Michaelis City Manager  
City Attorney Ken Brown  
Assistant City Manager of Community Development Larry Stevens  
Assistant City Manager of Administrative Services Ken Duran  
Director of Parks and Recreation Theresa Bruns  
Deputy City Clerk Debra Black

**1. CALL TO ORDER AND FLAG SALUTE**

Mayor Morris called the meeting to order at 6:58 p.m. and led the flag salute.

**2. ANNOUNCEMENTS**

➤ Holiday Extravaganza December 7, 2013

Recreation Coordinator Erica Rodriguez announced the activities planned for the Holiday Extravaganza.

Councilmember Bertone announced the Southern California Edison LED Light exchange program.

**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

- 1) Gil Gonzalez - thanked Ken Brown for all the years of service to the city.  
Mr. Gonzalez expressed that he would like to see some different programming for Channel 3, maybe have the High School participate in some type of programming. He also asked about the lack of sidewalk area near the Scuba Store and thanked staff for meeting with him on his concerns.

Councilmember Bertone asked City Manager Michaelis for follow-up regarding the sidewalk.

City Manager Michaelis responded that the City does not have right away in that area to install a sidewalk.

- 1) Denis Phillips – 525 North Amelia Avenue requested that Council not approve the MCTA 13-05 because of his pending code enforcement issue.
- 2) Danielle Phillips – 525 North Amelia Avenue addressed Council asking them not to approve MCTA 13-05 and allow them to keep their pet goose.
- 3) Nicol Phillips – 525 North Amelia Avenue addressed Council asking them not to approve MCTA 13-05 and allow them to keep their pet goose.
- 4) Ginny Phillips – 525 North Amelia Avenue shared her concerns on the proposed code changes.
- 5) Amy Crow – Manager San Dimas Library announced the upcoming activities at the library.
- 6) Sharon and David Hatch addressed Council regarding the parking issues their street is facing because of enforcement.

#### 4. CONSENT CALENDAR

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

Request from Councilmember Ebner to correct minutes from: November 12, 2013 Regular City Council Meeting to reflect “over six feet in height” on discussion of the chicken coops; October 22<sup>nd</sup>, 2013 Special Meeting minutes, correct Fund 70 name to Equipment Replacement Fund and October 28<sup>th</sup>, 2013 Council/Staff Retreat minutes, should reflect that Councilmember Ebner left the room for discussion on the Bonita/Cataract property.

**MOTION:** It was moved by Councilmember Bertone seconded by Councilmember Ebner and carried to accept and approve the correction to minutes.

**MOTION:** It was moved by Councilmember Bertone seconded by Councilmember Ebner and carried to accept and approve the consent calendar as follows:

Remove “Item C” MCTA 13-05 for further discussion.

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

**RESOLUTION NO. 2013 - 57, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF NOVEMBER, 2013.**

- b. Approval of minutes for regular City Council meeting of November 12, 2013, Study Session October 22, 2013 and City Council/Staff Retreat October 28, 2013.
- c. **MUNICIPAL CODE TEXT AMENDMENT 13-05** - Consideration of a Municipal Code Text Amendment to allow a limited number of household chickens in conjunction with a single-family detached residence in all residential zones and specific plans that allow single-family detached residential uses, and other minor miscellaneous edits.

**ORDINANCE NO. 1226 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-05, AMENDING CHAPTERS 18.08, 18.16, AND 18.20 OF THE SAN DIMAS MUNICIPAL ZONING CODE - SECOND READING AND ADOPTION**

END OF CONSENT CALENDAR

Discussion of Item C – MCTA 13-05

Councilmember Templeman explained that he felt further discussion was needed on this item to clean-up and clarify some of the language in the ordinance and make the purpose clearer.

Assistant City Manager Larry Steven explained that the purpose of the language used was to make clear that chickens are not included in the fifteen bird count outlined in the ordinance.

Councilmember Templeman and Ebner expressed concern that staff's interpretation of the ordinance in an effort to make it clearer could confuse a lay person reading the ordinance.

Discussion continued on the process of how the item needed to be presented again.

Assistant City Manager Stevens stated that staff would present a report at the next meeting that may include options on language revision.

Councilmember Badar wanted confirmation on whether the Phillips' were in code enforcement and if that would be suspended while this item is under review.

Assistant City Manager Stevens confirmed that staff would not be going forward with any code enforcement while this is under review.

## 5. PLANNING

- a. Introduction and first reading of Uniform Building Codes and set December 10, 2013 as date for public hearing and adoption.

**ORDINANCE NO. 1227, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING SPECIFIED CHAPTERS OF TITLE 15 OF THE SAN DIMAS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND EXCEPTIONS, INCLUDING FEES AND PENALTIES - **FIRST READING AND INTRODUCTION****

Assistant City Manager Larry Stevens presented staff's report on this item and recommended introducing Ordinance 1227 and set the hearing date for December 10, 2013.

**MOTION:** The motion to waive further reading and introduce Ordinance 1227 and set the hearing date for December 10, 2013 was made by Councilmember Bertone and seconded by Councilmember Templeman. The motion carried unanimously.

## 6. OTHER BUSINESS

- a. Extension of the Agreement with the University of La Verne for the Management of the City's Government/Education Access Channel

Assistant City Manager Ken Duran presented staff's report on this item and recommended extending the agreement for one year with added language that if the City does terminate the agreement prior to the end of one year that the University return any payment of unearned amounts to the City.

Councilmember Bertone stated that he would not be in favor of the extension because of the poor service.

**MOTION:** The motion was made to approve the extension of the contract with ULV by Councilmember Templeman and seconded by Councilmember Badar. The motion passed by a vote of 4 to 1 with Councilmember Bertone voting against.

Councilmember Ebner asked if a log was kept of the problems that could be given to ULV to be addressed.

Assistant City Manager Duran answered staff does not keep a log, but does contact ULV when a problem occurs.

b. Request from Waste Management for Refuse Service Rate Increase

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

**MOTION:** The motion was made by Councilmember Templeman and seconded by Councilmember Bertone to approve the proposed rate increase by Waste Management. The motion carried unanimously.

## 7. ORAL COMMUNICATIONS

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

- 1) Dennis Phillips asked that the policies and codes be written so that people can understand what the rules are.
- 2) Ginny Phillips shared comments in support of Dennis Phillips statement.
- 3) Emily Stillion spoke against the Marijuana Wellness Center and the Mode Vape Store.

b. City Manager

The "Asked the Mayor" for this week has been cancelled.

c. City Attorney

Announcement of a Special Meeting after Council meeting.

d. Members of the City Council

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

Nothing to report.

- 2) Individual Members' comments and update

Councilmember Ebner asked the City Manager for a report at the next meeting on information regarding winter shelters and resources for the homeless.

Councilmember Bertone asked the City Manager for a report on the sign off the 57 Fwy. next to the Lowe's Shopping Center.

## 10. ADJOURNMENT

The Mayor adjourned the meeting at 8:22 p.m. to a Special Closed Session Meeting. The next meeting will be Tuesday, December 10, 2013 at 7:00 p.m.

Respectfully submitted,

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Debra Black Deputy City Clerk



**MINUTES**  
**REGULAR CITY COUNCIL / SAN DIMAS PUBLIC**  
**FACILITIES FINANCING CORPORATION / SAN DIMAS**  
**HOUSING AUTHORITY MEETING**  
**TUESDAY, DECEMBER 10, 2013, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Larry Stevens  
Assistant City Manager Ken Duran  
Director of Parks and Recreation Theresa Bruns  
Senior Engineer Shari Garwick  
Building Superintendent Eric Beilstein  
Deputy City Clerk Debra Black

**1. CALL TO ORDER AND FLAG SALUTE**

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

Director of Parks and Recreation Theresa Bruns announced that the Holiday Extravaganza has been rescheduled to December 14, 2013.

Margie Green announced the San Dimas Historical Society and Festival of Arts activities planned for the December 14, 2013 weekend.

**2. PRESENTATION**

- Mr. Bill Harford, Executive Director Inland Valley Humane Society – Report on Skunks and Feral Cats

Bill Harford gave an update on the Spay and Neutering and Feral Cat Program run by the Humane Society and also shared some different ways for the Humane Society to look at and address the skunk issue in the city.

- 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

1) Neal B. and Lyndsey Smith with the Pacific Railroad Society expressed their appreciation for the City's assistance with the painting of the Train Depot and Karon De Leon for obtaining the LED lighting from Edison.

2) Carolyn Anderson Corrao Chamber of Commerce announcements:

- Shop San Dimas event continues through December 16, 2013.
- Chamber Information Center for Gas Company's new gas meters
- Discover San Dimas Open House January 16, 2014

Waste Management announcement:

- Christmas Tree pick-up for two weeks after Christmas
- Reminder of (6) free bulky item pick-up annually

3) Woodrow Gruber San Dimas High School Treasurer announced upcoming events at the school.

4) Denis Phillips shared the difficulties he has had with Waste Management and the pick-up of the palm leaves in the area.

5) Julie Draayom resident asked for Council support on US Postal Protect Act 2013

6) Ben Wong with Southern California Edison introduced himself as the Interim Regional Manager for the city.

7) Amy Crow Manager San Dimas Library announced planned activities for the library.

8) Donna Acosta resident on Oakway Avenue addressed Council on the parking issues affecting their neighborhood.

9) Leo Acosta resident on Oakway Avenue addressed Council on the parking issues affecting their neighborhood.

10) Ginny Phillips resident addressed Council on how the city's policies and regulations affect every neighborhood in the same manner without giving any consideration to the fact that the characteristics of some are different than others; which is the reason people bought their homes.

#### **4. CONSENT CALENDAR**

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

**MOTION:** It was moved by Councilmember Bertone and seconded by Councilmember Badar, and carried to accept, approve and act upon the consent calendar as follows:

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

Approving Warrant Register for the months of November and December 2013.

**RESOLUTION NO. 2013-58, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF NOVEMBER AND DECEMBER, 2013.**

b. Summary of San Gabriel Valley Council of Governments recent activities  
END OF CONSENT CALENDAR

## 5. PUBLIC HEARING

- a. A request to amend Chapter 15 of the Municipal Code (Buildings and Construction) to adopt by reference the 1997 Uniform Administrative Code, the 2013 editions of: the California Building Code volumes 1 & 2, the California Residential Code, the California Plumbing Code, the California Electrical Code, the California Mechanical Code, the California Fire Code, the California Green Building Standards Code, together with certain amendments, additions, deletions, and exceptions including fees and penalties

**ORDINANCE NO. 1227, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING SPECIFIED CHAPTERS OF TITLE 15 OF THE SAN DIMAS MUNICIPAL CODE AND ADOPTING BY REFERENCE THE 1997 UNIFORM ADMINISTRATIVE CODE, THE 2013 EDITION OF THE CALIFORNIA BUILDING CODE, VOLUMES 1 & 2, THE 2013 EDITION OF THE CALIFORNIA RESIDENTIAL CODE, THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE, THE 2013 EDITION OF THE CALIFORNIA ELECTRICAL CODE, THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE, THE 2013 EDITION OF THE CALIFORNIA FIRE CODE, AND THE 2013 EDITION OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE, TOGETHER WITH CERTAIN AMENDMENTS, ADDITIONS, DELETIONS, AND EXCEPTIONS, INCLUDING FEES AND PENALTIES - SECOND READING AND ADOPTION**

Building Superintendent Eric Beilstein presented staff's report on this item and recommended adoption of Ordinance 1227.

Councilmember Templeman clarified that staff is required to adopt these changes and updates.

Superintendent Beilstein answered yes and the only thing staff has the ability to do is to make the code more stringent if warranted and the administrative changes of which we are doing now.

Councilmember Ebner asked if the administrative changes have time frames for demolition and legalizing unpermitted structures.

Superintendent Beilstein's response was the code uses 180 days between approved inspections.

Mayor Morris opened the item for public comment. No one came forward the public hearing was closed.

**MOTION:** It was moved by Councilmember Bertone, seconded by Councilmember Ebner to waive further reading and adopt Ordinance 1227. The motion carried unanimously.

- b. General Plan Amendment 13 – 02 – San Dimas 2014 – 2021 Housing Element Final Adoption

**RESOLUTION NO. 2013 – 59 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING GENERAL PLAN AMENDMENT 13 - 2, ADOPTING THE 2014 – 2021 SAN DIMAS HOUSING ELEMENT OF THE GENERAL PLAN**

Assistant City Manager of Community Development Larry Stevens presented staff's report on this item and recommended adoption of Resolution 2013-59,

Councilmember Templeman asked if there were any rezoning implications.

Assistant City Manager Stevens responded there are not.

Councilmember Templeman asked if in the future there would be any zone changes, staff would notify the community.

Assistant City Manager Stevens responded that staff would do what they have done in the past with Notices of Public Hearings and notices within a 300 foot radius of the subject property.

Mayor Morris opened the public hearing. No one came forward and the public hearing was closed.

**MOTION:** It was moved by Councilmember Bertone seconded by Councilmember Ebner to waive further reading, approve the Negative Declaration and adopt Resolution 2013-59. The motion carried unanimously.

## **6. PLANNING/DEVELOPMENT SERVICES**

- a. Discussion of potential revisions to Ordinance No. 1226 establishing Regulations for Chickens in single family residential zones

**ORDINANCE NO. 1226 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13 – 05, AMENDING CHAPTERS 18.08, 18.16, AND 18.20 OF THE SAN DIMAS MUNICIPAL ZONING -  
SECOND READING AND ADOPTION**

Assistant City Manager of Community Development presented staff's report on this item asking Council for direction.

There was discussion on how this issue came about and evolved, how confusing the language in the code is, as well as how most residents are not aware of the instances when they may be in violation of city codes.

Councilmember Ebner asked what would be the difference in staff's processing time for option two and three.

Assistant City Manager Stevens responded that option two could be introduced at this meeting and adopted in January; the difficulty with option three is that there is language which prohibits some types of bird and fowl that is a large point of concern. He went on to say that the better approach would be to do option three and the timeframe would be a discussion paper to the Planning Commission in January and back to Council with public hearing in February. He added that enforcement would be suspended on the animals involved in the discussions.

The discussion continued with Councilmember suggestions on wording to be used and requesting that the code be written as clear and simple as possible.

Assistant City Manager Stevens asked if Council wanted staff to as look at addressing the issues in the SF-A-Zone as well.

Councilmember Ebner stated that would complicate the process and is a separate issue. Staff should deal with the bird issue first and do more research and studies on what kind of animals on what size properties before bringing to Council the SF-A Zoning matter.

Councilmember Templeman expected that because the two issues fall under the same code section they would addressed together and not fragmented.

Councilmember Badar agreed with Councilmember Templeman that it should all be looked at and brought back to Council.

Mayor Morris stated that staff should include information about CC&R's possible prohibitions on certain animals.

Council invited Mr. Phillips to speak.

Dennis Phillips resident expressed his view points on staff's approach in defending their position on implementing and enforcing policy and code. He continued on by sharing his reasons in support of keeping chickens, duck and fowl.

**MOTION:** It was moved by Councilmember Bertone and seconded by Councilmember Badar to direct staff to refer the item back to Planning Commission and conduct public hearings. Motion carried unanimously.

## 7. OTHER MATTERS

- a. Report on overnight parking enforcement on Oakway Ave. and Ghent St. – resident petition to not enforce

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

City Manager Michaelis left the dais at 9:05 p.m. and returned at 9:07 p.m.

Council and staff discussed the unimproved area on the street, legal right of way and the unique characteristics of the neighborhood.

Councilmember Badar left the dais at 9:15 p.m. and returned at 9:18 p.m.

Mayor Morris invited residents in the audience to speak.

- 1) Steve Duncan feels that because of the age of the neighborhood and lack of enforcement in the past residents should be able to continue parking.

Mayor Morris explained how selective enforcement is legally not an option for cities and not fair to the rest of the community. He also suggested granting additional time for the residents to clear out their garages and other areas to comply with requirements for parking permits.

- 2) Leo Acosta added that the reason they bought their home was because of the uniqueness of their neighborhood.
- 3) Ben asked why the city can't issue an exemption for their street.

Mayor Morris stated that could be considered, but would require a going through the legal process of changing the code which may not be good policy.

- 4) Josalyn? described her household situation of inconvenience in having to move vehicles due to work and school schedules.

Councilmember Templeman asked the City Attorney to look into the issue of unimproved right of way and the parking.

Mayor Morris responded that would be an area that city staff would have to research and answer.

**MOTION:** It was moved by Councilmember Bertone and seconded by Councilmember Badar to delay the change of enforcement of overnight parking on Oakway and Ghent Streets until May 1, 2014.

The motion carried unanimously.

- b. US Postal Service Protection Act of 2013 – request for city review/action

City Manager Blaine Michaelis presented this item to Council with a recommendation to decline request for endorsement of US Postal Protection Act of 2013.

Council agreed not to endorse the US Postal Protection Act of 2013 in keeping with their position of endorsing items or issues when they directly relate to city matters. The request will be considered received and filed.

Council invited Matt Kozlo up to be heard on this request.

Matt Kozlo read some of the bullet points of what the consequences would be for the Postal Service and Employees if this is passed.

Mayor Morris recessed the meeting of the City Council and convened the meeting of the San Dimas Public Facilities Financing Corporation at 10:03 p.m.

## **8. MEETING OF SAN DIMAS PUBLIC FACILITIES FINANCING CORPORATION**

- a. Public Comments (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)

No one came forward.

- b. Approval of Minutes for meeting of December 11, 2012.

**MOTION:** It was moved by Councilmember Templeman and seconded by Councilmember Ebiner to approve the minutes of December 11, 2012. The motion passed unanimously.

- c. Election of Officers

**MOTION:** It was moved by Councilmember Templeman and seconded by Councilmember Ebiner to appoint Mayor Curtis Morris as President, Mayor Pro Tem Denis Bertone as Vice President and City Manager Blaine Michaelis as Secretary Treasurer.

- d. Members of the Corporation

Nothing to report.

Mayor Morris adjourned the meeting of the San Dimas Public Facilities Financing Corporation at 10:04 p.m. and convened the meeting of the San Dimas Housing Authority Corporation.

## **9. MEETING OF SAN DIMAS HOUSING AUTHORITY CORPORATION**

- a. Public Comments (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)

No one came forward.

- b. Approval of Minutes for meeting of December 11, 2012, May 14, 2013 and May 28, 2013

**MOTION:** It was moved by Councilmember Bertone and seconded by Councilmember Templeman to approve the minutes of December 11, 2012, May 14, 2013 and May 28, 2013. The motion passed unanimously.

- c. Update of authority activities for 2013

City Manager Blaine Michaelis highlighted the activities for the year:

- Purchased 10 homes to be sold to qualified affordable families
- Authorize \$45,000 from the proceeds of Charter Oak Mobile Home Community to be available for housing rehab

- d. Members of the Authority

Councilmember Bertone commented on the operations of these committees here and elsewhere and provided that our Councilmembers are not paid for sitting on these committees.

Mayor Morris adjourned the meeting and reconvened the City Council meeting at 10:10 p.m.

## 10. ORAL COMMUNICATIONS

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

No one came forward.

- b. City Manager
  - East San Gabriel Valley Winter Shelter and Transportation Program

Information has been posted on the city's website.

Mayor's call in show will broadcast on December 12, 2013

Assistant City Manager Larry Stevens announced that the city was awarded a grant of \$850,000 from the Board of Supervisors 5<sup>th</sup> District for the Walnut Creek Project.

- c. City Attorney
  - Report on Freeway Sign for Cask n Cleaver

City Attorney Ken Brown reported that letters will be sent to the owners and users of the sign addressing the nuisance. He reported that he has met with some of the parties and is still gathering information.

- d. Members of the City Council
  - 1) Reappointment of John Sorcenelli to serve another term on the Development Plan Review Board

**MOTION:** It was moved by Councilmember Bertone and seconded by Councilmember Badar to reappoint John Sorcenelli to serve another term on the Development Plan Review Board. Motion carried unanimously.

Councilmember Templeman indicated that he would like to have a discussion in the future regarding having other members of the community considered.

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

Nothing to report.

3) Individual members' comments and updates.

- Councilmember Templeman wished everyone happy holidays.
- Councilmember Ebner thanked Blaine for the information on the Winter Shelters and wished everyone happy holidays.
- Councilmember Badar wished everyone happy holidays and recognized the San Dimas High School Football Team win.
- Councilmember Bertone reminded everyone of the Holiday Extravaganza on December 14, 2013. He also asked residents not to criticize staff for the decisions handed down from the Councilmembers. He also wished everyone happy holidays.
- Mayor Morris announced his attendance at the 100<sup>th</sup> Birthday Party of San Dimas resident Elsie P.

**10. ADJOURNMENT**

The meeting was adjourned at 10:34 p.m. The next meeting will be on January 14, 2014, 7:00 p.m.

Respectfully submitted,

---

Debra Black Deputy City Clerk



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 14, 2014*

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

**SUBJECT:** Approve a 5 year renewal of the Municipal Law Enforcement Services Agreement with the County of Los Angeles for Public Safety Services provided by the Los Angeles County Sheriff's Department

## **SUMMARY**

*The Municipal Law Enforcement Services Agreement is the backbone agreement for the provision of Public Safety Services by the Los Angeles County Sheriff's Department for contracting agencies. The agreement has a 5 year sunset provision – meaning that the current agreement expires June 30, 2014.*

*The Contract Cities Association and our associates have been working on the preparation of a new Municipal Law Enforcement Services Agreement which would provide for an additional 5 year extension through June 30, 2019. We have used a uniform agreement format for these services. All contracting agencies will be considering this same proposed renewal agreement.*

*The new agreement contains some minor editing – the most significant changes are in Sections 2.6 and 2.7 – which have been modified to properly identify the employment relationship of city and county personnel. The other change is in Section 3.0 which has been revised with new contract language regarding the deployment of personnel – to ensure effective collaboration between the Sheriff's Department and the contracting city.*

*Staff is supportive of these changes and requests approval.*

## **RECOMMENDATION**

Approve the recommended Municipal Law Enforcement Services Agreement renewal as proposed; and authorize the Mayor or City Manager to execute the agreement on behalf of the city. A red-line copy of the agreement showing the changes is attached.

**MUNICIPAL LAW ENFORCEMENT SERVICES AGREEMENT  
BY AND BETWEEN  
COUNTY OF LOS ANGELES  
AND CITY OF \_\_\_\_\_**

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**ATTACHMENT A: Los Angeles County Sheriff's Department SH-AD 575  
Deployment of Personnel Form**

**MUNICIPAL LAW ENFORCEMENT SERVICES AGREEMENT  
BY AND BETWEEN  
COUNTY OF LOS ANGELES  
AND CITY OF \_\_\_\_\_**

This Municipal Law Enforcement Services Agreement (hereinafter referred to as "Agreement") is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2014 by and between the County of Los Angeles, (hereinafter referred to as "County") and the City of \_\_\_\_\_ (hereinafter referred to as "City").

**RECITALS**

A. \_\_\_\_\_ Whereas, the City is desirous of contracting with the County for the performance of municipal law enforcement services by the Los Angeles County Sheriff's Department (hereinafter referred to as "Sheriff's Department"); and

B. \_\_\_\_\_ Whereas, the County is agreeable to rendering such municipal law enforcement services on the terms and conditions set forth in this Agreement; and

C. \_\_\_\_\_ Whereas, such municipal law enforcement services agreements are authorized and provided for by the provisions of Section 56 $\frac{1}{2}$ -1/2 and 56 $\frac{3}{4}$ -3/4 of the County Charter and California Government Code Section 51301.

NOW THEREFORE, in consideration of the mutual covenants contained herein, and for good and valuable consideration, the parties mutually agree as follows:

**1.0 SCOPE OF SERVICES**

- 1.1 The County, ~~by and through the Sheriff's Department, agrees, through the Sheriff of the County of Los Angeles (hereinafter referred to as "Sheriff"),~~ to provide general law enforcement services within the corporate limits of the City to the extent and in the manner hereinafter set forth in this Agreement.
- 1.2 Except as otherwise specifically set forth in this Agreement, such services shall only encompass duties and functions of the type coming within the jurisdiction of

and customarily rendered by the Sheriff's Department under the County Charter, and the statutes of the State of California statutes, and ~~under~~ the City municipal codes.

- 1.3 General law enforcement services performed hereunder may include, if requested by the City, supplemental security support, supplemental sworn officer support, and supplemental professional civilian support staff.

## **2.0 ADMINISTRATION OF PERSONNEL**

- 2.1 During the term of this Agreement, the Sheriff or his designee shall serve as Chief of Police of the City and shall perform the functions of the Chief of Police at the direction of the City.
- 2.2 The rendition of the services performed by the Sheriff's Department, the standards of performance, the discipline of officers, and other matters incident to the performance of such services and the control of personnel so employed shall remain with the County.
- 2.3 In the event of a dispute between the parties to this Agreement as to the extent of the duties and functions to be rendered hereunder, or the minimum level or manner of performance of such service, the City shall be consulted and a mutual determination thereof shall be made by both the Sheriff's Department and the City.
- 2.4 With regard to ~~Paragraphs~~ Sections 2.2 and 2.3 above, the Sheriff's Department, in an unresolved dispute, shall have final and conclusive determination as between the parties hereto.
- 2.5 All City employees who work in conjunction with the Sheriff's Department pursuant to this Agreement shall remain employees of the City and shall not have any claim or right to employment, civil service protection, salary, or benefits or claims of any kind from the County based on this Agreement. No City employees as such shall become employees of the County unless by specific additional agreement in the form of a merger agreement which must be concurrently adopted by the City and the County.
- 2.6 For the purpose of performing services and functions pursuant to this Agreement and only for the purpose of giving official status to the performance thereof, and

not to establish an agency relationship, every County employee officer and/or employee engaged in performing any such service and function shall be deemed to be an officer or employee of the said City while performing such service for the said City, as long as the which service is within the scope of their duties performing law enforcement services pursuant to this Agreement and is a municipal function.

- 2.7 The City shall not be called upon to assume any liability for the direct payment of any Sheriff's Department salaries, wages, or other compensation to any County personnel performing services hereunder for said City. Except as herein otherwise specified, the City shall not be liable for compensation or indemnity to any County employee or agent of the County for injury or sickness arising out of his/her employment as a contract employee of the City performance under this agreement.
- 2.8 As part of its compliance with all applicable laws and regulations relating to employee hiring, the County agrees that the County Civil Service Rules to which it is subject and which prohibit discrimination on the basis of non-merit factors, shall for purposes of this Agreement be read and understood to prohibit discrimination on the basis of sexual orientation.

### **3.0 DEPLOYMENT OF PERSONNEL**

- 3.1 Services performed hereunder and specifically requested by the City shall be developed in conjunction with the Sheriff's Department and indicated on a Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Form, attached hereto as Attachment A and incorporated herein by this reference.
- 3.2 City, or its designated Ceity representative, shall meet with its respective Sheriff's Department Station Captain when requesting law enforcement services to be performed in the City, and provide direction to the Sheriff's Department Station Captain regarding the method of deployment for such services. The Sheriff's Department shall ensure that all services are delivered in a manner consistent with the priorities, annual performance objectives, and goals established by the City.
- 3.3 The Sheriff's Department shall make every attempt to avoid deployment deficiencies (i.e., "busting" of cars) which may cause impairments in the

consistent delivery of services. Should the Sheriff's Department determine that a temporary increase, decrease, and/or realignment in the deployment methodologies is necessary, the Sheriff's Department shall promptly notify City of this change in advance. In the event that prior notice is not possible, City shall be notified of the change within two City business days. If monthly service compliance falls below ninety-eight percent (98%), then the Sheriff's Department Station Captain shall meet with the City to discuss compliance and identify a plan for resolution. If the quarterly and/or year-to-date (September 30th, December 31st, March 31st, and June 30th) service compliance falls below ninety-eight percent (98%), then the respective Sheriff's Department Division Chief shall meet with the Sheriff's Department Station Captain and City to discuss compliance and identify a plan for resolution. If City is dissatisfied with the outcome of either resolution process, the matter will be elevated to a Sheriff's Department Assistant Sheriff or the Sheriff until all City concerns are fully resolved. Resolution may include, but is not limited to, the use of overtime and/or staffing adjustments at no additional cost to the City, and/or City-initiated service suspensions. If the City determines it is unnecessary, City may waive either dispute resolution process discussed above.

- 3.4 A new Attachment A, Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Form, of this Agreement shall be authorized and signed annually by the City and the Sheriff or his designee each July 1, and attached hereto ~~as an Amendment to this Agreement.~~
- 3.5 Should the City request a change in level of service other than pursuant to the annual July 1 readjustment, ~~an~~ revised Attachment A, additional Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Form, of this Agreement shall be signed and authorized by the City and the Sheriff or his designee and attached hereto ~~as an Amendment to this Agreement.~~
- 3.6 The most recent dated and signed Attachment A, Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Form, of attached to this Agreement shall be the staffing level in effect between the County and the City.
- 3.7 The City is not limited to the services indicated in Attachment A, Los Angeles

County Sheriff's Department SH-AD 575 Deployment of Personnel Form, of this Agreement. ~~but~~ The City may also request any other service in the field of public safety, law, or related fields within the legal power of the Sheriff to provide. Such other services shall be reflected in ~~an revised-amended~~ Attachment A, Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Form, under the procedures set forth in ~~Paragraphs-Sections 3.42 and 3.53~~ above.

#### **4.0 PERFORMANCE OF AGREEMENT**

- 4.1 For the purpose of performing said general law enforcement services, County shall furnish and supply all necessary labor, supervision, equipment, communication facilities, and supplies necessary to maintain the agreed level of service to be rendered hereunder.
- 4.2 Notwithstanding the foregoing, the City may provide additional resources for the County to utilize in performance of the services.
- 4.3 When and if both parties to this Agreement concur as to the necessity of maintaining a law enforcement headquarters or Sheriff's Department substation within the City which would not normally be provided by the Sheriff's Department, the City shall furnish at its own cost and expense all necessary office space, and the Sheriff shall have authority to negotiate with the City regarding which entity shall pay for furniture and furnishings, office supplies, janitor service, telephone, light, water, and other utilities.
- 4.4 It is expressly further understood that in the event a local office or building is maintained in said City, such local office or building may be used by the Sheriff's Department in connection with the performance of his duties in territory outside of the City, provided, however, that the performance of such outside duties shall not be at any additional cost to the City.
- 4.5 Notwithstanding the foregoing, it is mutually agreed that in all instances where special supplies, stationery, notices, forms, and the like must be issued in the name of said City, the same shall be supplied by the City at its own cost and expense.

#### **5.0 INDEMNIFICATION**

- 5.1 The parties hereto have executed an Assumption of Liability Agreement approved by the Board of Supervisors on December 27, 1977, and/or a Joint Indemnity Agreement approved by the Board of Supervisors on October 8, 1991. Whichever of these documents the City has signed later in time is currently in effect and hereby made a part of and incorporated into this Agreement as if set out in full herein.
- 5.2 The parties hereto have also executed a County-City Special Indemnity Agreement approved by the Board of Supervisors on August 25, 2009. This document is made a part of and incorporated into this Agreement as if set out in full herein.
- 5.3 In the event the Board of Supervisors later approves a revised Assumption of Liability Agreement and/or Joint Indemnity Agreement, and the City executes the revised agreement, the subsequent agreement as of its effective date shall supersede the agreement previously in effect between the parties hereto.

## **6.0 TERM OF AGREEMENT**

- 6.1 The term of this Agreement shall be from July 1, 2014 ~~September 1, 2009~~ through June 30, 2014, unless sooner terminated or extended as provided for herein.
- 6.2 At the option of the County Board of Supervisors and with the consent of the City Council, this Agreement may be renewed or extended for successive periods not to exceed five (5) years each.
- 6.3 Nine (9) months prior to the expiration of this Agreement, the parties shall meet and confer in good faith to discuss the possible renewal or extension of this Agreement pursuant to Paragraph ~~Section~~ 6.2 above. The parties shall reach an agreement as to the terms of any renewal or extension period no later than six (6) months prior to the expiration of this Agreement. Absent mutual agreement by the parties within that time frame, this Agreement shall expire at the conclusion of the then-existing term.

## **7.0 RIGHT OF TERMINATION**

- 7.1 Either party may terminate this Agreement as of the first day of July of any year upon notice in writing to the other party of not less than sixty (60) calendar days prior thereto.

- 7.2 Notwithstanding any provision herein to the contrary, the City may terminate this Agreement upon notice in writing to the County given within sixty (60) calendar days of receipt of written notice from the County of any increase in the rate for any service to be performed hereunder, and in such an event this Agreement shall terminate sixty (60) calendar days from the date of the City's notice to the County.
- 7.3 This Agreement may be terminated at anytime, with or without cause, by either party upon written notice given to the other party at least one hundred eighty (180) calendar days before the date specified for such termination.
- 7.4 In the event of a termination, each party shall fully discharge all obligations owed to the other party accruing prior to the date of such termination, and, except as otherwise provided herein, each party shall be released from all obligations which would otherwise accrue subsequent to the date of termination.

## **8.0 BILLING RATES**

- 8.1 The City shall pay the County for the services provided under the terms of this Agreement at the rates set forth on Attachment A, Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Fform, of this Agreement, as established by the County Auditor-Controller.
- 8.2 The rates set forth on Attachment A, Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Fform, of this Agreement shall be readjusted by the County Auditor-Controller annually effective July 1 of each year, and attached hereto as an Amendment to this Agreement, to reflect the cost of such service in accordance with the policies and procedures for the determination of such rates as adopted by the County Board of Supervisors.
- 8.3 The City shall be billed based on the service level provided within the parameters of Attachment A, Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Fform, of this Agreement.
- 8.4 The cost of other services requested pursuant to ~~Paragraph~~Section 3.75 of this Agreement and not set forth in Attachment A, Los Angeles County Sheriff's Department SH-AD 575 Deployment of Personnel Fform, of this Agreement shall be determined by the Auditor-Controller in accordance with the policies and

procedures established by the County Board of Supervisors.

## **9.0 PAYMENT PROCEDURES**

- 9.1 The County, through the Sheriff's Department, shall render to said City within ten (10) calendar days after the close of each calendar month a summarized invoice which covers all services performed during said month, and said City shall pay County for all undisputed amounts within sixty (60) calendar days after date of said invoice.
- 9.2 If such payment is not delivered to the County office which is described on said invoice within sixty (60) calendar days after the date of the invoice, the County is entitled to recover interest thereon. For all disputed amounts, the City shall provide County with written notice of the dispute including the invoice date, amount, and reasons for dispute within ten (10) calendar days after receipt of the invoice. The parties shall memorialize the resolution of the dispute in writing. For any disputed amounts, interest shall accrue if payment is not received within sixty (60) calendar days after the dispute resolution is memorialized.
- 9.3 Interest shall be at the rate of ten percent (10%) per annum or any portion thereof, calculated from the last day of the month in which the services were performed, or in the case of disputed amounts, calculated from the date the resolution is memorialized.
- 9.4 Notwithstanding the provisions of California Government Code Section 907, if such payment is not delivered to the County office which is described on said invoice within sixty (60) calendar days after the date of the invoice, or in the case of disputed amounts, from the date the resolution is memorialized, the County may satisfy such indebtedness, including interest thereon, from any funds of the City on deposit with the County without giving further notice to the City of the County's intention to do so.

## **10.0 NOTICES**

- 10.1— Unless otherwise specified herein, all notices or demands required or permitted to be given or made under this Agreement shall be in writing and shall be hand delivered with signed receipt or mailed by first class registered or certified mail, postage prepaid, addressed to the parties at the following addresses

and to the attention of the person named. Addresses and persons to be notified may be changed by either party by giving ten (10) calendar days prior written notice thereof to the other party.

10.2 Notices to County of Los Angeles shall be addressed as follows:

Los Angeles County Sheriff's Department  
Contract Law Enforcement Bureau  
Attn: Unit Commander  
4700 Ramona Boulevard  
Monterey Park, California 91754  
Phone #:

10.3 Notices to City of shall be addressed as follows:

City of \_\_\_\_\_  
Attn:  
Address:  
Phone #:

#### **11.0 AMENDMENTS**

All changes, modifications, or amendments to this Agreement must be in the form of a written Amendment duly executed by the County Board of Supervisors and an authorized representative of the City. Notwithstanding, the Sheriff or his designee is hereby authorized to execute on behalf of the County any Amendments and/or supplemental agreements referenced in Sections 1.3, 3.0, 4.3, 8.2, and 9.2 of this Agreement.

#### **12.0 AUTHORIZATION WARRANTY**

12.1 The City represents and warrants that the person executing this Agreement for the City is an authorized agent who has actual authority to bind the City to each and every term, condition, and obligation of this Agreement and that all requirements of the City have been fulfilled to provide such actual authority.

12.2 The County represents and warrants that the person executing this Agreement for the County is an authorized agent who has actual authority to bind the County to each and every term, condition, and obligation of this Agreement and that all requirements of the County have been fulfilled to provide such actual authority.

#### **13.0 ENTIRE AGREEMENT**

This Agreement, Attachment A, and any executed Amendments thereto constitute the complete and exclusive statement of understanding of the parties which supersedes all

previous agreements, written or oral, and all communications between the parties relating to the subject matter of this Agreement. No change to this Agreement shall be valid unless prepared pursuant to Section 11.0, Amendments, of this Agreement.

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**MUNICIPAL LAW ENFORCEMENT SERVICES AGREEMENT  
BY AND BETWEEN  
COUNTY OF LOS ANGELES  
AND CITY OF \_\_\_\_\_**

IN WITNESS WHEREOF, the County of Los Angeles, by order of its Board of Supervisors, has caused this Agreement to be executed by the Chairman of said Board and attested by the Executive Officer-Clerk of the Board of Supervisors thereof, and the City has caused this Agreement to be executed on its behalf by its duly authorized representative.

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
DON KNABE  
Chairman, Board of Supervisors

ATTEST:  
SACHI HAMAI  
Executive Officer-Clerk  
Board of Supervisors

By \_\_\_\_\_  
Deputy

CITY OF \_\_\_\_\_

By \_\_\_\_\_  
CITY OF \_\_\_\_\_, MAYOR \_\_\_\_\_ Mayor

ATTEST:

By \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:  
ROBERT E. KALUNIAN JOHN F. KRATTLI  
ATTORNEY  
County Counsel

APPROVED AS TO FORM:  
CITY

By \_\_\_\_\_

By \_\_\_\_\_

| ~~Senior~~ Deputy County Counsel

|



# Valley Voice

The Pulse of the San Gabriel Valley



December 2013

VOLUME 1, ISSUE 9

## SGVEWP Recognizes Leaders in Energy Efficiency

Each year, the San Gabriel Valley Energy Wise Partnership (SGVEWP) — a partnership between the COG, Southern California Edison (SCE), and Southern California Gas Company— holds an Awards Luncheon to celebrate the accomplishments of the SGVEWP over the past year and to recognize cities within the Valley that have been leaders in energy efficiency. In 2013, the SGVEWP has had the following accomplishments:

- ◇ 15 municipal projects completed
- ◇ Over 1.4 million kilowatt-hours in energy savings and 18,000 therms in energy projects from installed municipal projects
- ◇ Equivalent energy savings of approximately \$215,270
- ◇ Approximately \$163,000 in cash rebates for implementing those measures
- ◇ Attended 33 community events
- ◇ Presented at 25 City Council meetings and held 8 check presentations at City Council meetings
- ◇ Held 9 holiday light exchanges

In addition, the following cities were recognized for their leadership in energy efficiency:

**Energy Savings Impact Award:**  
**South Pasadena**

The City upgraded its water pump at Wilson Reservoir, saving 203,707 kWh, equivalent to

an estimated annual utility savings of approximately \$30,000, and improving overall plant efficiency by 22%. The City also received a one-time incentive payment of \$25,717.

**Excellence in Demand Response: Arcadia**

Demand Response (DR) focuses on installing efficient equipment that is dynamically interactive and that helps to avoid adding more generation to our system at peak times. Over the past year, the City has enrolled 21 accounts in a DR program. This includes 19 facility accounts enrolled in DR Contracts (DRC), 1 account enrolled in the Summer Discount Plan (SDP), and 1 account enrolled in the Critical Peak Pricing (CPP) program.

**Innovation Award: Montebello**

The City upgraded its digital billboard at the Montebello Golf Course and Quiet Cannon Banquet Center from incandescent light bulbs to a full-color LED light display. The City utilized on-bill financing (OBF) — the first in the San Gabriel Valley — which provides zero-interest loans to complete energy efficiency projects that is repaid through monthly payments on the utility bill. The project saved the City 163,030 kWh, which is equal to an estimated annual utility savings of \$25,000 and a one-time incentive payment of \$17,117 (cont. on next page).



#factcheck: Healthy Living in Baldwin Park, p. 2

The City of Baldwin Park has accomplished a lot in its efforts to help its residents get healthier through access to more nutritional food and promotion of physical activity.

Happy Holidays and a  
Happy New Year!  
See you in 2014!

Also in the Issue...

SGVEWP Moves in 2014.....2  
Transportation Spotlight. ....3  
Executive Director's Report.....4

# SGVEWP Moves into 2014!

## Green Leadership Award: South El Monte

The City is being recognized for its efforts to implement its Energy Action Plan (EAP). Completed by funding from the COG, South El Monte has initiated work on all major municipal energy efficiency projects, including indoor lighting upgrades, variable speed drives on its pool pumps and upgrades to the pool heaters, and streetlight upgrades. The indoor lighting project was completed in November 2013, and had an energy savings of 100,156 kWh, equal to an annual energy cost savings of approximately \$15,000.

## Energy Savings Impact Award (Gas Company): El Monte

Evaporation is by far the largest source of energy loss for swimming pools. Pool covers minimize evaporation from both outdoor and indoor pools. Covering a pool when it is not in use is the single most effective means of reducing pool heating costs, with potential savings of 50%–70%. In 2013, the City of El Monte installed a pool cover at its aquatic center, producing an energy savings of 18,407 therms and an estimated annual utility savings of \$11,965. The City also received a one-time incentive payment of \$15,723.

After the success of 2013, the SGVEWP looks forward to 2014. In 2014, the SGVEWP will have a kilowatt-savings goal of 1.7 million kWh and a therms savings goal of 40,000.

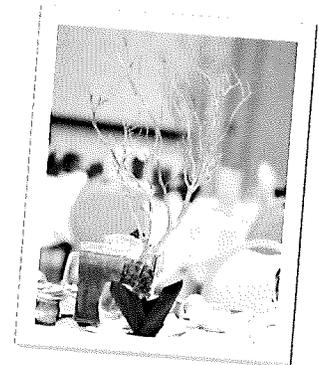
These are also a few of the activities that the SGVEWP will be undertaking in 2014 in partnership with SCE and SCG:

- ◇ Host Holiday Lights Exchanges
- ◇ Host community workshops to promote energy efficiency
- ◇ Redesign SGVEWP website
- ◇ Host toolbox trainings for cities to assist in identifying projects
- ◇ Continue SGVEWP eNewsletters
- ◇ Develop project case studies

The SGVEWP looks forward to 2014!



The Cities of Arcadia and South El Monte were just two of the cities that were recognized as awardees at the Annual Awards Luncheon



## #factcheck

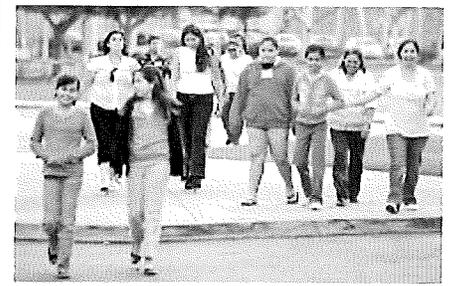
# Healthy Living in Baldwin Park

The City of Baldwin Park has long been committed to improving the health of its residents and has consistently undertaken projects to do just this. In 1999, the People on the Move team was formed, a grassroots effort that included representatives from the School District, the City, Kaiser Permanente, the Los Angeles County Department of Public Health — to help improve the environment in order to improve the health of residents. Since that time, many other residential groups have formed to promote healthy living in the community: the Healthy Teens on the Move subcommittee advises People on the Move on the barriers to healthy eating and physical activity that teens face at school and in the community; the Baldwin Park Resident Advisory Committee (BP-RAC) leads community activities and trainings that support youth and parents in leading healthier lives and advises People on the Move on such programs.

In 2005, Baldwin Park the City was selected as one of six Healthy Eating, Active Communities (HEAC) in the State, receiving

\$1.8 million from the California Endowment from 2004 to 2010 to institute policy changes and practices to improve access to healthy food options and encourage physical activity in low-income communities in order to prevent childhood obesity. As a result of all of these efforts, the City has implemented a wide range of policies that demonstrate its commitment to healthy living, including the following:

- ◇ Adopted a Complete Streets Policy in August 2011
- ◇ Passed first City ordinance in California to ensure that in City-sponsored youth facilities, 100% of foods and beverages sold must comply with the State nutrition standards required in schools under SB 12 and SB 965
- ◇ Assisted corners stores and small grocery stores in completing "healthy floorplan" makeovers
- ◇ Adopted Healthy Eating Acting Living Resolution
- ◇ Adopted ordinances banning smoking in



and around city-owned facilities and public parks, a variety of areas where people congregate, and in and around multi-family housing.

Through efforts like these, Baldwin Park demonstrates how it can positively impact its built environment to improve the lives of its residents.

### FACT FACTS

8

number of businesses that received store makeovers, including the addition of a new "Healthy Selection" section of the store, as a part of Baldwin Park HEAC

# Transportation Spotlight State Route 710 North Environmental Study

The State Route 710 North (SR 710) Study evaluates transportation options to improve mobility and relieve congestion in the area between the State route 2, Interstates 5, 10, 210, and 605 freeways in East/Northeast Los Angeles and the western San Gabriel Valley.

The purpose of the study is to address the following considerations:

- Improve efficiency of the existing regional freeway and transit networks;
- Reduce congestion on local arterials adversely affected by regional traffic volumes; and
- Minimize environmental impacts related to mobile sources

The Study Team, led by Metro and Caltrans, is undertaking an environmental review process in order to arrive at the best Alternative consistent with State and Federal requirements. The five Alternatives being considered include:

- **No Build Alternative**
- **Transportation System Management/ Transportation Demand Management (TSM/TDM) Alternative:** This includes pedestrian and bike improvements, intelligent transportation systems, local street improvements and substantially more bus service within the Study area. These strategies may also be included as part of the other Alternatives.
- **Bus Rapid Transit Alternative (BRT):**

This would expand rapid bus service to key destinations from East Los Angeles to Pasadena, starting just south of the Gold Line Atlantic Station at Atlantic and Whittier Boulevards.

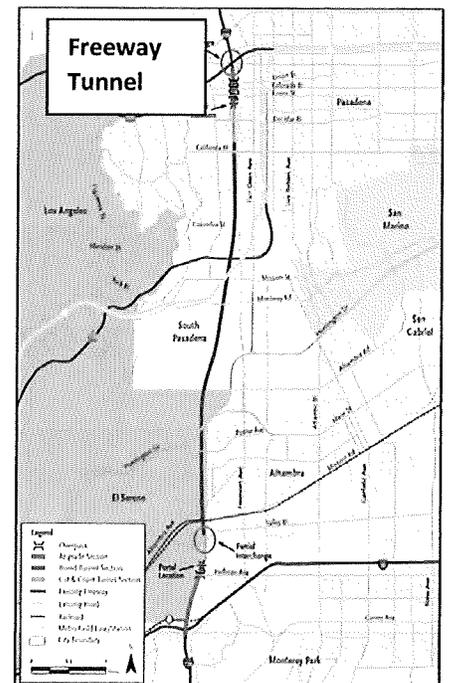
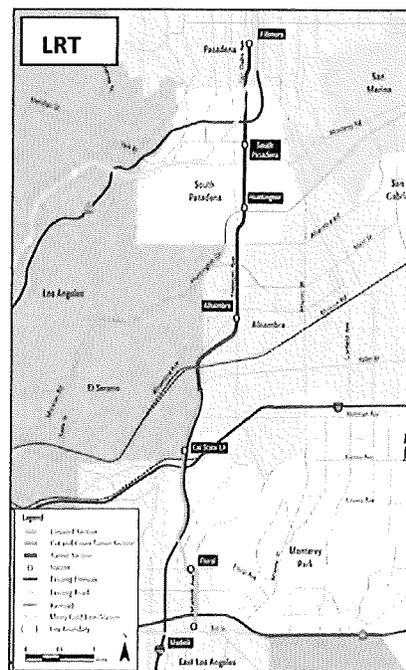
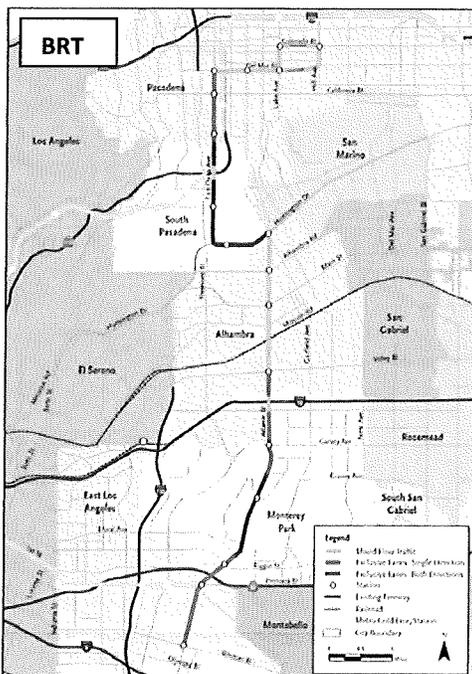
- **Light Rail Transit Alternative (LRT):** This alternative would bring a new, light rail transit line from East Los Angeles to Pasadena, connecting to the existing Gold Line at the East Los Angeles Civic Center Station at Mednik Avenue and proceeding north. All construction would be within existing SR 710 right-of-way.
- **Freeway Tunnel Alternative:** This alternative would extend the 710 as a high speed, limited-access roadway with up to four lanes in each direction. The initial concept calls for separate tunnels for north and southbound traffic. All construction would be within existing SR 710 right-of-way.

To learn about the multi-modal alternative concepts under evaluation in the SR-710 Study process visit: [http://www.metro.net/projects\\_studies/route\\_710/images/SR710openhousepresentation.pdf](http://www.metro.net/projects_studies/route_710/images/SR710openhousepresentation.pdf).

Additional information is available on the program website at [www.metro.net/sr710study](http://www.metro.net/sr710study). Online comments can be submitted through a Twitter account @SR710Study or through a Facebook page, [facebook.com/sr710study](http://facebook.com/sr710study), and a hotline number: (855) 477-7100.

## Project Milestones

- ⇒ **November 2008**  
2/3rd of LA County voters approved use of Measure R funds to address the condition of growing congestion on freeways and arterials, and poor transit operations within the SR 710 North study area.
- ⇒ **December 2012**  
Alternatives Analysis Report completed. To review the Report visit: <http://www.dot.ca.gov/disto7/resources/envidocs/docs/710study/>  
Five (5) alternatives advanced to draft environmental impact report/statement (Draft EIR/EIS) for further study.
- ⇒ **Late Spring/Early Summer 2014**  
Draft EIR/EIS expected to be released.
- ⇒ **2015**  
Final EIR/EIS anticipated to be released.



# Executive Director Message

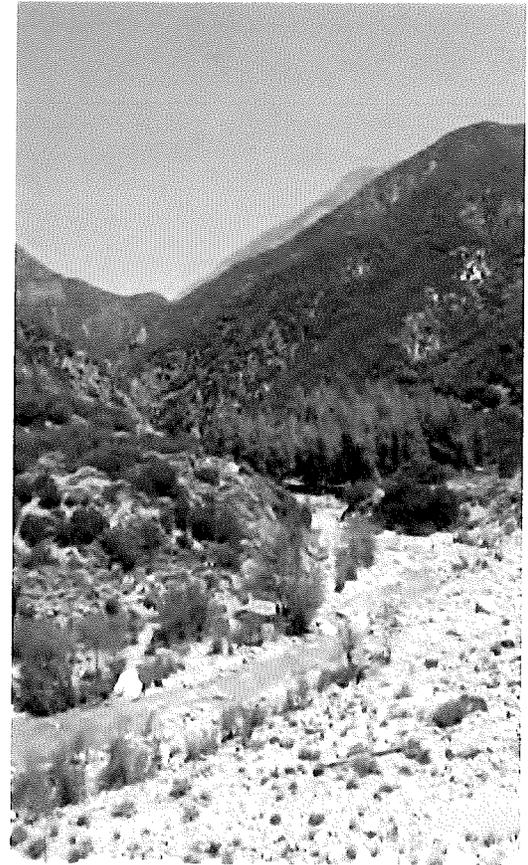
Once again it's the Holiday Season. The joyous and blissful festival of the holidays reminds us of beautiful moments and happy memories celebrated in the past, giving us another chance to relive them and create new ones. The Holiday Season also brings with it the time to stop and reflect on those things that have happened in the last year and be thankful for the things that went well.

We are thankful for our member agencies and the opportunity you give us to use our time to create moments of success for you, your agency, and the San Gabriel Valley. 2013 has been a year marked with significant change and success, and we owe this success to you and your trust and confidence in our abilities and the impact that we, as a Council of Governments working collaboratively, can have in our communities and on the region. We thrived because of your amazing dedication and the hard work and creativity of the SGVCOG staff and the staff of the member agencies who are committed to working collaboratively to address regional issues. I am personally grateful to you and all those who are actively involved for their tremendous efforts.

The Holiday Season is a personal time too. A time to reflect on what each of us has been allowed to achieve as part of a much bigger picture. However you choose to think of it, this is a time of reflection and thankfulness as we finish this year and plan for next year, in our best efforts to meet your expectations in 2014.

Best wishes for a wonderful holiday season and a rewarding, joyous new year! We look forward to our work together in 2014.

Andrea M. Miller  
Executive Director



Valley  
Voice  
*The Pulse of the  
San Gabriel Valley*

1000 S. Fremont Ave.  
Bldg A-10N, Suite 10-210  
Alhambra, CA 91803



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of January 14, 2014*

**FROM:** Blaine Michaelis, City Manager

**PREPARED BY:** Jennifer Williams, Associate Planner

**SUBJECT:** **CONSIDERATION OF CONDITIONAL USE PERMIT 13-01, PRECISE PLAN 13-01, AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-12** – A request to construct and operate an approximately 10,000-square foot single-story medical inpatient facility and approximately 2,400-square foot single-story outpatient facility for physical, speech, and occupational therapy on a vacant site of approximately 1.8 acres at 1136 and 1148 W. Puente Street, near the intersection of Puente Street and Via Verde in the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway Overlay (SHO) (APN's 8448-020-069 and 8448-020-070). The Development Plan Review Board (DPRB) and Precise Plan (PP) applications are required for the architecture, design, and development of the site. A Conditional Use Permit (CUP) application is required for the use of the medical inpatient facility (congregate living health facility), elimination of walls at a zone boundary, and a waiver of the required parking by up to seven spaces.

## **SUMMARY**

*This is a request to construct and operate a medical inpatient facility and physical, speech, and occupational therapy outpatient facility on a vacant site at 1136 and 1148 W. Puente Street.*

*The **Development Plan Review Board** required modifications to the architecture be made and returned to the Board for final approval. The Board allowed the related development applications to proceed for review by the Planning Commission and City Council and favored the applicant's site plan as submitted over Staff's recommendation to pursue alternatives.*

*The **Planning Commission** recommends that the City Council approve CUP 13-01 and PP 13-01.*

**Staff recommends that the City Council approve CUP 13-01 and direct the applicant to make modifications to PP 13-01.**

## **BACKGROUND:**

### **DPRB Discussion and Actions**

The DPRB held a public meeting on DPRB Case No. 13-12 on November 21, 2013. The Board reviewed the architecture and site plan in detail after receiving Staff's presentation, the applicant's presentation, and comments from the public. The Board favored the applicant's general proposed site plan over Staff's recommendation of the exploration of an alternative, but directed the applicant to provide a number of architectural details and include a number of features that were not provided on the plans with the initial proposal. The Board allowed the applicant to move forward with the related development applications to the Planning Commission and City Council, but required revisions to the architecture and return of the project to the Board should the Council approve the Conditional Use Permit and Precise Plan.

### **Planning Commission Discussion and Actions**

The Planning Commission held a public hearing and heard testimony as to CUP 13-01 and PP 13-01 on December 19, 2013. The Planning Commission reviewed the proposed operations, business description, plans, required findings, and draft conditions of approval. The Planning Commission heard testimony from the applicant as well as the public. Some members of the public were supportive of the project and stated that the use is needed by the community and that it would be less intense than other uses that could be permitted by right. Some members of the public were against the project due to concerns about noise, odors, traffic, compatibility of a 24 hour operation in the area, compatibility of the use with the adjacent day care facility, and other concerns. The Commissioners reviewed the evidence in light of the findings required in the San Dimas Municipal Code for approval of Precise Plan and Conditional Use Permit applications and determined that the findings could be made. Therefore, the Commission adopted resolutions recommending approval of the Conditional Use Permit and Precise Plan to the City Council, subject to the conditions of approval contained therein and final architectural design approval by the Development Plan Review Board. The Planning Commission included minor modifications to the draft conditions of approval of the CUP to more clearly define the approval of the congregate living health facility (Condition 9), to more clearly specify that alcohol and drug rehabilitation are not permitted as a part of this CUP (Condition 17), to limit the allowable hours of parking lot maintenance activities (Condition 13), and to only allow the elimination of fencing on a limited scale and where appropriate, subject to final design approval by the DPRB (Condition 10).

## STAFF REPORT:

Staff has attached the December 19, 2013 Planning Commission meeting Staff Report for your review as no additional information has been provided by the applicant and the project remains the same.

The following have been included for reference:

1. Detailed staff report of the project from the December 19, 2013 Planning Commission meeting, which includes:
  - a. Appendix A - General Information
  - b. Exhibit A - Aerial
  - c. Exhibit B - Excerpt from Health and Safety Code
  - d. Exhibit C - Alternative Designs 1 & 2
2. Draft Minutes of the Planning Commission meeting of 12/19/13
3. Minutes of the DPRB meeting of 11/21/13
4. Correspondence received from the Public for this noticing period
5. Project Plans (Distributed to Council members and available to view at City Hall)
6. Planning Commission Resolution of Approval No. PC-1496 (CUP 13-01)
7. Planning Commission Resolution of Approval No. PC-1497 (PP 13-01)
8. City Council Draft Resolution of Approval No. 2014-02 (CUP 13-01)
9. City Council Draft Resolution of Approval No. 2014-03 (PP 13-01)

## RECOMMENDATION:

The **Development Plan Review Board** required modifications to the architecture be made and returned to the Board for final approval. The Board allowed the related development applications to proceed for review by the Planning Commission and City Council and favored the applicant's site plan as submitted over Staff's recommendation to pursue alternatives.

The **Planning Commission** recommends that the City Council approve CUP 13-01 and PP 13-01.

**Staff** recommends that the City Council approve CUP 13-01 and direct the applicant to make modifications to PP 13-01.

Respectfully Submitted,



Jennifer Williams  
Associate Planner



# Planning Commission Staff Report

**DATE:** December 19, 2013

**TO:** Planning Commission

**FROM:** Jennifer Williams, Associate Planner

**SUBJECT:** CONSIDERATION OF CONDITIONAL USE PERMIT 13-01, PRECISE PLAN 13-01, AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-12– A request to construct and operate an approximately 10,000-square foot single-story medical inpatient facility and approximately 2,400-square foot single-story outpatient facility for physical, speech, and occupational therapy on a vacant site of approximately 1.8 acres at 1136 and 1148 W. Puente Street, near the intersection of Puente Street and Via Verde in the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway Overlay (SHO) (APN's 8448-020-069 and 8448-020-070). The Development Plan Review Board (DPRB) and Precise Plan (PP) applications are required for the architecture, design, and development of the site. A Conditional Use Permit (CUP) application is required for the use of the medical inpatient facility (congregate living health facility), elimination of walls at a zone boundary, and a waiver of the required parking by up to seven spaces.

## **SUMMARY**

*This is a request to construct and operate a medical inpatient facility and physical, speech, and occupational therapy outpatient facility on a vacant site at 1136 and 1148 W. Puente Street.*

*The Development Plan Review Board required modifications be made to the design and that the project return to the Board for final approval after Planning Commission and City Council review.*

*Staff recommends that the Planning Commission recommend approval of CUP 13-01 and modifications to PP 13-01 to the City Council.*

## **BACKGROUND:**

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

- On June 20, 2013, the use of the medical inpatient portion of the project (congregate living health facility) was established as a conditionally permitted use through the Classification of Use process by the Planning Commission.
- On July 15, 2013 the applicant held a community meeting to present further information on the project to the community in response to the public comments and turnout at the Planning Commission meeting
- On July 23, 2013, the City Council heard the Classification of Use request on appeal of the Planning Commission's determination and upheld the Planning Commission's determination.
- On November 21, 2013 the project was presented to the Development Plan Review Board (DPRB), which recommended architectural changes be made and that the project return for Board review, but that the associated applications be allowed to move forward for presentation to the Planning Commission and City Council.
- After the Planning Commission reviews the project and makes its recommendation, the City Council will review and make a determination on the project.
- Should the City Council approve the project, the DPRB application will go back to the Board for final review and approval of the design of the buildings and site.

## **ANALYSIS:**

### **CONDITIONAL USE PERMIT APPLICATION**

#### **Use**

The proposed use of a medical inpatient rehabilitation facility (congregate living health facility) is classified as a conditionally permitted use in the Administrative Professional Zone. The use of the proposed outpatient building for physical, occupational, and speech therapy is permitted by right in the Administrative Professional Zone and does not require any discretionary review.

#### *Characteristics of the Use:*

The applicant has stated that the inpatient facility is intended to provide patient care programs for the following:

1. Traumatic brain injuries;
2. Spinal cord injuries (all levels, including halo care);
3. Complex wound care (including burn care);
4. Pulmonary disorders (including vent care and weaning);
5. Congenital disorders (including Cerebral Palsy and Spina Bifida);
6. Neuromuscular disorders (including Guillan-Barre and Muscular Dystrophy);
7. Orthopedic complexities (including multiple trauma/fractures, external fixator care, and amputee care); and
8. High intensity rehabilitation.

The inpatient facility is described by the applicant as a “post acute rehabilitation facility” which will be a licensed congregate living health facility (CLHF) as defined by the State of California Health and Safety Code and licensed by the Department of Public Health. Staff considered the concern of the potential conversion of the facility to a drug or alcohol rehabilitation facility. The Los Angeles County Public Health Department confirmed that the types of facilities licensed as congregate health living facilities are limited to those described under California Health and Safety Code Section 1250(i) (see Exhibit B) and that this would not be a possibility.

Condition 9 of the CUP Resolution is included to limit the use to a medical inpatient facility to provide patient care as a licensed congregate living health facility. Changes to the use would require a modification to the Conditional Use Permit and a public hearing by the Planning Commission.

The applicant is requesting 15 single-occupancy patient rooms. Condition 9 of the CUP Resolution also limits the number of patients, rooms, and beds to 15 persons and requires that any intensification of the use require a modification to the Conditional Use Permit and a public hearing by the Planning Commission. One central kitchen is proposed, and there would not be any kitchen or kitchenette facilities in the patient rooms. The applicant has stated that many patients are tube fed and won't be able to eat on their own, let alone prepare food on their own. Condition 9 also limits kitchen facilities to one central kitchen and requires a modification to the Conditional Use Permit and a public hearing by the Planning Commission should any future request arise to intensify food preparation areas.

A team of nurses, therapists, and support staff provide around-the-clock patient care. The applicant has stated that nurses will work 12-hour shifts and that at maximum capacity the day shift will consist of a maximum of 15 employees, including nurses, therapists, administration, and support staff, and that the overnight staff is reduced to nursing care and minimal support staff of 5-6 employees at maximum capacity. Patient stays vary from long term care (3-6 months) to life term care (years). The applicant is requesting visiting hours from 8am to 8pm for family members and friends, and Condition 12 of the CUP Resolution reflects this limitation. Delivery hours requested are from 7am to 5pm. The applicant has indicated that deliveries are typically from large van vehicles rather than large trucks. Condition 12 of the CUP Resolution limits delivery hours.

### **Parking & Parking Waiver Request**

The outpatient facility requires 12 parking spaces when parked at a medical office/clinic ratio. The inpatient facility requires 30 spaces when parked at a hospital ratio.

<b>Townhouse/Mixed Use Units</b>		<b>Required</b>
Outpatient Physical, Speech, and Occupational Therapy (1 space per 200 square feet- medical office clinic ratio)	2,353 sq. ft.	12 spaces
Inpatient Facility (2 spaces per bed- hospital ratio)	15 beds	30 spaces
<b>TOTAL</b>		<b>42 spaces</b>

The applicant's current plan demonstrates compliance with the minimum 42 parking space requirement. However, the applicant has stated that this amount is excessive and unnecessary to conduct their business. The applicant has therefore requested a parking waiver of 7 spaces, or 17% of the required parking in accordance with Section 18.156.150 of the SDMC, which allows a waiver of up to 50% of the required parking with a Conditional Use Permit under certain circumstances. The parking waiver would allow flexibility of site design and additional landscaping to be incorporated but maintain restrictions on the property and require land to be designated for conversion to parking should the creation of additional spaces be necessary in the future, as reflected in Condition 12. Considering the restrictions of the parking waiver and the lower intensity nature of the use compared to a traditional hospital, Staff is supportive of this request.

### Elimination of Solid Walls

The Administrative Professional Zone requires solid masonry walls when adjacent to residential zones, unless a Conditional Use Permit request is made to substitute a decorative openwork fence or to eliminate the wall. The Code states that these options may be allowed if the Planning Commission determines that unique natural features, such as a topography change and/or distance, separate the administrative-professional use from adjoining residential uses and when their elimination will not be detrimental to the value or enjoyment of the adjoining residential uses.

The aerial below shows major contour lines, the project site, and the abutting hillside and residential properties:



Due to topography changes, natural hillside, and a distance separation of over 200 feet to the nearest residence, Staff and the Development Plan Review Board were in support of elimination of a solid wall on the zone boundary in favor of an openwork fence or no wall, with final design approval of all perimeter walls and fences (or the lack

thereof) to be determined when the project returns to the Board. Condition 10 is included to reflect this.

## PRECISE PLAN AND DEVELOPMENT PLAN REVIEW BOARD APPLICATIONS

A Precise Plan application with review by the City Council is required as the project is located in a Scenic Highway Overlay, in accordance with Section 18.108 of the SDMC. The Code states that *“the purpose of the scenic highway overlay zone is to designate appropriate highways and streets as scenic corridors... These designated highways and streets are important and significant transportation corridors within the City. The appearance and quality of development and land use of properties adjacent to designated highways and streets impact the overall health, safety and general welfare of the public.”*

The project complies with the standards of the Scenic Highway Overlay in terms of meeting the 20' setback requirement. However, as discussed during the Development Plan Review Board meeting, Staff has concerns that the project does not present the most aesthetic presentation to the street and public realm and believes that the design could be modified to more closely meet the purpose of the Scenic Highway Overlay. The proposed design results in the creation of parking areas and drive aisles along the entire project frontage. Furthermore, the current siting of the buildings is inconsistent with the south side of the Puente Street frontage, where both the Fire Station adjacent to the project and the office building at the corner of Puente Street and Via Verde are sited closer to Puente Street and the parking is sited at the rear of the site. The existing development pattern results in the presentation of buildings, rather than parking lots, to the street while the applicant's proposed site layout does the opposite.



Due to these concerns, Staff asked the applicant to pursue alternative siting. The applicant provided staff with two conceptual alternative site designs as requested (see Exhibit C, Alternative Site Plans 1 and 2), one of which (Alternative 1) Staff asked the applicant to explore further. The applicant, however, has stated that they prefer the

original design and they do not wish to pursue alternatives further, and is asking for the City's approval of their favored site plan as submitted.

The Development Plan Review Board supported the applicant's current site design. The Board's position is that the applicant be allowed to proceed with the overall general site plan as proposed, with the elimination of some parking spaces with a parking waiver in favor of additional landscaping, and with the addition of some site amenities.

In terms of architecture, Staff and the Development Plan Review Board agreed that though some positive elements and materials have been incorporated, the site and buildings are lacking in amenities, architectural details, and visual interest and would benefit from the addition of site amenities and architectural features and details. The Board allowed the applicant to proceed with presentation of the related Conditional Use Permit and Precise Plan applications to the Planning Commission and City Council, and required that the project be revised and return to DPRB for review at the conclusion of those meetings after addressing the following concerns:

1. Provide full architectural details on all items.
2. Final property line fencing.
3. Modification of the pavement in the parking areas to permeable materials to reduce the appearance of paved parking (up to 15 parking spaces).
4. Response to comments made in regards to the use of wainscot and/or other alternative materials.
5. Inclusion of an entry component in some form either between the buildings, from the parking lot or some combination thereof.
6. Consideration of a parking waiver to be reviewed by the Planning Commission.
7. Revision of the scale of the building with appropriate adjustments such as: roof overhang and light and shadow.
8. Incorporation of decorative paving.
9. Provision of pedestrian amenities/site furniture.

## **NOTIFICATION:**

Property owners within 1,500' + of the subject site were noticed by first-class mail and a notice was published in the Inland Valley Daily Bulletin on December 6, 2013. A legal notice was also posted at City Hall, the library, post office, and Via Verde Shopping Center on December 6, 2013. Additionally, a Public Hearing Notice Board was posted on the site on December 9, 2013.

## **ENVIRONMENTAL:**

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

## **RECOMMENDATION:**

### **DEVELOPMENT PLAN REVIEW BOARD**

The Development Plan Review Board recommends approval of the applicant's proposed site layout over the alternatives.

### **STAFF**

Staff recommends that the Planning Commission recommend approval of Conditional Use Permit 13-01 and modifications to PP 13-01 to the City Council in favor of Alternative Site Plan 1 or another alternative. However, Staff has prepared resolutions recommending approval of Conditional Use Permit 13-01 and Precise Plan 13-01 to the City Council based upon the DPRB's acceptance of the site plan as submitted.

Respectfully Submitted,



Jennifer Williams  
Associate Planner

Attachments:

Appendix A - General Information

Exhibit A - Aerial

Exhibit B - Excerpt from Health and Safety Code

Exhibit C - Alternative Designs 1 & 2

Resolution No. PC-1496 (CUP 13-01)

Resolution No. PC-1497 (PP 13-01)

## APPENDIX A

### GENERAL INFORMATION

Project: CUP 13-01, PP 13-01, and DPRB 13-01

Applicant: Keith Underwood, HealthCap Partners

Location: 1136 & 1148 W. Puente Street  
(APN's 8448-020-069 and 8448-020-070).

General Plan: Office/Professional Land Use Designation

Zoning: Administrative Professional (A-P) Zone  
Scenic Highway Overlay (SHO)

Surrounding  
Land Use and Zoning: North: (Across from Puente) Residential, SF Zone  
South: (Vacant Lot & Child Care Facility) A-P Zone  
East: Fire Station, A-P Zone  
West: (Adjacent Hillside) Residential, Specific Plan 11

Legal Notice: A legal notice was published in the Daily Bulletin and posted at City Hall, the library, post office, and Via Verde Shopping Center on December 6, 2013. Property owners within 1,500'+ of the subject site were also noticed by first-class mail on December 6, 2013.

# EXHIBIT A

## AERIAL



## EXHIBIT B

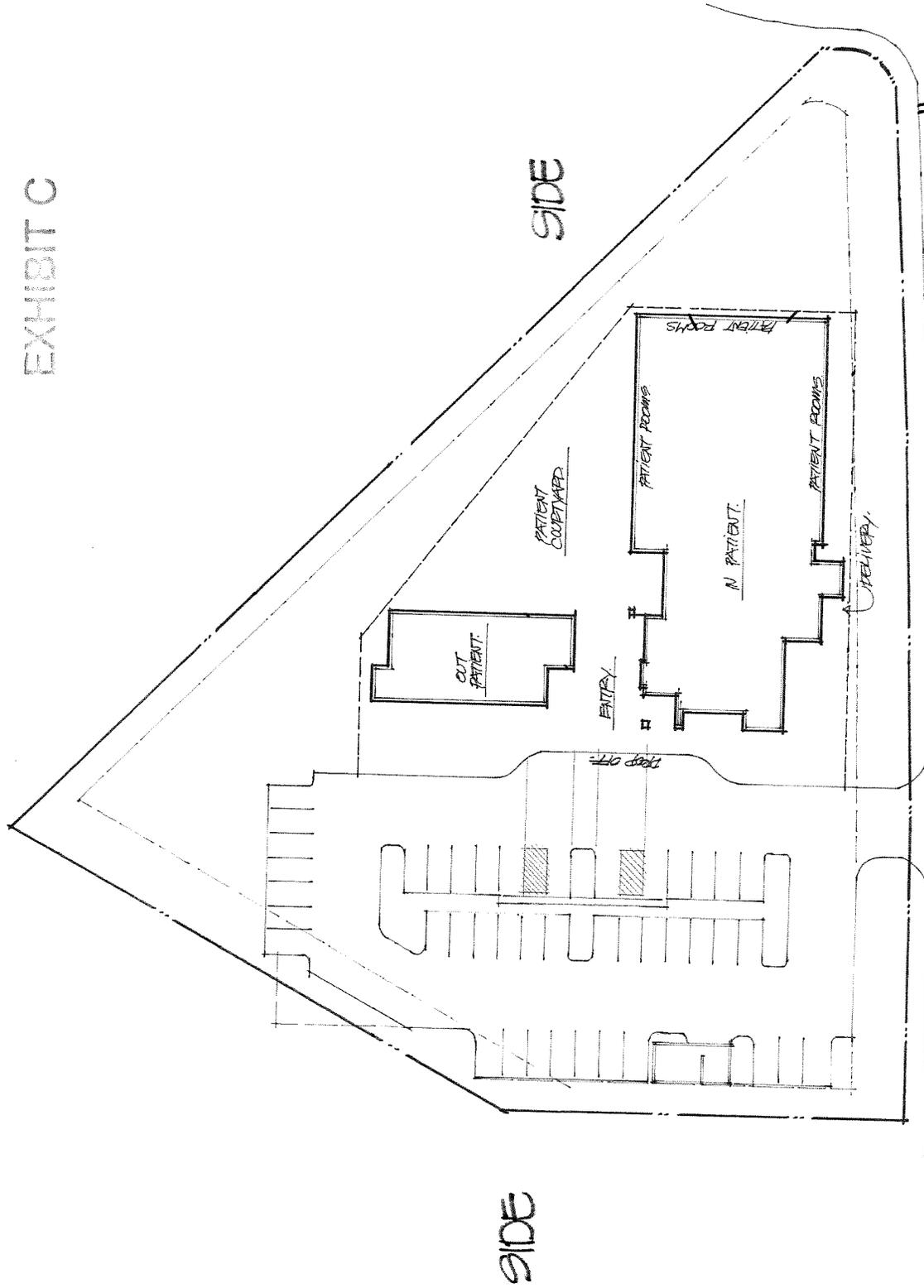
### CONGREGATE LIVING HEALTH FACILITY AS DEFINED BY CALIFORNIA HEALTH AND SAFETY CODE SECTION 1250 (i)

- (1) "Congregate living health facility" means a residential home with a capacity, except as provided in paragraph (4), of no more than 12 beds, that provides inpatient care, including the following basic services: medical supervision, 24-hour skilled nursing and supportive care, pharmacy, dietary, social, recreational, and at least one type of service specified in paragraph (2). The primary need of congregate living health facility residents shall be for availability of skilled nursing care on a recurring, intermittent, extended, or continuous basis. This care is generally less intense than that provided in general acute care hospitals but more intense than that provided in skilled nursing facilities.
- (2) Congregate living health facilities shall provide one of the following services:
  - (A) Services for persons who are mentally alert, persons with physical disabilities, who may be ventilator dependent.
  - (B) Services for persons who have a diagnosis of terminal illness, a diagnosis of a life-threatening illness, or both. Terminal illness means the individual has a life expectancy of six months or less as stated in writing by his or her attending physician and surgeon. A "life-threatening illness" means the individual has an illness that can lead to a possibility of a termination of life within five years or less as stated in writing by his or her attending physician and surgeon.
  - (C) Services for persons who are catastrophically and severely disabled. A person who is catastrophically and severely disabled means a person whose origin of disability was acquired through trauma or nondegenerative neurologic illness, for whom it has been determined that active rehabilitation would be beneficial and to whom these services are being provided. Services offered by a congregate living health facility to a person who is catastrophically disabled shall include, but not be limited to, speech, physical, and occupational therapy.
- (3) A congregate living health facility license shall specify which of the types of persons described in paragraph (2) to whom a facility is licensed to provide services.
- (4)
  - (A) A facility operated by a city and county for the purposes of delivering services under this section may have a capacity of 59 beds.
  - (B) A congregate living health facility not operated by a city and county servicing persons who are terminally ill, persons who have been diagnosed with a life threatening illness, or both, that is located in a county with a population of 500,000 or more persons, or located in a county of the 16th class pursuant to Section 28020 of the Government Code, may have not more than 25 beds for the purpose of serving persons who are terminally ill.
  - (C) A congregate living health facility not operated by a city and county serving persons who are catastrophically and severely disabled, as defined in subparagraph (C) of paragraph (2) that is located in a county of 500,000 or more persons may have not more than 12 beds for the purpose of serving persons who are catastrophically and severely disabled.
- (5) A congregate living health facility shall have a noninstitutional, homelike environment.

# ALTERNATIVE 1

## EXHIBIT C

REAR.

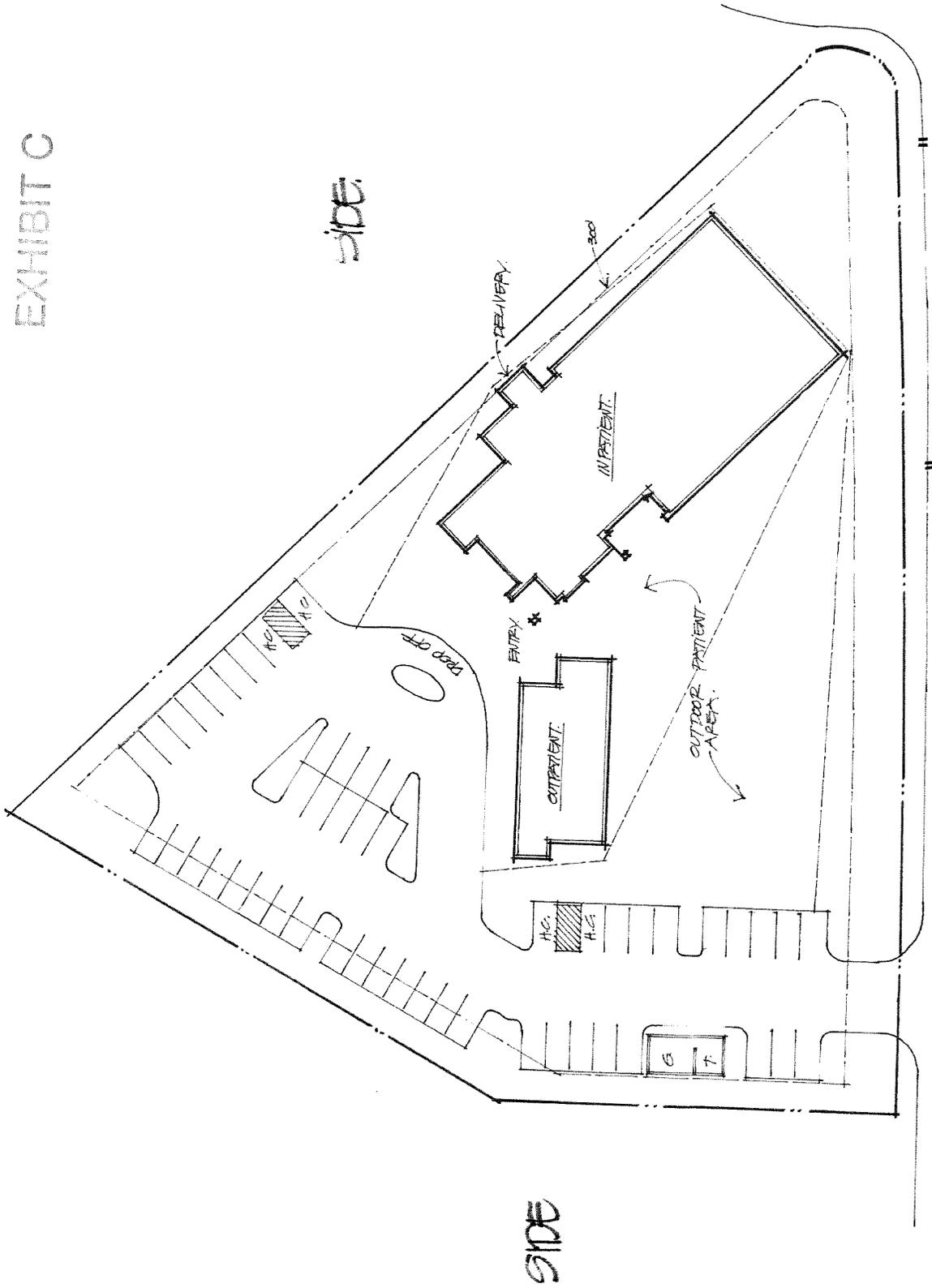


FRONT.

# ALTERNATIVE 2

## EXHIBIT C

REAR.



# CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting  
Thursday, December 19, 2013 at 7:00 p.m.  
245 East Bonita Avenue, Council Chambers

---

## **Present**

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

## **Absent**

Commissioner Stephen Ensberg

## **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: November 21, 2013

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

## **PUBLIC HEARING**

2. **CONSIDERATION OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-12, CONDITIONAL USE PERMIT 13-01, AND PRECISE PLAN 13-01**– A request to construct and operate an approximately 10,000 square foot single-story medical inpatient facility and approximately 2,400-square foot single-story outpatient facility for physical, speech, and occupational therapy on a vacant site of approximately 1.8 acres at 1136 and 1148 W. Puente Street, near the intersection of Puente Street and Via Verde in the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway Overlay (SHO) (APN's 8448-020-069 and 8448-020-070). The Development Plan Review Board (DPRB) and Precise Plan (PP) applications are required

for the architecture, design, and development of the site. A Conditional Use Permit (CUP) application is required for the use of the medical inpatient facility (congregate living health facility), elimination of walls and use of openwork fencing, and a reduction of the required parking by seven spaces.

Staff report presented by **Associate Planner Jennifer Williams**, who stated this is a proposal to operate two medical buildings on a 1.8 acre site near the intersection of Puente and Via Verde in the Administrative Professional (AP) zone, within a Scenic Highway Overlay (SHO). The larger building (Building A) will be used for the congregate care facility, and the smaller building (Building B) will be the rehabilitation center. There will be approximately 42 parking spaces provided, with more than adequate landscaping on-site, including the 20-foot setback required in the SHO. The buildings are a Spanish design incorporating smooth stucco, clay tile roof, and other architectural elements.

The DPRB reviewed this item on November 21, 2013. One item discussed was Staff's recommendation for a different site plan that could improve the presentation of the buildings to the public realm and street by orienting Building A towards Puente, placing Building B in the rear, with the courtyards facing the hillside and parking towards the Fire Station. However, the Applicant preferred their original site plan, and after lengthy discussion the Board concurred but made changes to the entry features and gave the Applicant a detailed list of recommendations that needed to be added to the plans. They allowed the general project to move forward through the approval process with Planning Commission and City Council, but with direction that it come back to DPRB for final design review.

**Associate Planner Williams** stated there are three elements of the proposal that require a Conditional Use Permit. While the outpatient use for physical and speech therapy is permitted by right, the inpatient use was classified to be conditionally permitted by the Planning Commission and upheld by the City Council on appeal. The proposal is for a maximum 15-bed facility of single-occupancy rooms, licensed by the County as a congregate living facility with Type A (ventilator patients) and C (critical disability patients) licenses. The facility will have 24-hour nursing care provided in two shifts, as well as having a pharmacy, social activity, etc. The maximum number of employees during the day is projected to be 15, and then 5-6 during the night.

The second item requiring a CUP is a request for waiver of seven parking spaces. The Code requires 42 spaces for both facilities. The site plan meets that number, but the Applicant has requested a reduction by seven spaces based on actual use at their other facilities. The Code allows up to a 50% waiver with a CUP, and the Applicant will be required to record a deed restriction that the area required for parking will be maintained in a manner that will allow the construction of parking if it is ever needed in the future. She showed information on their other facilities and their parking ratios. Staff is in favor of the reduction with the conditions in the CUP.

The third item requiring a CUP is the elimination of the requirement for solid walls at a zone boundary. During the DPRB meeting the Applicant expressed the desire to eliminate the solid wall along the southwest portion of the property where their zone abuts the residential zone because the hillside creates a natural separation between the two uses, with the nearest home over 200 feet away, which would comply with the Code requirements for the request. The CUP has a condition that would defer this item back to the DPRB for architectural review and to make a determination on the appropriate type of fencing to be used.

**Associate Planner Williams** stated the approval process for the project began with architectural review by the DPRB on November 21, 2013. The Planning Commission is reviewing the use itself, the request for parking waiver, and request for elimination of solid walls

along a zone boundary. If these items are approved by the Commission and then the City Council, the design would still be going back to the DPRB for final review of the architectural changes and fence style. The resolutions presented tonight are to recommend approval of the Precise Plan including recommendations made by the DPRB and the Conditional Use Permit. Staff is recommending approval of the CUP as presented, but is recommending the Commission approve the Precise Plan supporting Staff's preferred site plan.

She stated they received one letter in opposition to the project during this hearing process. She also stated Item No. 17 in Resolution PC-1496 should be stricken as it was not applicable to this project. The Applicant has also brought up to Staff that there are a number of conditions they would like changed, but they are standard conditions applied to CUP applications.

**Commissioner Bratt** stated he did not feel they needed to eliminate Item No. 17 in its entirety because he did not see anything wrong with requiring lighting at night, and thought they could just eliminate the incorrect code reference.

**Commissioner Davis** asked if they approve the item tonight will it go any further.

**Associate Planner Williams** clarified that the Commission is making a recommendation for approval to the City Council.

**Commissioner Rahi** clarified that Staff's recommendation is different than the one presented in the resolution for the Precise Plan. He asked if a traffic generation study was conducted. He stated the original site plan shows two driveways, and the alternate version only has one, and wanted to know if they were considering the two driveway plan.

**Associate Planner Williams** stated a traffic analysis was not required. The City Engineer and Public Works reviewed the traffic on Puente and determined it was designed to handle more capacity than is being utilized and would not be impacted by this project. She stated the Applicant's proposal is the site plan with two driveways.

**Chairman Schoonover** stated they spent three hours at DPRB discussing the three site plans and it was a strong consensus of the Board to go with the Applicant's site plan with two driveways for safety.

**Commissioner Rahi** stated since they do not have the traffic count for Puente, it is hard to determine the impact of traffic generated from the project.

**Commissioner Bratt** stated in regards to Condition No. 9, even though the State defines what type of service is provided at a congregate care facility, he would like to have additional language that states this will not ever be a drug or alcohol treatment facility. In regards to Condition No. 10, he feels there does need to be some type of fencing of the site and would not be in support of eliminating fencing in its entirety, that there needs to be something that sets a boundary.

**Chairman Schoonover** asked how high the berm in the front will be that is to screen the cars.

**Associate Planner Williams** stated approximately four feet high. She stated Sheet 6 of the plans shows what it will look like with landscaping, and that it will have a detailed review during the plan check process.

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

**Keith Underwood, Applicant, 2819 E. Sunnyside Drive, Phoenix, AZ**, stated he is here to ask the Commission to proceed with Staff's recommendation for the use of the inpatient facility and the removal of the solid wall along the southern portion of the project, as well as the waiver of seven parking spaces. He asked that the Commission support the Precise Plan as recommended by the DPRB, and to move the whole project forward to the City Council for approval.

He stated in the site plan was designed using the parking requirement for a hospital, but since their impact is much lower, they really don't need to have that many spaces on site. The reduction would allow for a larger landscaping area near the corner of Puente and Via Palomares. In regards to the fence, they would still like to provide a solid 5-6 foot fence along the portion adjoining the fire station, vacant lot and childcare center, but would like an openwork fence along the hillside to maintain the natural feel and allow for better water run-off. He asked if Commissioner Bratt's suggestion was to define the property line.

**Commissioner Bratt** stated a fence will help to define the property and feels for this type of facility it will define it for the people both inside and outside of it.

**Commissioner Davis** asked what happens to the fence when it reaches Via Palomares.

**Keith Underwood, Applicant**, stated there will be no fencing along the corner. The fence is to help delineate the property line, but they are not enclosing the property.

**Commissioner Bratt** clarified that his intent was that a fence will help to delineate where it will be safe to be and where it is not. He did not expect the property would be fenced in whole.

**Keith Underwood, Applicant**, stated there is a boundary point where their fence meets the daycare fence. One issue they foresee with a solid wall along the continuous length is the undulating topography and the construction problems that would cause. He requested the Commission approve the exception to a solid masonry wall but leave open the definition that would go back to DPRB for consideration to be either no fence or a view fence.

**Associate Planner Williams** stated the Board's recommendation was to allow them to request the elimination of the solid wall during the CUP process but the Board wanted it to come back to them for final review.

**Commissioner Bratt** stated he understands a solid wall would not work in that area but he likes things to be defined and was not in support of a statement that would allow for there being no fence at all.

**Keith Underwood, Applicant**, stated his preference would be to not limit the condition. In regards to Condition No. 9 of the CUP, they would like to remove the words "floor layout" because even with the best planning, there are technological advancements that may change things internally in the future which would not impact the exterior of the facility.

**Chairman Schoonover** stated the difficulty he has is that he just sees a large building on the floor plan because a lot of areas are not labeled and are just left blank already.

**Keith Underwood, Applicant**, pointed out where the kitchen and dining area is, a large corridor, and a family area. He understands their concern about changes, but if the corridor were to change location, does that affect how the building looks or how they are servicing patients, and felt internal operational changes should not concern the City.

**Associate Planner Williams** stated they can make sure the plans reviewed in plan check reflect what the Applicant has described tonight. The condition deals with substantial changes. Staff feels it is appropriate because if they only make minor changes it will not trigger a review, but the City should have the opportunity to review how a substantial change may impact the use of the facility.

**Chairman Schoonover** thought the word “substantial” is key and felt the condition should stay the way that it is.

**Commissioner Davis** asked if the Applicant were to combine two rooms into one, would that be considered a substantial change.

**Chairman Schoonover** stated he would consider that substantial and would want the ability to review the change.

**Keith Underwood, Applicant**, stated the maximum for the site is 15 beds, and if two rooms were combined, it would create a lesser impact and didn't see why that would need Commission review. He felt if they needed to increase the size of a room to accommodate a patient which then lowers their bed count by one, he felt they should be able to do that without having to come to the Commission. He felt it was appropriate for the CUP to set a maximum use but that they should not have to come back for review if the use was made less.

**Chairman Schoonover** asked if Staff had the authority to allow minor modifications without requiring a new public hearing.

**Senior Planner Marco Espinoza** stated Staff can do that. Any modification would require review by both Planning and Building and Safety, and Staff could determine if the change was substantial enough to require review by the Commission.

**Chairman Schoonover** stated he would be satisfied with that.

**Keith Underwood, Applicant**, stated in regards to Condition No. 15, he would like a definition of what quantifies sufficient complaints that would require a review of the CUP.

**Senior Planner Espinoza** stated the intent is that Staff will try to correct whatever the concern is regarding with the Applicant before any type of hearing is scheduled with the Commission. It will not be brought back for review with the first complaint.

**Keith Underwood, Applicant**, stated in regards to Condition No. 17 of the CUP, he understands lighting is important but felt it was addressed in other conditions in the CUP and Precise Plan and it would just be easier to strike the condition in whole. He stated in regards to the Precise Plan, the Applicant's site plan was recommended by the DPRB. They looked at numerous alternatives, and even held a community meeting that reviewed the site and building design. Puente is a Scenic Highway and to the north there is a large greenbelt transitioning from the single-family homes to their site. They felt their plan which moves the building about 85 feet back from Puente and will be landscaped helps to continue that greenbelt and will be the prominent feature instead of the building. Staff was looking to mirror the setback of the office building and fire station by moving the building closer to the street.

He stated there are other locations along Via Verde and Puente that have the parking in the front with the buildings in the rear. He would like to have their building set further back from the street for the patients, and that it would be more aesthetically pleasing. He then showed the landscaping plan for where they are proposing to remove the parking spaces. He stated a lot of

effort has gone into designing the building and the site plan, and that the two entrance idea would help people navigate the site better and allow for a well-designed patient drop-off area, staff parking and delivery function. They considered Staff's recommended site plan but felt it did not flow properly for their functionality. He is requesting the Commission approve the Precise Plan with the site plan submitted by the Applicant.

**Commissioner Rahi** asked where the handicap parking spaces that are in the area proposed for elimination will be relocated to in the parking lot. He stated they would need to take over more than two regular parking spaces because of the ramp.

**Keith Underwood, Applicant**, stated the four handicap parking spaces are more than the two that are necessary, but they will review the code requirement during plan check. If they decide they need more, they would probably increase the number to three and locate them near the building so people would not have to cross the parking lot.

**Commissioner Davis** asked if they had any other locations that included an outpatient facility, and if he had an estimate of how many patients would be using it. He clarified the outpatient use would be permitted by right, and added it would probably have more impact than the inpatient facility.

**Keith Underwood, Applicant**, stated this would be the first location they have included an outpatient physical therapy facility. They are seeing an increased need for such a facility from the hospitals and they are able to provide such a facility due to the size of the property. He stated it would probably accommodate a maximum of 20 patients per business day; this would be 3-4 patients at a time for an hour to 90 minute therapy sessions during operation from 7:00 a.m. to 6:00 p.m.

**Associate Planner Williams** stated the physical therapy facility is a permitted use by right within the zone but it would still have come to the Planning Commission for review of the Precise Plan.

**Stan Stringfellow, 2011 E. Financial Way #203, Glendora, representing the Bassett-Kolling Trust and as a resident of Via Verde**, stated once this project is developed, there will still be the vacant parcel fronting Via Verde. He asked that they grant a waiver to have a solid masonry wall between these two parcels as there is a tubular steel fence at the rear of the KinderCare and he would like to see that continued instead. He also felt open fencing would be more appropriate as there is a drop in elevation between Via Palomares and Via Verde. He stated he is in support of the Applicant's site plan as recommended by the DPRB which will allow for a continuation of the existing parkway and will minimize the visual impact of the facility. The elimination of parking at the corner will also enhance the appearance of the property so he was supportive of that. In regards to the discussion about Condition No. 17 of the CUP, as a resident he would prefer they only have the minimum amount of lighting necessary for security to help maintain a "dark sky" appearance, and would even encourage they use dark sky lighting fixtures. Since there are other conditions governing lighting, he felt that Condition No. 17 can be deleted.

He stated in regards to the parking, he feels the Applicant has demonstrated that the parking area will be obscured from the public view when you go up Via Palomares and down Puente, and provides better circulation as you enter and exit the facility. The office buildings that were approved for this site in 2006 were a more intense use of the site and had a greater impact than this facility will, which is one of the reasons he supports this proposal as opposed to an office development. Regarding the comments about a traffic study, there are certain thresholds that have to be exceeded in order to require a study, and this project doesn't even come close to

meeting those thresholds. The office project in 2006 didn't meet the requirements for a traffic study and it was a more intense use. He encouraged the Commission to support the Applicant's site plan.

**Gary Enderle, 2044 Via Esperanza**, stated he supports the DPRB's recommendation on the site plan. He felt having the parking lot in front of the buildings would be better for safety reasons and have less of an impact on the residents above the project, by deterring vandalism and keeping the noise level down. He felt there should be two driveways for better circulation. The parking for the building at the southwest corner of Via Verde and Puente is in the rear and it is very difficult to access and exit, and many people park across the street at the shopping center and walk over. He felt they should have fencing even if it did not follow the property line, and that it should be open fencing to blend better with the surrounding neighborhood. He felt the berm and landscaping will help to screen the buildings from the street, and would encourage them to plant some mature trees to aid in that. He was in support of reducing the parking and adding more landscaping.

**Ken McCrimmon, 1254 Calle Cecilia**, stated he liked the appearance of the building. He concurred with Mr. Enderle that there should be an openwork fence to harmonize with the community instead of a solid masonry wall, and that there should be a fence. He liked the site plan with the two entrances but was concerned the berm would block line of sight and increase accidents in that area. He concurred that low-impact lighting should be used outside and would not want to see any light shining up the hill. He also liked that the dumpsters were located close to the fire station. He stated the outpatient facility was what this property was made for, and if the entire project was that, they wouldn't be here. It has been discussed that this is not a hospital, it is more like a residence, but if it is, that makes it multi-family which is not permitted in the zone. He felt some patients would live out their lives in the facility. Via Verde was not developed to be a multi-family area, and he didn't want something in his neighborhood that will drive people away. He was concerned it will have a negative impact on property values. He just hoped that it gets developed properly and that we will be happy with a multi-family hospital.

**Diane Bonner, 1309 Paseo Nogales**, stated she has lived here for 42 years and has worked in construction, real estate, and taught special education as well. She felt the developer was vague in his description of the layout. When she bought in Via Verde there were signs that described it as country living in the city. She stated they fought a proposal for high-rise apartments, and there were enough hospitals and physical therapy facilities nearby and this was not needed, and that the use would change once the building was constructed. She also felt people would have a hard time finding this location. She thought the Applicant should provide a personnel plan because when you have special needs people, you have unique people to take care of them. She felt this would be turned into a convalescent home in the future and didn't understand with all the available land in the community why they chose this site for their facility.

**Jan Bartolo, 1275 Calle Cecilia**, stated she has lived here 30 years and is strongly opposed to the project. She felt the meeting date did not allow all of the interested parties to participate and that this should be continued to January. She felt the Applicant did not give a professional presentation and was contradictory and asked this item be continued for clarification. She felt the location of the public hearing board was inadequate, and since this is located in a Scenic Highway Overlay there should have been further review under CEQA. If she were looking for a house today, she would not buy in Via Verde knowing this project was going to be built. She stated there are 50 types of medical facilities within a five mile radius, so didn't understand why this had to be located here. There will be a variety of people coming into the area because of this that wouldn't have otherwise which will increase crime in the area. She felt the increased traffic will impact their roads and passive environment, and there will be noise from the mechanical equipment and vehicles. She had concerns about the worker's shifts and visiting

hours, and the compatibility with the KinderCare. She concluded there are a lot of Via Verde residents opposed to this project.

**Dan Hargis, 1785 Calle Alto**, stated he lives approximately 1,000 feet from this facility. He stated he loves Via Verde and thinks it is a beautiful area. He felt the description of the project was not consistent with the previous hearings. He also felt the hearing should not have been held on this date due to the upcoming holiday. He stated he visited the Garden Grove facility and read reviews on Yelp and the greatest concerns were regarding parking and being poorly rated in the nursing home site, with reports of nurses sleeping on shift. Out of 34 residents he spoke to surrounding the Garden Grove site, 12 of them said they heard screams coming from the facility during the night. He expressed concerns that the facility is too close to where the children from KinderCare play and that they will be impacted by the patients. He asked the Commission to delay their decision until January. He indicated the manager of KinderCare just found out about this project and is very concerned. He felt HealthCap should indicate if they do background checks on their employees, and that they should not be allowed to reduce the number of parking spaces.

**Raymond Mansour, 1248 Calle Cecilia**, stated he lives right above the project area only 200 feet away, and that he moved to Via Verde two years ago because he loved the area. He felt this was out of place with the neighborhood and if he had known a 24-hour operation was going to be built there, he would not have purchased his home. He is concerned there will be an increase in crime and that he will not be able to enjoy the view from his backyard once this is constructed. He also felt the hearing should have been held on a different date, and was opposed to the project.

**John Santoro, 1260 Calle Cecilia**, stated he is opposed to the project and it should be located elsewhere. He felt there will be impacts from noise, traffic and cooking smells. He hears noise from the Von's center and this will be closer to his home. He felt the public hearing sign should be in a different location as parking is prohibited on Puente. He is opposed to the project.

**Julie Santoro, 1260 Calle Cecilia**, stated she felt this facility was too near residential and wanted to keep the country living ambiance of Via Verde and asked the Commission to stop the project. She also felt the date of the hearing was too close to Christmas and prevented a lot of people from attending. She was surprised that they were discussing landscaping as she thought they were still discussing if they even wanted this facility at all. She did not understand why the Commission would agree to have this in Via Verde.

**Betty Jean Lamb, 1288 Paseo Alicia**, stated she lives right behind the proposed development. She bought her house in 1986 and liked the area. She is opposed to this facility in this location where people would be staying overnight and for long-term and asked the Commission to deny it.

**Katie Bartolo, 1275 Calle Cecilia**, stated she was concerned with traffic and since Puente was a four-lane road, wanted to know if a turn lane would be added for the driveways. She stated the plan did not appear to match Alternative 1 that was agreed on. She was concerned about the spot adjacent to the KinderCare since that was the area where the children go to play and did not want to see a conflict in fencing style. She stated they submitted petitions at the last meeting with names of hundreds of people in opposition to this project.

**Associate Planner Williams** stated that Alternative 1 was a plan Staff had asked the Applicant to explore, but the recommended site plan was the Applicant's proposal.

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Chairman Schoonover called a recess at 9:35 p.m. The meeting was called back to order at 9:40 p.m.

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**Keith Underwood, Applicant**, stated the site is zoned Administrative Professional (AP) and that zoning designation has been in place long before their proposal. This zone allows for businesses and uses from offices to a hospital. They went through the public hearing process to classify their use as a conditionally permitted use based on it being similar to a hospital but with less impact. This hearing is for the CUP to allow the facility with conditions that restrict it from changing. The purpose of this hearing is so that the project doesn't change. It will be a congregate living facility licensed by the State of California to care for a certain type of person, such as a ventilator person, or someone who has experienced a traumatic brain or spinal injury, an injured veteran, someone who has been in a car or work place accident, etc. Under their license they are not allowed to take any other type of patient. They have opened 26 of these facilities statewide since 1989 and they all provide the same care on an inpatient basis. He clarified that they have not deviated in the proposed use from what was initially discussed during the summer. The only component of this project that is new for this company is the outpatient physical therapy. He stated their use will have less of an impact than other uses that are allowed in the zone and would not require a CUP. They do not generate a lot of noise and traffic. At full capacity they have 12-15 employees who work their shift and then go home. The people who come to the facility are nurses, professional people, family members and friends, clergy, and visiting veterans.

He stated they locate their facilities in residential neighborhoods for a reason. The buildings are single-story and are low use, and they fit better with a residential setting than in a commercial environment. One thing he wanted to clarify is the incorrect comment that KinderCare was not notified. He personally contacted Christine Navarette at KinderCare and sent her information regarding the project on November 25th and provided her with the dates of the public hearings. She said she would pass it along to Corporate. They have spoken with the Fire Captain at the station next door and they do not have any issues. They held a community meeting to try and explain exactly what will occur at the facility. By definition of the California Health and Safety Code they are not a multi-family facility.

**Commissioner Davis** asked if there was a childcare facility near the Garden Grove site. He asked if Mr. Underwood could address the comment about screaming coming from that facility.

**Keith Underwood, Applicant**, stated there is an elementary school across the street and two other schools located nearby, and they are surrounded by single-family homes. He stated personally he has not been made aware of any issues with screaming, and stated Jim Ashby of CareMeridian would be best able to answer that question but he was unable to be here tonight as planned as his flight was cancelled due to weather conditions. He stated he has been involved with CareMeridian for five years and has had numerous communications with nursing staff and heads of these facilities but has never been made aware of that type of behavior. He stated he did not think the patients he has seen at the other facilities would be able to make the kind of noise that would travel through a building and then 200 feet into a neighborhood.

**Commissioner Davis** asked about the plans for the air conditioning units, and if there would be issues with cooking smells.

**Keith Underwood, Applicant**, stated the plan is to have small pack units similar to those used in residential settings, but there would be more of them. In regards to cooking smells there will be one kitchen to prepare food for the patients that can eat solids, and will not be used by staff

or visitors. Only about 30% of the patients eat solid food, the rest are fed by tube, and felt the use of the kitchen would not be any more intense than that used in a normal residence. They are not a commercial facility and they usually do not cook fried foods.

**Richard Denzer, Architect**, added that the air conditioning units would be in a well on the roof top and would be shielded to block the view of them.

**Commissioner Davis** felt they probably would not need a sign for the inpatient facility and asked if there will be a sign for the outpatient facility.

**Keith Underwood, Applicant**, stated they will have a small sign with the name and address near the entrance. The people coming to the outpatient facility will be associated with CareMeridian or referred by a hospital or physician so they only really need a name on the building.

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

**Commissioner Davis** stated if the Commission continues the hearing, they will have to go through the whole presentation again. The final decision on the project will be made by the City Council, so even if more residents came to express their opinion, it will still have to go to the City Council.

**Assistant City Manager Larry Stevens** confirmed that the Commission was only making a recommendation and that the final decision would be after a hearing was held by the City Council. However, if the Commission felt they did not have enough input to make a recommendation, they can continue the item to a specific date which would not require further noticing.

**Commissioner Davis** stated if they continue this to January 16, 2014 he will be out of the country and unable to attend.

**Commissioner Bratt** asked if the same notification process is used when the item goes to the City Council.

**Assistant City Manager Stevens** stated the public hearing board will be updated, a new mailing will be sent out and it will be advertised in the newspaper and posted in three public places.

**Commissioner Rahi** felt they have already considered that this use is compatible with the AP zone and that the major objections were already heard. He did not see any new information coming forward and felt they did not need to postpone making a decision.

**Chairman Schoonover** concurred that of the nine residents that spoke in opposition, they all had a consistent theme, and felt that even if they postponed the hearing to allow more people to come to speak, they would all express the same theme heard tonight.

**Commissioner Davis** stated he is aware there are a number of people opposed to the project than were unable to attend tonight, and did not think they needed to postpone the hearing. The City Council will be holding another hearing on this item which will allow people the opportunity to express their opinions.

**Commissioner Rahi** felt some of the comments were better directed towards the DPRB. As far as the use, it was already approved. Even if the City Council approves the project, the final design issues will have to go back to DPRB for approval. He did not see any reason to extend the hearing.

**Commissioner Davis** asked Staff if they could explain the difference between permitted and conditionally permitted.

**Associate Planner Williams** stated each zoning codes lists uses that are permitted by right, permitted with conditions, or prohibited. Permitted by right uses do not need discretionary approval for the use. Conditionally permitted uses are subject to findings that consider the compatibility of the use to the proposed location.

**Assistant City Manager Stevens** stated if a use is conditionally permitted, then the principal criteria they are evaluating is if the specific use is compatible with adjacent properties, and then Staff writes conditions that ensure that compatibility will continue if the project is approved. Or if it is determined that the use is incompatible and can't acceptably be conditioned, you can deny the project.

**Commissioner Bratt** asked why, in reviewing Exhibit B, the first paragraph in Item 1, they are being asked to approve a 15 bed facility.

**Keith Underwood, Applicant**, stated there are two different types of licenses for this facility; there will be 12 patients under a Type C license and 3 patients under a Type A license for a total of 15 beds. There is nothing that prohibits the combining of the two license types and they have done this at four other facilities at the 15 bed level. There is a precedent with the Health Department and it has been determined this is a viable situation.

**Commissioner Bratt** felt there should be a stipulation in the conditions as to what they are not going to do at this facility.

**Associate Planner Williams** stated that Condition No. 9 in Resolution PC-1496 sets a definition.

**Commissioner Davis** asked if the definition for a congregate care facility changed at the State level, would the operator be able to change their business model. He wanted to know if the law changed to allow another type of patient, could they just bring them into this facility.

**Associate Planner Williams** stated the conditions limit them to a medical in-patient facility so if it deviates, then they need to apply for a new CUP.

**Assistant City Manager Stevens** stated they could add language to the condition that would reference the Health and Safety Code to make it clearer. If the definition is changed, the operator would have to be in substantial compliance with the definition at the time of approval.

**Commissioner Davis** concurred with the residents for the removal of Condition No. 17 because since this is a 24-hour facility, the outside lights would have to be on continuously.

**Assistant City Manager Stevens** stated Condition No. 20 in the Precise Plan addresses lighting if they wanted to remove Condition No. 17 in the CUP. Staff can also add language that makes it very clear that a drug or alcohol treatment center is not part of this approval.

**Commissioner Bratt** stated he concurs with the removal of Condition No. 17 in Resolution PC-1496 since Condition No. 20 covers lighting in Resolution No. 1497. He stated he is opposed to the Applicant's request to have the option for "no fence" because he felt if they were given that option, that is what they would want because it would save them time and money.

**Assistant City Manager Stevens** stated he did not think that would occur because the DPRB has to approve the fencing plan and felt they would not support total elimination of fencing. The Board wants some type of definite boundary so it is clear who maintains what part of the landscaped areas, even if it is some type of raised curb. They could include language that states no fencing only where appropriate on a limited basis.

**Chairman Schoonover** stated that is an item the DPRB has on their list for further review and would be sensitive to that.

**Commissioner Davis** stated he originally voted against the classification because he did not think this was similar to a hospital. He stated after visiting the Garden Grove facility, he was impressed by how low impact it was, especially when compared to an office building during the day. He did not like the outpatient facility because he felt as a more intense use it will cause more problems down the road, but it is a permitted use. He stated he is still struggling with this being a 24-hour operation next to a residential neighborhood and whether or not it will be a nuisance to the residents.

**Chairman Schoonover** stated he understands his conflict over it being a 24-hour facility, but when you consider the traffic load, visiting hours will stop at 8:00 p.m. There will be people in the facility but they won't be making noise at that time. He felt it was a better fit as a one-story project than if a permitted multi-story office building was constructed there.

**Commissioner Davis** stated he concurred but still wondered what the impact during the night would be. He asked if they were creating a traffic hazard for residents exiting Via Palomares and if the landscaping and berm should be set back further.

**Commissioner Rahi** stated that will be addressed with the final site plan review.

**Assistant City Manager Stevens** stated the berm will be behind the equestrian fence so it will be more than ten feet from the curb at its earliest starting point. It will be evaluated at both driveways for line-of-sight as well. They can also ask the Traffic Safety Committee to look at it in regards to impacts on traffic exiting Via Palomares.

**Chairman Schoonover** stated he does not have a problem with granting the parking waiver, and it was discussed at DPRB that if they were allowed to reduce the parking, more landscaping would be added, and they would have to comply with handicap requirements.

**Associate Planner Williams** added that Condition No. 12 requires them to execute a deed restriction for future development of parking if it becomes necessary.

**Commissioner Davis** asked if there was a condition that limits the hours for outside maintenance such as parking lot sweeping in the middle of the night.

**Assistant City Manager Stevens** stated they can add language to Condition No. 13 to limit the hours for maintenance between 8:00 a.m. and 8:00 p.m.

**Commissioner Bratt** stated he would rather have it from 8:00 p.m to 10:00 p.m. to avoid visiting hours.

After discussion, the Commission concurred to set outside maintenance between the hours of 8:00 a.m. to 10:00 p.m.

**Chairman Schoonover** stated he felt this project was a better fit for the area because they have some control over the operations, and was in support of recommending approval to the City Council.

RESOLUTION PC-1496

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT 13-01, A REQUEST TO OPERATE A MEDICAL INPATIENT FACILITY (CONGREGATE LIVING HEALTH FACILITY) WITH A MAXIMUM OF 15 PATIENTS, TO ELIMINATE SOLID MASONRY WALLS AT A ZONE BOUNDARY, AND TO WAIVE SEVEN PARKING SPACES AT 1136 AND 1148 W. PUENTE STREET (APN'S 8448-020-069 AND 8448-020-070)

RESOLUTION PC-1497

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PRECISE PLAN 13-01, A REQUEST FOR DEVELOPMENT WITHIN THE SCENIC HIGHWAY OVERLAY AT 1136 AND 1148 W. PUENTE STREET (APN'S 8448-020-069 AND 8448-020-070)

**MOTION:** After reading of the title, it was moved by Schoonover, seconded by Rahi to adopt Resolution PC-1496 recommending approval of Conditional Use Permit 13-01, with Staff to revise Condition No. 10 to add a short explanation regarding "no fencing" as discussed; revise Condition No. 13 to set parking lot maintenance hours; replace Condition No. 17 with language prohibiting drug and alcohol rehabilitation facilities; and expand the definition of congregate care facility to refer to the Health and Safety Code Section as it stands today. Motion carried 4-0-1 (Ensborg absent).

**MOTION:** After reading of the title, it was moved by Schoonover, seconded by Rahi to adopt Resolution PC-1497 recommending approval of Precise Plan 13-01. Motion carried 4-0-1 (Ensborg absent).

**COMMISSION BUSINESS**

**3. Assistant City Manager for Community Development**

**Assistant City Manager Larry Stevens** stated the City Council adopted the 2014 Housing Element Update. The shops building at the Costco center was nearing completion, as is the Williams Homes project on Lone Hill. He stated the Bel Vintage project was also close to receiving final approval. Construction is moving forward at Bonita Canyon Gateway, and he has not had any indication that the Fresh and Easy will be changing at this time. The Smart and Final Express is in its third plan check, but there has been no word on the second tenant. A medical marijuana dispensary opened illegally in the City and they are in the process of getting an injunction from the court to force their closure. The Olsen Company is close to submitting a complete application for the housing project on Foothill Boulevard at the equestrian center, and there is a pending proposal for 48 housing units on the L.A. Signal property. Village Walk is

receiving their final approvals, and the City will be looking to sell their ten units early next year to moderate-income families. The mixed use project at 301 S. San Dimas Avenue is continuing through plan check, but they have heard it might be sold to another developer.

**4. Members of the Audience**

**Gary Enderle, 2044 Via Esperanza**, commended the Commission on their decision tonight and for taking all things into consideration, and felt they did the right thing.

**5. Planning Commission**

**Chairman Schoonover** stated he understood they will be reconsidering the ordinance regarding household chickens.

**Assistant City Manager Stevens** stated they are going to review the item again focusing on ducks and geese with some minor changes to the conditions regarding chickens, and it will come back to the Commission in the next few months.

**Commissioner Davis** stated he would be out of the country and unable to attend the January 16, 2014 meeting.

**ADJOURNMENT**

**MOTION:** Moved by Davis, seconded by Bratt to adjourn. Motion carried unanimously 4-0-1 (Ensberg absent). The meeting adjourned at 10:55 p.m. to the regular Planning Commission meeting scheduled for Thursday, January 2, 2014, at 7:00 p.m.

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Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

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Jan Sutton  
Planning Commission Secretary

Approved:

**SPECIAL MEETING  
DEVELOPMENT PLAN REVIEW BOARD  
MINUTES**

**November 21, 2013 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS, CITY HALL**

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**PRESENT**

*Emmett Badar, City Council  
Blaine Michaelis, City Manager  
Krishna Patel, Director of Public Works  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large  
Larry Stevens, Assistant City Manager of Community Development*

**ABSENT**

*Scott Dilley, Chamber of Commerce*

**CALL TO ORDER**

Jim Schoonover called the special meeting of the Development Plan Review Board to order at 8:35 a.m. so as to conduct regular business in the Council Chambers.

**APPROVAL OF MINUTES**

**MOTION:** Larry Stevens moved, seconded by Jim Schoonover to approve the October 24, 2013 minutes. Motion carried 4-0-1-2 (Dilley Absent and Badar and Patel Abstained).

**DPRB Case No. 13-12 Conditional Use Permit No. 13-01 and Precise Plan No. 13-01**

A request to construct an approximately 10,000 – square foot single-story inpatient facility and approximately 2,400 – square foot single-story outpatient facility and associated site improvements on a vacant site of approximately 1.8 acres at 1136 and 1148 W. Puente Street, near the intersection of Puente Street and Via Verde in the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway Overlay (SHO).

APN's: 8448-020-069 & 8448-020-070

Zone: Administrative Professional (A-P)

Keith Underwood, applicant, was present.

Richard Denzer, was present.

Jim Ashby, CEO of Care Meridian, was present.

Marvin Ersher, resident of 1312 Paseo Alamos, was present.

Gary Enderle, resident of 2044 Via Esperanza, was present.

Stan Stringfellow, F & S Land Development Corp. 2011 E Financial Way Suite 203, Glendora, was present.

Mr. Schoonover emphasized that the item being presented today will be in regards to the design and landscaping and not the use.

Associate Planner Williams stated that there are two buildings being proposed: a larger size building that is 10,000 sq. ft. single-story inpatient facility (Building A) and a smaller building that is 2,400 sq. ft. single-story outpatient facility (Building B). Building A is 22 ft. high and Building B is 18 ft. high. The buildings will include Spanish architecture, materials were provided for review. Building A features oriel windows to serve the patient rooms and will have two front facing gables and a Dutch gable at the rear. Building B has a side facing gable and a squared entry-way to accommodate roof-top equipment within a well. Both Building A and B will have decorative rafter tails. The site complies with the development standards for the Administrative Professional (A-P) Zone and the Scenic Highway Overlay Zone. This project includes a Precise Plan and Conditional Use Permit that requires review by: Planning Commission and City Council. As for fencing, when adjacent to a residential zone, the Code requires a solid masonry wall be provided and the applicant is requesting an open work fence be installed. The issues Staff is facing is with the architectural design which includes: the elevations lacking detail, for example, on the north elevation, Building B shows a blank wall facing the street and does not have much variations. The massing is not ideal and there are no decorative features such as recesses or pop outs for Spanish style architecture. She noted that it is typical to see arcades, tile work or natural materials used. She stated that she requested that the applicant and architect provide these elements. Staff does not feel that the current design integrates to the building and requests that they revise and modify the design to be more consistent with the architecture theme.

Associate Planner Williams stated that the lack of details provided on the plans makes it difficult to understand how the windows and doors function. For example, the door and window types are not specified; however, they have a major impact on the architecture and appearance. She noted that the light fixtures and styles are also not shown on the elevations. The skylights shown on the floor and roof plan depict inconsistency on the west elevation at the ridge and other portions there are separations and it is unknown how it will integrate with the tile roof. She pointed out the aerial view of the site design provided in the staff report shows the adjacent building line and proposed building line. Staff noted that the applicant has provided two alternative site plans that depict different parking lot locations and drive aisles. She noted that there are some issues with the design of the parking circulation. The west parking lot has an awkward turning area and in order to keep with the current design, the design would need to be rotated to be parallel with the parking at the frontage. The walls and fences with pilasters are at the southwest property line. Staff is ok with open work fencing, due to a 200 sq. ft. separation and grade change, and because the design would facility keeping from the nearest residence the natural drainage of the slope. However, Staff has issues with the wall proposed on the Southeast portion of the lot. She noted that instead of having a 5-6 ft. wall, the applicant is proposing a step down from the vacant lot and subject site all meet which leaves an awkward open area between the place the wall daylight and the corner of the site and recommended that a continuous wall be used instead. The pilasters for an open work fence would be for a stucco finish with decorative brick cap. The solid wall should keep with the architecture. She recommended that Staff continue the item to a date uncertain and direct the applicant to address the site design, architectural, and perimeter wall issues to create a more favorable site design and building elevations prior to returning to the DPRB for review and recommendation.

Mr. Stevens asked Associate Planner Williams to show on the proposed plans if there are any wall courtyard areas that are proposed as part of the project.

Associate Planner Williams pointed out that the outdoor courtyard is west of the inpatient building where the vegetable garden and seat walls are which will be amenities to the residents.

Mr. Stevens stated that the same component is featured on the site plan on Alternative 1 and Alternative 2.

Mr. Badar noted the area where the patient rooms are located in Alternative 1 and asked if there will be a view or just a view of the berm.

Associate Planner Williams responded that it depends on the distance from the street because the berm would serve as a screen.

Mr. Badar inquired about deliveries, and what types of trucks or vans would be making deliveries.

Associate Planner Williams stated that the deliveries would be made by a van.

Mr. Stevens asked what information Staff had in regards to the skylights. He noted that his concern is that they seem to be a relatively prominent component of the roofline and emphasized he is not satisfied with it. He asked if there is more detail to the skylights.

Associate Planner Williams replied that there is some detail for the skylights; she referenced Sheets 25 – 27.

Mr. Stevens stated that the purpose of skylights is to provide natural light to the interior of the building. He asked what portion of the interior of the building is benefiting the exposure and natural light.

Associate Planner Williams replied the center of the building from the entryway of the building from the back toward the patient's rooms.

Mr. Stevens stated that the skylights are in the middle of the peaks of the roofs. The function is to provide natural light to the interior service aspects of the building opposed to the outskirts.

Richard Denzer, architect, stated that the skylights will serve the rehabilitation rooms.

Mr. Stevens referenced the floor plan and added he did not see the label for the rehabilitation area that would benefit from the skylights but the following areas appeared to benefit are: the corridor, storage area and offices. .

Mr. Schoonover addressed the parking counts. He stated that there are 42 parking spaces available and asked how many employees are they to have onsite and how many would be for visitors.

Associate Planner Williams stated that the parking counts included the inpatient and outpatient facility. She indicated that they will have a maximum of 12 – 15 employees during the day which will be reduced at night. She noted that the applicant has the potential to look at other ratios to reduce the parking ratio. The applicant could have more landscaping; however, the applicant did not want to pursue. The concern posed by the neighbors is vehicles parking on the street or in their neighborhood.

Mr. Stevens stated that the applicant can reduce their parking. He noted that they are qualified for that reduction which can be added and reviewed as an additional Conditional Use Permit.

Mr. Patel asked how many parking spaces could be reduced.

Associate Planner Williams responded an analysis would need to be conducted.

Mr. Stevens asked how much an analysis would yield and still provide the 90% of required parking.

Mr. Patel mentioned the proposed plans, to rotate the spaces on the north side 6 – 7 spaces and you could lose 2 – 3 spaces.

Mr. Stevens stated that another option is to allow some of it to be pervious pavement material versus standard asphalt to be more available for other functions if not in demand for parking. Parking would be less desired and used for something else. The option can employ as part of the site plan approval and count as required parking spaces.

Mr. Schoonover asked how far the buildings are from residential. He pointed out that Alternative 1 is closer to the residences than the original proposed site plan.

Associate Planner Williams stated that without dimensions and a detailed plan, it does not seem that much further.

Mr. Schoonover inquired about the mechanical equipment on top of the building.

Associate Planner Williams referenced the screening. She pointed out that they are called out as mechanical on the larger building but not called out the smaller building.

Mr. Stevens commented that it is not shown on the elevations.

Associate Planner Williams stated that it is depicted as a tower component.

Mr. Stevens asked if the tower component needs to be taller. He noted that it does not look like it will fit on the elevation. Most of the pieces of equipment will be 40 inches. He stated he does not see how that will be the right size to have mechanical equipment.

Mr. Denzer stated that there is a mechanical wall on the delivery side.

Keith Underwood, applicant, stated that originally when he approached the City, the plan was for an inpatient/outpatient facility and selected the Puente site. At that time, a similar site plan was submitted with a Craftsman building theme to fit with Early California theme. After discussion with Staff and neighbors, the Spanish theme seemed more preferred, thus the themes were switched.

Mr. Denzer stated that the site plan has skylights over the center of the building. The center of the building focuses on the rehabilitation where the natural light goes which is part of the healing process. He emphasized that the architecture is Spanish style and will include: clay tile, archways and recessed windows. He addressed the referenced blank wall at Building B and stated that it has landscape in order to have the building be a more “park-like” setting. He stated that it is typical in large estates with Spanish Colonial features to have details such as exposed roof rafters.

Mr. Stevens pointed out the outpatient room and noted that the physical therapy room appears larger and asked what types of equipment would be in there.

Jim Ashby, CEO of Care Meridian, replied that the room will be equipped with parallel bars and bicycles.

Mr. Stevens asked what was located on the other half of Building B that appears to have no windows.

Mr. Denzer replied that there are restrooms and storage areas.

Mr. Underwood stated that the skylights within the building benefit the patient congregated area/social area for the interaction with family and serves as a dining area. This will benefit patients outside of their room. The light is designed to filter into the patient's rooms and through the open doors. The focus is on the larger area where the patients exit from.

Mr. Michaelis asked that the applicant point out the exterior building lights and the material being used for the doors.

Mr. Denzer responded that the doors are 8 ft. in height. The doors are wood stained on the outside door which is the same as the window color. He stated that the exterior lights on the columns have not been identified yet.

Mr. Underwood added that the general locations of the lighting will be finalized with the electrical engineer.

Mr. Denzer noted that the mechanical plan will also be reviewed for the wood trellis or fabric trellis so you cannot see the mechanical equipment. He expressed they would be fine with adding the trellis.

Mr. Stevens asked if Building B has smaller mechanical equipment.

Mr. Denzer replied yes.

Mr. Sorcinelli asked who could see the courtyard from inside the building.

Mr. Denzer replied it can be seen by the patients in the rooms of Building A.

Mr. Sorcinelli asked how long the patients are inpatients.

Mr. Ashby responded months, especially those more medically involved.

Mr. Denzer stated that some patients are wheelchair bound and can be brought outside onto the courtyard.

Mr. Sorcinelli stated that if the building is more open to that side, there is more of a courtyard view. He added that it does not seem that the building has a strong relationship to the courtyard.

Mr. Underwood stated that every room will not have a view of the patio area.

Mr. Sorcinelli stated that there may be a way to arrange a better common area.

Mr. Underwood commented that the current floor plan works with the clinical staff.

Mr. Sorcinelli asked if this site plan has been used for other sites.

Mr. Underwood responded there are components that are similar but there are also modifications and enhancements.

Mr. Sorcinelli commented that this is a simple plan that has been submitted; however, it can be changed to benefit the area. There are ways to enhance the building and relationship to the site.

Mr. Schoonover asked how many outpatients are there at a time.

Mr. Underwood responded 20; throughout the day however, it is not at the same time. He added there may be 3 – 5 patients at the same time.

Mr. Schoonover asked if the patients are mobile and wheelchair bound.

Mr. Ashby responded both.

Mr. Schoonover asked if the patients drive themselves or does a van pick them up.

Mr. Ashby responded that there are patients that are dropped off and others that are picked up by the van.

Mr. Schoonover pointed out the handicap spaces on Page 4 and commented that they are not conducive to the building.

Mr. Denzer commented that the patients are usually dropped off.

Mr. Schoonover commented that the handicap spaces are not close to the door. He asked if they were included to reduce parking and increase landscaping.

Mr. Underwood stated that the parking given was the highest level of parking with 15 beds which requires two per bed. Currently there are 42 parking spaces proposed which is over parked for their use and not necessary. He noted that the other option is to go through the Conditional Use Permit process to reduce the requirement. He added that it does not seem like a great idea; however, they are happy to entertain removing the parking and the extra 7 spaces are not necessary.

Mr. Schoonover stated that since they will be going through the Conditional Use Permit process, they should just include the parking reduction for review.

Mr. Michaelis asked the applicant to describe in detail the site plan.

Mr. Underwood replied that going down Puente St towards Via Verde, Staff has recommended Alternative 1 as the site plan preferred because it is on the street and features landscaping around versus the offset of the building. He commented that Puente St is pretty diverse residential area and commented he does not feel that by bringing the building closer to the street is beneficial. He noted that as you drive down Puente you see more landscaping and the parking lot is invisible. The landscaping is setback 20 ft. along Puente St. and the landscaping flows a lot better than seeing the back of the building. Alternative Building 1 has the fire station adjacent and does not flow as a nice continue green belt as original proposed.

Mr. Patel commented that the lot is 4 ft. higher than the street and if an additional 4 ft. will be added on top of that or will the grade remain.

Mr. Denzer stated that it will remain and added there is a berm.

Mr. Patel pointed out that the cross section shows 4 ft. of berm.

Mr. Denzer stated that he could see that the parking is a lot higher than the street. He noted that all the proposed changes were made due to the comments from the community meetings with the neighbors. They had indicated they wanted to continue with the “park like” setting.

Mr. Stevens stated that on the site plan, there is an intended connection to the remaining vacant parcel that fronts on Via Verde.

Mr. Underwood stated that it is not an intended connection; however, there was a discussion based on access. In the end, it does not need to be that connectivity.

Mr. Stevens asked if there is an intention to be a fence separation or grade.

Mr. Underwood responded that it will be a solid wall with a step down near the hillside. He noted that the reason for this is to maintain a view versus having a masonry wall visible. He stated that they can do a pilaster with an iron fence and maintain the view but will still have 5 – 6 ft. of fencing separating the properties.

Mr. Stevens asked if there is a Lot Line Adjustment occurring with the adjacent vacant properties.

Mr. Underwood replied no. He stated that the original fire access had the Lot Line Adjustment trimmed down so the fire access lane was not needed.

Mr. Stevens confirmed that this is two of the three parcels.

Mr. Badar asked if with the step down, it blocks view from the day care center. The concern is if the day care center can view this type of facility.

Mr. Denzer recommended turning the wall to block the children's view from the facility.

Associate Planner Williams commented that Kinder Care currently has a block wall. Staff suggests a full length solid and to not have it step down and have an open section of pilaster anchoring.

Mr. Underwood stated that a solid wall works well.

Mr. Stevens commented on the likelihood of the adjacent third parcel against this portion of the subject site being parking or landscaping.

Mr. Underwood responded that the parking lot would be hidden and the raised berm would be visible. Alternative 1 has the homes looking down on the parking area versus the nice split parking area. The split parking has the main visitor patient entry and exit for either facility.

Mr. Patel asked for an explanation on the parking circulation for patient drop offs.

Mr. Underwood replied that the patients can be dropped off or the driver can park and walk the patients to the door.

Mr. Schoonover asked if there will be sitting available outside for patients being dropped off so that they are not waiting in front.

Mr. Denzer replied that there is a waiting room in the building.

Mr. Sorcinelli stated that there would be a benefit in having a covered area outside where the patients are dropped off.

Mr. Underwood stated that there is a patio overhanging at the right off the entrance and noted that there is minimal traffic.

Mr. Sorcinelli pointed out the entrance of the building and added that a covered outdoor area would be beneficial. He added that as a visitor of this facility, the location of the entrance is not readily noticeable because there is a lack of architectural features. He added that every building needs to have an entrance that is obvious.

Mr. Underwood stated that the reason for the entrance not being as noticeable is because the intention was to be like a home as possible. The idea was to not be so institutional. He stated that he is trying to get away from a hospital institutional feel.

Mr. Sorcinelli stated that the entrance could be designed appropriately based on the residential scale.

Mr. Underwood stated that numerous hours were spent on the site plan and Alternative 1 was gravitated towards. Staff asked to explore different alternatives, thus Alternative 1 and 2 was created. Staff mentioned they liked the features of Alternative 1. Aesthetically, there are issues with having the building on the street and a large parking lot.

Mr. Stevens asked what type of deliveries and the general frequency of deliveries occur.

Mr. Underwood responded medical supplies and oxygen are delivered.

Mr. Ashby added that the deliveries occur about twice a month.

Mr. Sorcinelli asked about onsite cooking.

Mr. Ashby added that some of the patients do not eat but are on formula meals. There will be a cook onsite that goes out and buys the fresh food.

Mr. Sorcinelli asked if there is a kitchen.

Associate Planner Williams responded yes. She added that she visited another location and the kitchen functioned as a normal kitchen. The only difference is a larger pantry but emphasized it is not like a commercial kitchen.

Mr. Underwood stated that the proposed site design is the most functional and addresses Staff's concerns. He noted it is compatible with the surroundings and is an enhancement to Puente Street. By having landscaping over the covered parking area, it will reduce the impact of residences view by going with the original site plan.

Mr. Ashby agreed with the site plan proposed. He noted that the site is ideal to take care of catastrophic patients since they are sensitive to light and noise. He stated that noise can trigger episodes and it is best to get away from heavy noise. He added that light also can have an effect and lead to seizures. He emphasized that is why the rooms are as far off to the side as possible.

Mr. Sorcinelli asked if the nearby fire station will present a noise issue.

Mr. Ashby replied that the noise is infrequent. He added that some of their facilities are near fire stations and posed no issues.

Stan Stringfellow, F & S Land Development Corp. 2011 E Financial Way Suite 203, Glendora, stated that he is representing the trust, current owner of the adjacent vacant parcel. He requested that there would be some type of retaining wall built in order to be as consistent as possible for future developments. He added he would prefer the wall not be masonry but retaining with fencing on top.

Mr. Stringfellow stated that the drainage issues also need to be addressed including having a drainage agreement in order for the sewer and water can be accessed through the rear of the site for future developments. He commented as a resident, he supports the elimination of the parking and additional landscaping. He asked that the Board move the item forward to Planning Commission and City Council and not return to DPRB.

Mr. Patel commented that the storm drain can only be projected and only existing conditions can be applied.

Mr. Stringfellow explained that he is working with the applicant to add easements.

Mr. Patel stated that there is no sewer connection in terms of the run off and it will need to be added to the plans.

Mr. Stringfellow stated that to his understanding, the water will be treated onsite. The MS4 permit requires any water be treated onsite. He added that it is treated under the parking lot and directly into the storm drain system.

Mr. Stevens stated that there are currently no easements, sewer water or storm drain in place. He added that the intention of today's meeting is to not negotiate but to finalize the land transaction.

Mr. Stringfellow stated that these points are part of the future purchase agreement.

Mr. Stevens stated that unless it is shown on the plans, he is unaware if it is intended to occur. He stated that it is better to express correctly on the plans.

Mr. Stringfellow stated that the conceptual plans do not show an easement.

Mr. Stevens added that a note can be added on the plan that there is a clear intention of an easement. He noted that this information could have been provided earlier.

Gary Enderle, resident of 2044 Via Esperanza, stated that he is the president of the Homeowners Association. He mentioned that the Board looked at the original plans and had concerns for: parking at the front and noted it is preferred at the rear and the lighting for the residents located above and noise. The reason why the parking is best at the front is the concern with vandalism. He added that the discussion of A/C units on the roof is not visible to homeowners so it is not a big issue. He stated that the architectural design is supposed to fit into the existing neighborhood and not stand out and added that some of the alternatives now make it stand out. He noted that if the applicant eliminates one of the driveways, it will not be a good idea. By having two driveways, you would not have a turnaround and enter and exit the same drive aisle. He stated that the adjacent building, medical/office building, would not have been approved previously, and by having parking in front makes it more practical. He noted that the applicant is willing to make the changes.

Marvin Ersher, resident of 1312 Paseo Alamos, stated that Staff he agrees with the applicant that the proposed site plan is the best for many reasons: keeping the parking as far back as possible to reduce the view to the roofline with the berm which is why City Council adopted the Precise Plan and Scenic Highway. He noted that this is the first development proposed at this location. He noted that he supports the present site plan. He stated his concern is with the view shed and the amount of berm needed to create maximum coverage. He does not understand why 6 ft. is preferred versus 4 ft. He is in agreement with the Board that there is too much parking and does not understand why a Conditional Use Permit is not filed to reduce it. He pointed out the traffic circulation, the ingress/egress at Via Palomares. He suggested reviewing traffic information in house. He stated

that there is signage that makes people aware that they need to slow down. He stated that he agrees with Mr. Sorcinelli that the entrance is confusing to locate. He agreed that there should be some type of coverage located at the outside of the building especially when transferring patient from ambulance to the facility. He recommended using a light overhang or canopy to provide coverage. He stated that by having areas to wait outdoors, it is conducive to the environment. He encouraged more architectural features be added. He stated he hopes that the zone does not become a hospital zone if this project is approved. He asked that the applicant explore why there is no easement for the driveway going through the parcel. He agrees that if all the issues are resolved today, it should go to Planning Commission.

Mr. Stevens recommended breaking the discussion into two categories: preference on the site plan and figuring out adjustments for the building architecture.

Mr. Badar stated that he has reviewed all three site plans and the original site plan works best. He commented he is happy with the parking lot and recommended eliminating the seven parking spaces.

Mr. Patel stated that the current site plan provides better circulation, two exits and two entrances. The setback for the building is 85 ft. from the street. He noted that Alternative 1 and 2 are too close to the fire station and concluded that the current site plan works better.

Mr. Stevens noted that the advantage of Alternative 1 versus Alternative 2 is that it pushes the driveway further from the Fire Department and minimizes conflict. He stated that there is not a substantial difference on circulation between Alternative 1 and original site plan. He stated that he is looking at the parking lots in proximity to the building, the northeast corner has a parking lot in front of the building and one at the northwest corner has a building at the street and parking at the rear. He noted that Staff has looked at how to get the building to the street. With that, you run into the functionality issue either force back of the building to be at street or entrance to store front on the street. The pros and cons are to either use neither and the question presented is what provides a better streetscape and viewable parking lot/building. Staff prefers the building and do not see why the parking is hidden behind the berm. There is no advantage to have a 3 ft. high berm if the original plan is chosen. Either portions of Alternative 1 and 2 have paved parking and need to be replaced by permeable pavement or have other enhancements. Working on either of the two plans will have some impact to reduce parking. The parking lot at the northerly end of the property could be completely improved. He stated he is leaning towards Alternative 1 versus the original site plan because it provides a better street presentation than a view of a parking lot.

Mr. Badar commented that he respect's Mr. Steven's opinion; however, every day he drives down the street and views the back of a building. He added that he prefers to see landscaping.

Mr. Schoonover stated that he prefers the original site plan. The issue is the view of a parking lot versus a building. He noted that at first he was hesitant on the rehab center on Gladstone St. because there is no design to the building and right now there is the opportunity to put more landscaping and obtain a better design. The parking lot works better and the parking reduction would work best. He stated his preference has changed from Alternative 1 to the original site plan.

Mr. Michaelis stated that by looking at the site plan there are pros and cons. The presentation by the applicant was very helpful and added he understands the applicant's original plan.

Mr. Sorcinelli stated that he was first drawn to the street side of the building. Alternative 1 reinforces the street frontage. The building's current design does not add to the streetscape and there are no architectural qualities. He stated that it is not designed to work on the street. He added that he does not want to see the building on the street and the original plan puts everything in its best context. He stated that he is leaning towards the original site plan.

Mr. Schoonover stated that, overall; the original site plan is favored by the majority.

Mr. Stevens stated that the discussion is about the building's architectural consideration. He stated his concern is with the skylights, entry elements and the simplicity of the architecture. He noted that the mechanical equipment should be on the ground and not on the roof.

Mr. Badar stated that the mechanical equipment on the larger building would work on the ground.

Mr. Denzer commented that it does not work on the ground equipment because the cost increases of the different system. He stated that the equipment is contained and cannot see them from the adjacent surroundings.

Mr. Stevens stated that the architecture can take two approaches. Changes can be tweaked and more detail is needed on the windows. The screening for the equipment needs to be verified and those details need to be resolved today. The benefit of moving the item forward is that comments can be heard from the Planning Commission and City Council and then return back to the DPRB. He noted that it is unfortunate that all the details are not included because now there is an additional review process that has to occur. He noted that the approval of the use should not be held up, thus, he recommended separating the site plan and architectural discussion.

Mr. Sorcinelli stated that changes will be made eventually. He noted that the issue is the scale and the realization and desire for a building to have residential character. He noted that everything seems a little small and does not have a presence. There needs to be a greater scale. He stated that the roof tile adds to the texture. He added that there are the light and shade elements and how it plays against one another. He noted that the roof overhangs and asked how that will create shelter along the edge of the building. He recommended adding a tower feature to create a shelter area which will announce an entrance area. The canopy element can connect both buildings assists during weather conditions.

Mr. Schoonover agrees with Mr. Sorcinelli about the items that need to be addressed to brighten up the building. He noted that the parking at front is not a bad idea.

Mr. Sorcinelli stated that once you add texture to a building, you then have a place to put higher lighting around the building.

Mr. Stevens asked Staff if they made a determination on separating the conditions of approval.

Associate Planner Williams replied the conditions of approval will be the same for both.

Mr. Stevens stated that there may be an overlap and the conditions of approval for the use and set for the Precise Plan and are part of the design but is not a full design.

Associate Planner Williams stated that the perimeter walls and fencing area a portion of the Precise Plan Review. She asked that Staff provide opinions and direction. She added that it does not require a Conditional Use Permit if it is a solid wall.

Mr. Stevens asked if there is a requirement for a wall at the property line.

Associate Planner Williams replied only if it is abutting residential.

Mr. Stevens stated that he does not see benefit for a solid wall but added maybe a seat wall.

Mr. Patel stated that there needs to be something there to take care of the slope drainage.

Mr. Stevens commented that you run into issues of landscape maintenance. He stated that it does not need to be continuous but segmented. He stated that Staff is working on a use permit in a way that refers to the Board's final decision on the design. He stated that some property delineation of open fencing with pilasters is best. He stated that the reduction of parking would need some basis by Code. In theory, a reduction would require an analysis.

Mr. Schoonover asked if a study would be needed.

Mr. Stevens replied there are options available such as waivers in the parking requirements of SDMC 18.156.150. He stated that parking may be waived up to 50% per the Conditional Use Permit subject to approval process outlined. When parking requirements are waived, findings need to be made relatively. It can be added as part of the Conditional Use Permit and can waive up to 20 of the parking spaces and must demonstrate enough land.

**MOTION:** John Sorcinelli moved, second by Jim Schoonover to move forward with the Precise Plan and Conditional Use Permit to the Planning Commission and City Council. Advised that the project be revised and return to DPRB for review at the conclusion of those two meetings after addressing the following concerns:

1. Provide full architectural details on all items.
2. Final property line fencing.
3. Modification of the pavement in the parking areas to permeable materials to reduce the appearance of paved parking (up to 15 parking spaces).
4. Consideration of comments made in regards to the use of wainscot and/or other alternative materials.
5. Inclusion of an entry component in some form either between the buildings, from the parking lot or some combination thereof.
6. Consideration of a parking waiver to be reviewed by the Planning Commission.
7. Revision of the scale of the building and appropriate adjustments such as: roof overhang and light and shadow.
8. Incorporation of decorative paving.
9. Provision of pedestrian amenities/site furniture.

Motion carried 5-1-1-0 (Badar, Michaelis, Patel, Schoonover and Sorcinelli Yes, Stevens No and Dilley Absent)

Mr. Patel stated that he would rather see the details worked out earlier than later.

Mr. Stevens stated that the applicant's main concern is the property transaction needs to be approved before entitlements. If the item reaches City Council in early January, it can return to DPRB January/February.

Mr. Badar commented that he is disappointed these items were not addressed earlier. He recommended Staff and the applicant be on the same page and have better cooperation.

Mr. Stevens stated that the next step is to be heard at Planning Commission in December.

Mr. Ersher recommended having the Planning Commission meet in January versus in December.

Mr. Underwood suggested meeting on the normal Planning Commission, December 19. He added it will be a detriment to push back to January.

Mr. Stevens stated that notices can be sent out early, prior to the staff report. From Staff's point of view, the December meeting can be met.

Mr. Ersher asked if the Conditional Use Permit is appealable.

Mr. Stevens responded both the Conditional Use Permit and Precise Plan are appealable.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 11:51 a.m. to the meeting of December 12, 2013 at 8:30 a.m.

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Jim Schoonover, Chairman  
San Dimas Development Plan Review Board

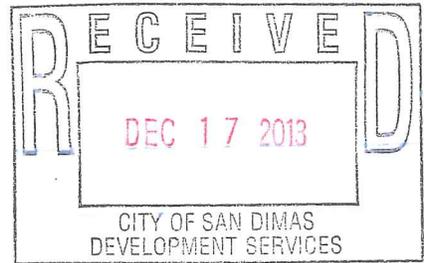
ATTEST:

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Jessica Mejia  
Development Plan Review Board  
Departmental Assistant

Approved: December 12, 2013

12-13-13



City of San Dimas  
Development Services Dept:

To whom it may concern:

This is in response to the Public Notice  
of CUP 13-1, Precise Plan 13-01-4 DPR B  
13-12  
I am in opposition of this Project -

We do not a medical facility  
like that in our neighborhood -  
We are a family community  
I went to one planning hearing  
& didn't like what they were  
saying about about the facility  
Don't need the extra traffic it  
will bring -

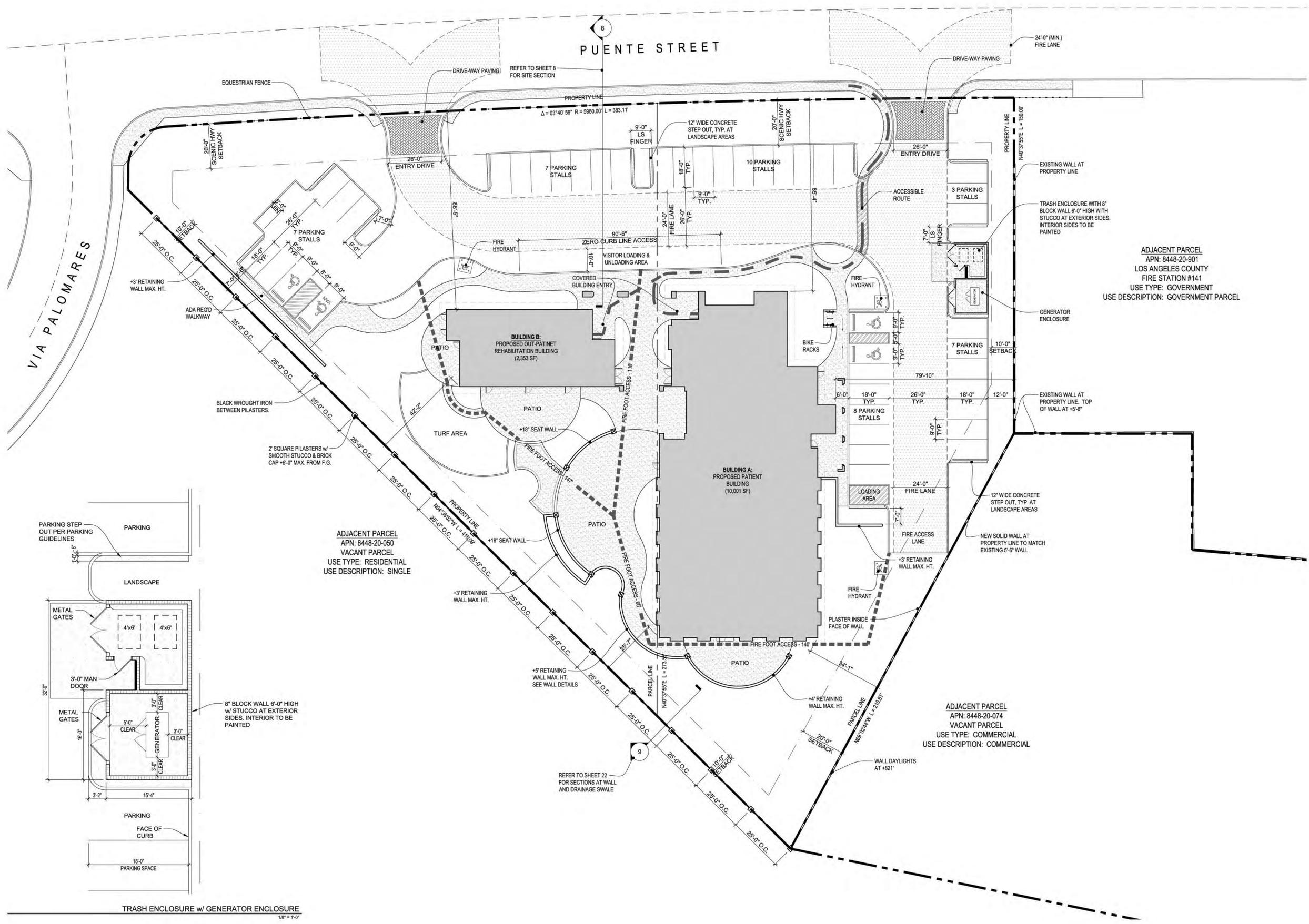
This should not be approved -  
I guess we little <sup>people like me -</sup> have no  
say so, as the City wants  
more tax money - <sup>+ you don't live here</sup>  
Sincerely,  
Betty Ehrenberg



# CareMeridian

THE CLOSEST THING TO HOME





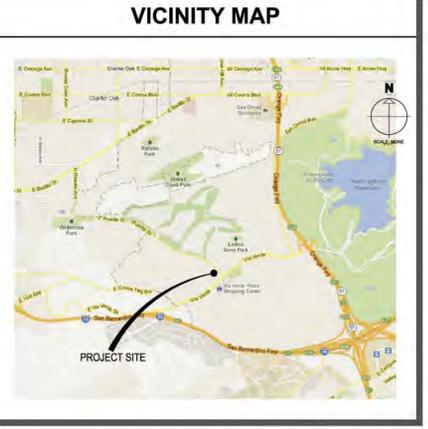
SITE INFORMATION	
PARCEL NUMBERS	8448-020-069 8448-020-070
JURISDICTION:	SAN DIMAS, CALIFORNIA
ZONING:	AP (ADMINISTRATIVE PROFESSIONAL)
PROPERTY USE TYPE	COMMERCIAL
PROPERTY USE CODE	100V
SIZE:	1.8 ACRES (78,091 SF)
BUILDING COVERAGE:	12,354 SF (15.8%)
OPEN SPACE PROVIDED:	
HARDSCAPE:	34,391 SF (53.8%)
LANDSCAPE:	30,346 SF (46.2%)
TOTAL:	65,737 SF

**PROJECT DESCRIPTION**

THIS PROPOSED PROJECT CONSIST OF TWO ONE STORY BUILDINGS ON A 1.8 ACRE SITE. BUILDING A IS A 10,001 SF POST ACUTE REHABILITATION BUILDING WITH 15 OVERNIGHT BEDS. BUILDING B IS A 2,353 SF OUTPATIENT BUILDING. THIS PROJECT IS DESIGNED AS A LOW DENSITY DEVELOPMENT IN A PARK LIKE SETTING.

BUILDING INFORMATION	
<b>BUILDING AREA:</b>	
BUILDING A:	
PATIENT BUILDING	10,001 SF
BUILDING B:	
OUT-PATIENT REHAB	2,353 SF
<b>BUILDING TOTAL:</b>	<b>12,354 SF</b>

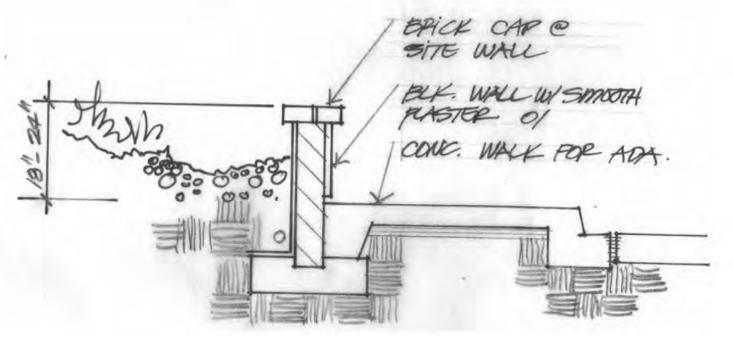
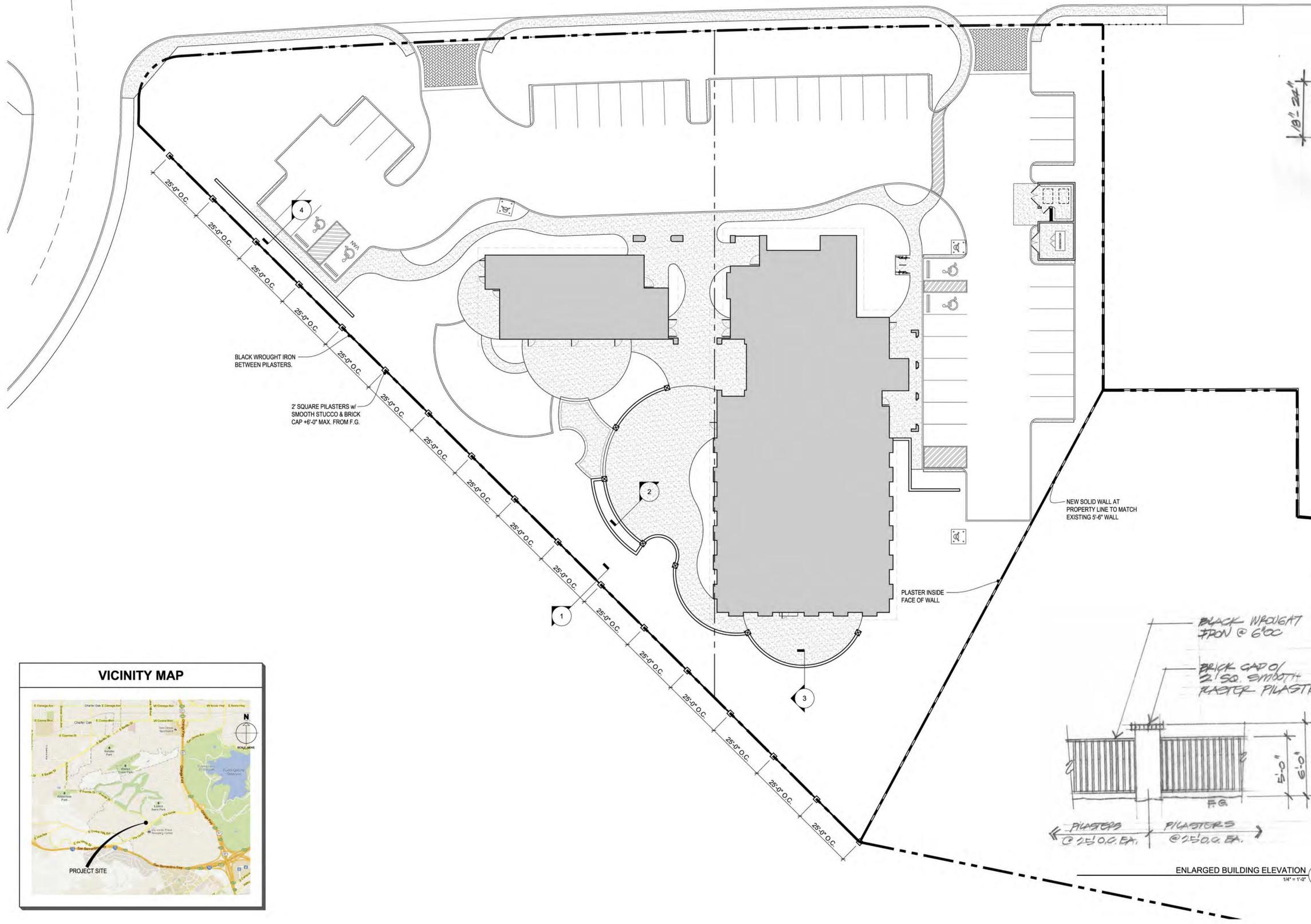
PARKING REQUIREMENTS	
<b>PARKING REQUIRED:</b>	
BUILDING A: HOSPITAL (2 STALLS PER BED)	15 BEDS x 2 = 30 STALLS
BUILDING B: MEDICAL OFFICE (1 STALL PER 200 SF)	2,353 / 200 = 12 STALLS
<b>TOTAL REQUIRED:</b>	<b>42 STALLS</b>
<b>PARKING PROVIDED:</b>	
STANDARD PARKING:	38 STALLS
ACCESSIBLE PARKING:	4 STALLS
<b>TOTAL PROVIDED:</b>	<b>42 STALLS</b>



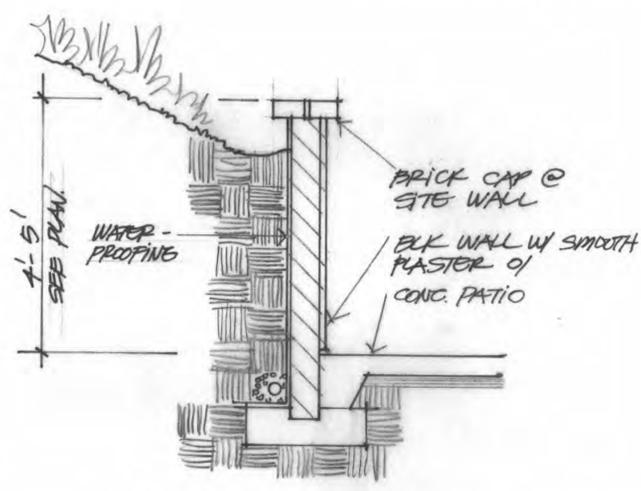
**PROPOSED SITE PLAN**

**CARE MERIDIAN - SAN DIMAS**  
1136 & 1148 PUENTE STREET | SAN DIMAS | CALIFORNIA

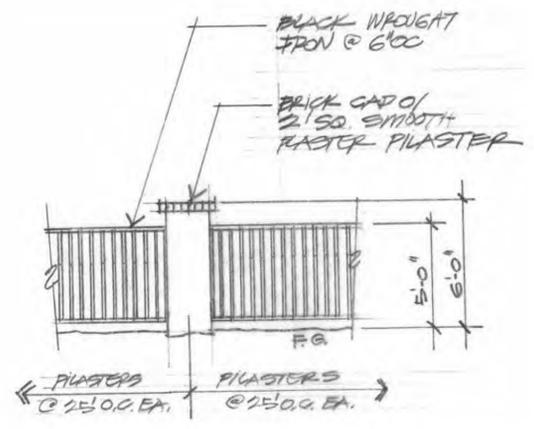
10.31.2013  
2013101



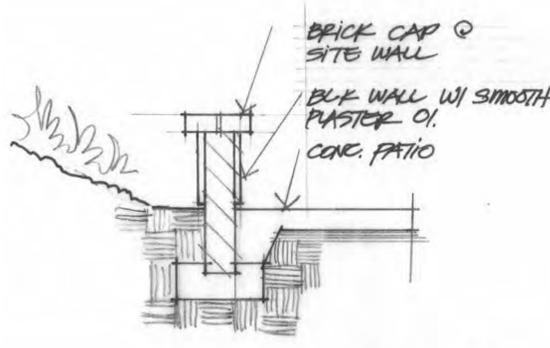
ENLARGED BUILDING ELEVATION 4  
3/4" = 1'-0"



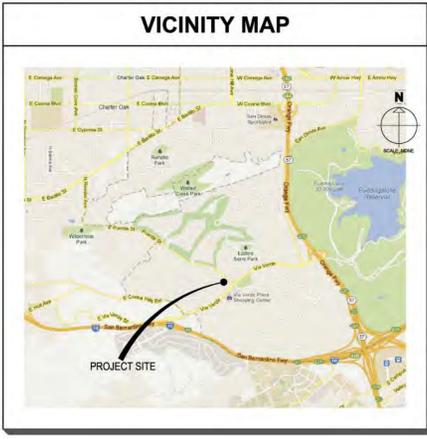
ENLARGED BUILDING ELEVATION 3  
3/4" = 1'-0"



ENLARGED BUILDING ELEVATION 1  
1/4" = 1'-0"



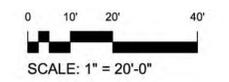
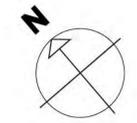
ENLARGED BUILDING ELEVATION 2  
3/4" = 1'-0"

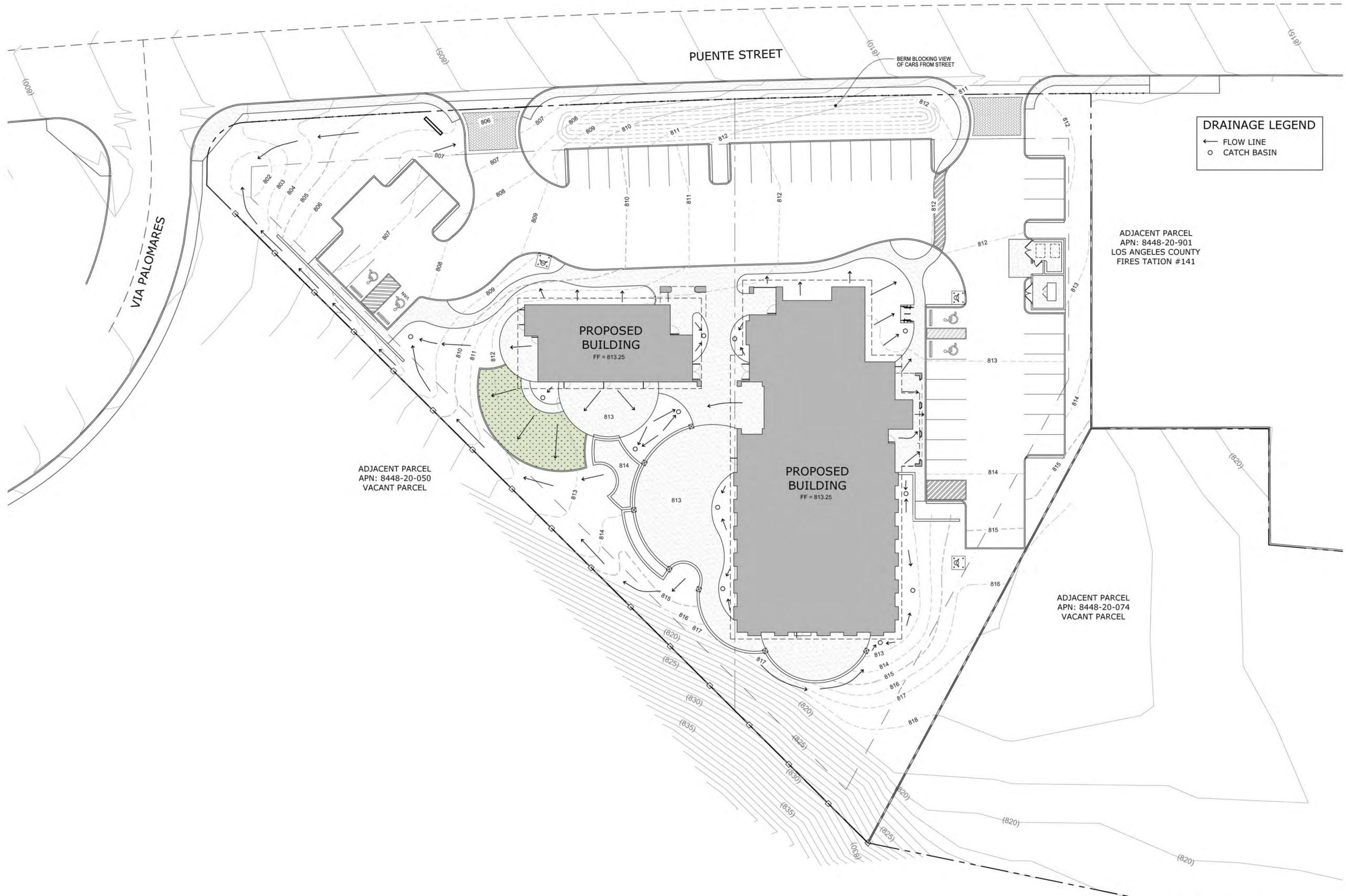


FENCE PLAN

CARE MERIDIAN - SAN DIMAS  
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10.31.2013  
2013101





**DRAINAGE LEGEND**  
 ← FLOW LINE  
 ○ CATCH BASIN

ADJACENT PARCEL  
 APN: 8448-20-050  
 VACANT PARCEL

ADJACENT PARCEL  
 APN: 8448-20-901  
 LOS ANGELES COUNTY  
 FIRES TATION #141

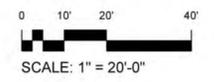
ADJACENT PARCEL  
 APN: 8448-20-074  
 VACANT PARCEL



CONCEPTUAL GRADING PLAN

CARE MERIDIAN - SAN DIMAS  
 1136 & 1148 PUENTE STREET | SAN DIMAS | CALIFORNIA

10.31.2013  
 2013101



# PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
<b>TREES</b>			
CERCIS CANADENSIS	EASTERN REDBUD	24"	9
CITRUS SPP.		15 GAL.	8
JUGLANS CALIFORNICA	CALIFORNIA WALNUT	15 GAL.	4
PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL.	5
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	17
QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	24"	6
TABEBUIA IMPETIGINOSA	PINK TRUMPET TREE	24"	5
TRISTANIA CONFERTA	TRISTANIA	15 GAL.	12
<b>SHRUBS</b>			
ANIGONZANTHOS "RED JUMPER"	RED TIGER PAW	1 GAL.	50
ARBUTUS U. "COMPACTA"	COMPACT STRAWBERRY TREE	5 GAL.	60
CISTUS PULVERLENTUS "SUNSET"	MAGENTA ROCKROSE	1 GAL.	50
DIETES IRIDIODES	FORTNIGHT LILY	1 GAL.	40
HEMEROCALLIS HYBRIDS "YELLOW"	YELLOW DAYLILY	1 GAL.	100
MUELENBERGIA C. "REGAL MIST"	PINK MUHLY	1 GAL.	70
PELARGONIUMPELTATUM	PINK IVY GERANIUM	1 GAL.	50
PHORMIUM T. "BRONZE BABY"	NEW ZEALAND FLAX	1 GAL.	45
PHOTINIA FRASERI	PHOTINIA	5 GAL.	50
PITTOSPORUM T. "SILVER SHEEN"	SILVER SHEEN PITTOSPORUM	5 GAL.	30
RHAPHIOLEPIS I. "PINK LADY"	PINK RHAPHIOLEPIS	5 GAL.	100
SESLERIA AUTUMINALIS	AUTUMN MOOR GRASS	1 GAL.	70
TRACHELOSPERMUM JASMINIODES	STAR JASMINE	1 GAL.	60
XYLOSMA CONGESTUM "COMPACTA"	DWARF XYLOSMA	5 GAL.	40

<b>GROUND COVER</b>			
LONICERA J. "HALLS HONEYSUCKLE"	HALLS'S HONEYSUCKLE	ROOTED CUTTINGS @ 18" O.C.	16,800 S.F.

<b>TURF</b>	
SODDED DWARF FESCUE	

NOTE: ALL PLANT QUANTITIES ARE APPROXIMATE UNTIL FINAL CONSTRUCTION DOCUMENTS ARE COMPLETED



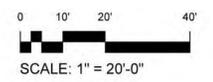
**AREA CALCULATIONS**  
 PAVING = 10,050 Sq. Ft.  
 PLANTING = 29,329 Sq. Ft.  
 TURF = 1,287 Sq. Ft.



CONCEPTUAL LANDSCAPE PLAN

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11.01.2013  
 2013101



# TREE IMAGES

CERCIS CANADENSIS  
(ASTERN REDBUD)



CINNAMOMUM CAMPHORA  
(CAMPHOR TREE)



CITRUS TREES



JUGLANS CALIFORNICA  
(CALIFORNIA WALNUT)



PISTACIA CHINENSIS  
(CHINESE PISTACHE)



PLATANUS RACEMOSA  
(CALIFORNIA SYCAMORE)



QUERCUS AGRIFOLIA  
(CALIFORNIA LIVE OAK)

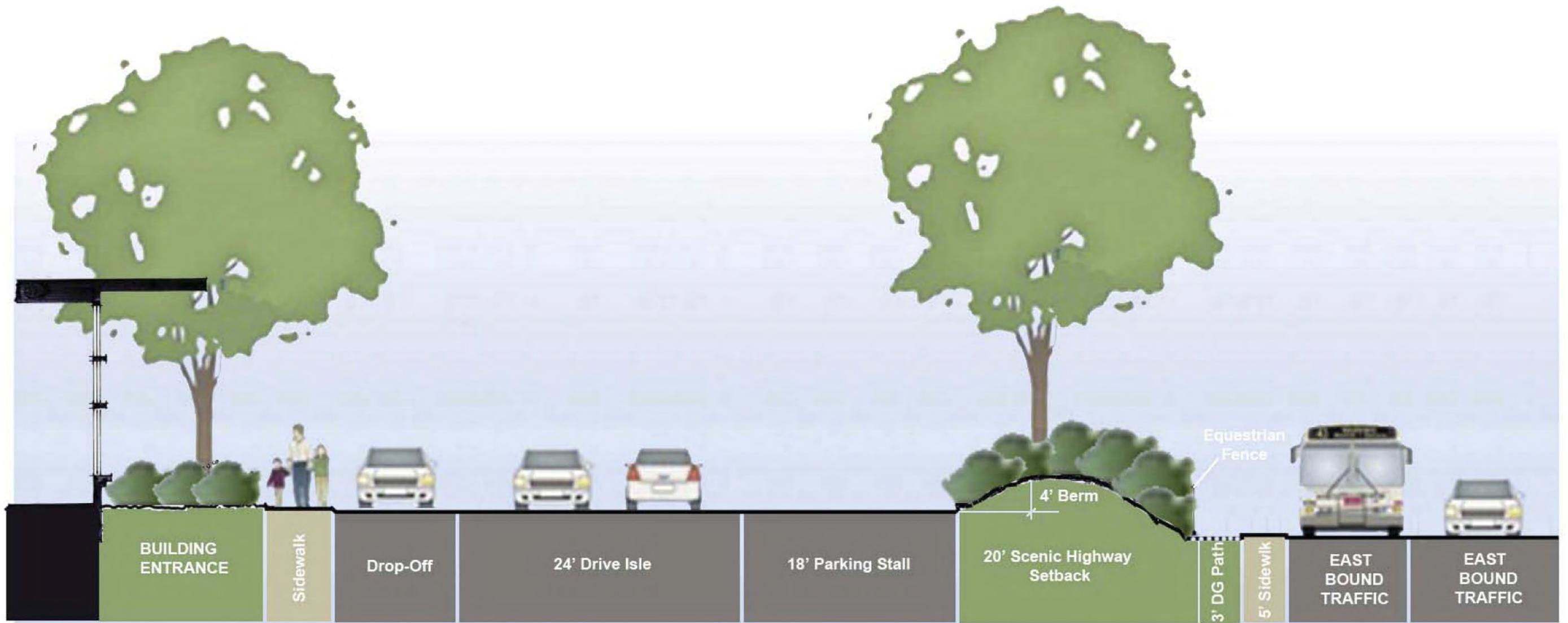


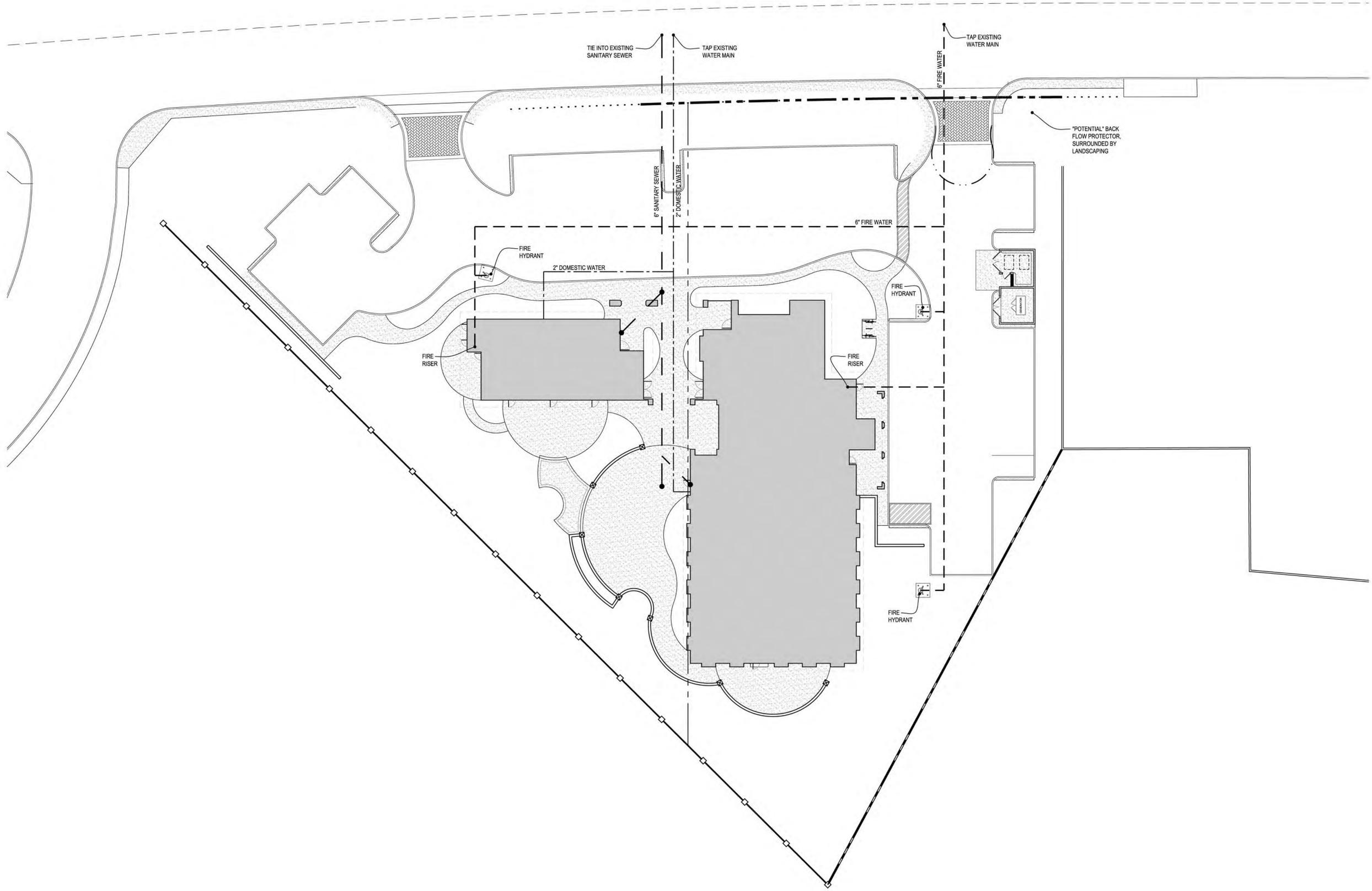
TABEBUIA IMPETIGINOSA  
(PINK TRUMPET TREE)



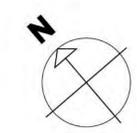
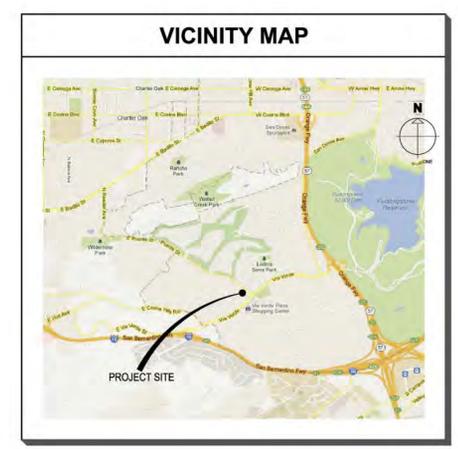
TRISTANIA CONFERTA  
(TRISTANIA)

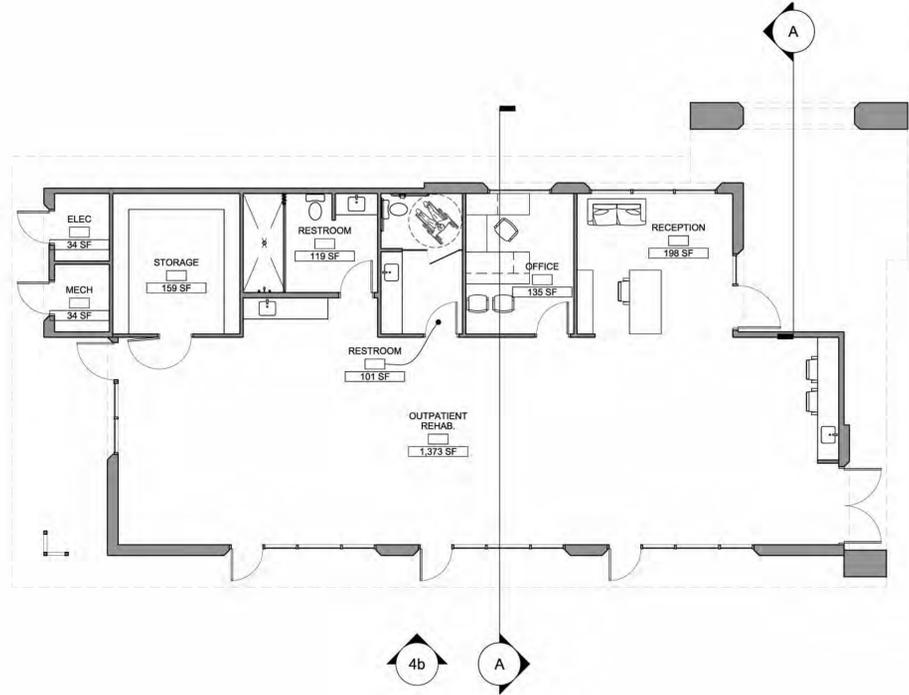






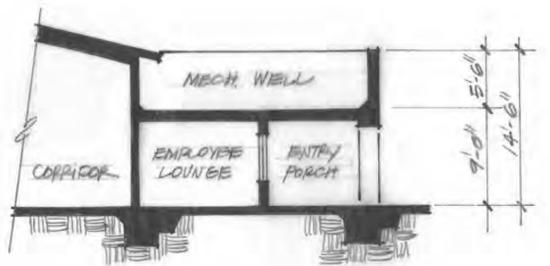
"POTENTIAL" BACK FLOW PROTECTOR, SURROUNDED BY LANDSCAPING



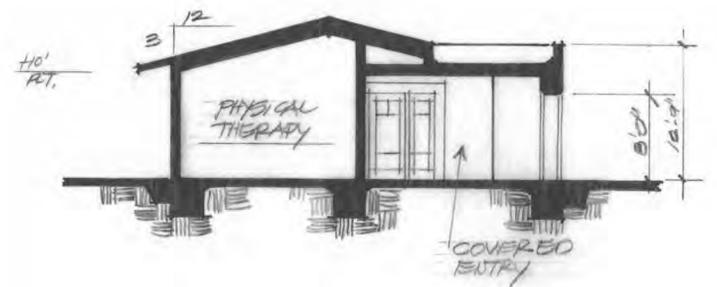


3b

4b A

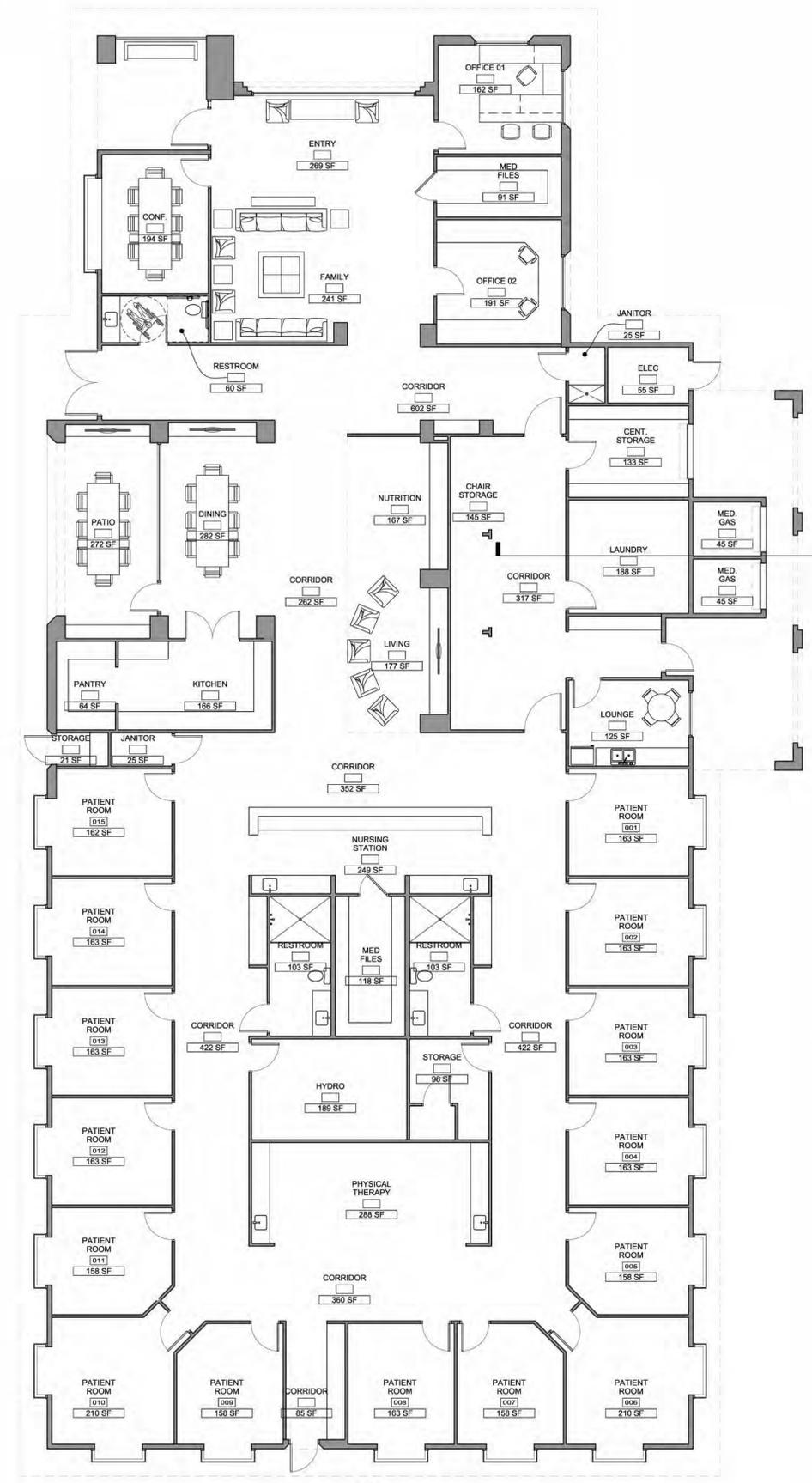


SECTION @ INPATIENT ENTRY PORCH  
1/8"=1'-0"



SECTION @ OUTPATIENT ENTRY  
1/8"=1'-0"

3a



4a

**INPATIENT BUILDING**  
AREA: 10,001 SF

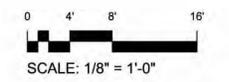
**OUTPATIENT BUILDING**  
AREA: 2,353 SF

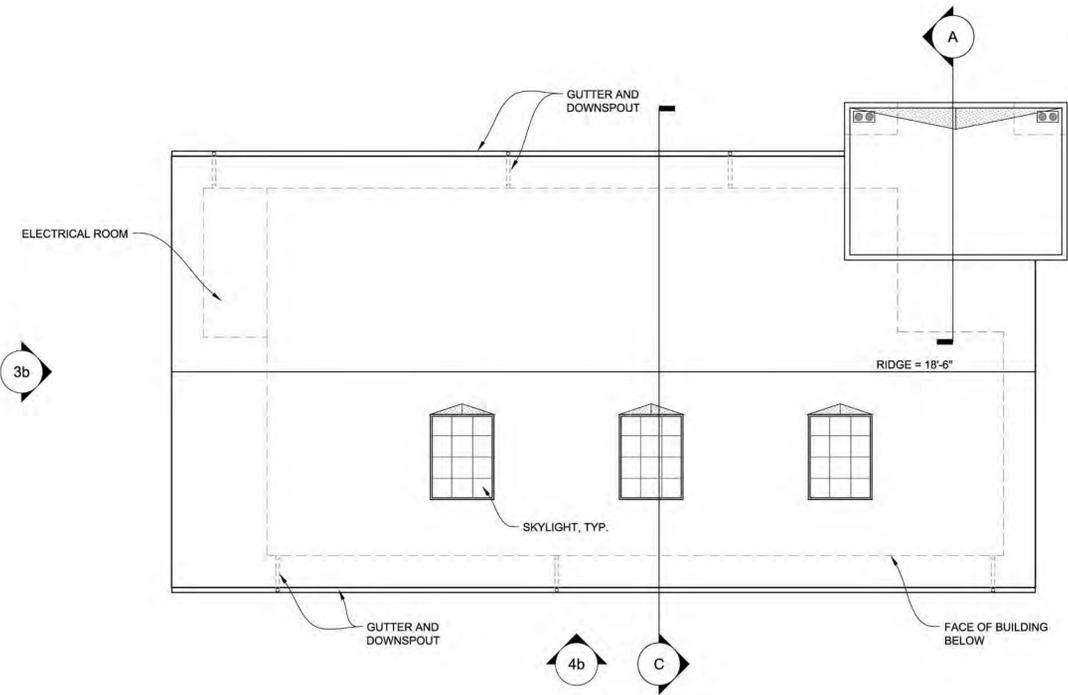


PROPOSED FLOOR PLAN

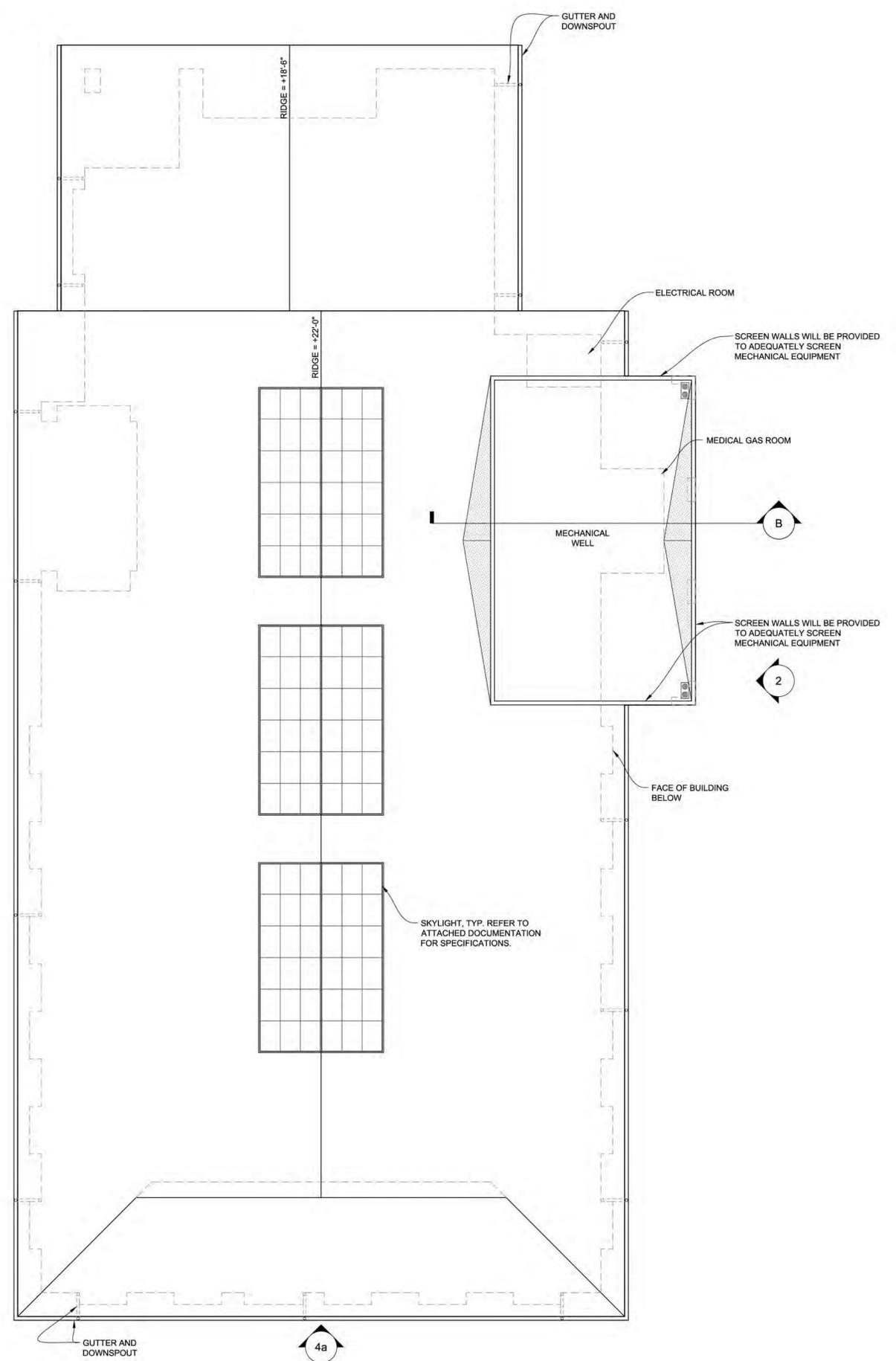
CARE MERIDIAN - SAN DIMAS  
1136 & 1148 PUENTE STREET | SAN DIMAS | CALIFORNIA

12.20.2013  
2013101





1



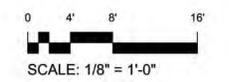
3b

4b C

3a

4a

2 B





BUILDING A - INPATIENT

BUILDING B - OUTPATIENT

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



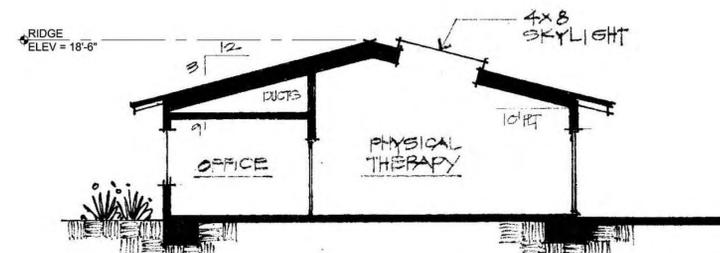
BUILDING A - INPATIENT

EAST ELEVATION 2  
1/8" = 1'-0"



BUILDING A - INPATIENT

WEST ELEVATION - INPATIENT BUILDING 3a  
1/8" = 1'-0"



BUILDING B - OUTPATIENT

BUILDING SECTION - OUTPATIENT BUILDING C  
1/8" = 1'-0"



BUILDING B - OUTPATIENT

EAST ELEVATION - OUTPATIENT BUILDING 3b  
1/8" = 1'-0"



BUILDING B - OUTPATIENT

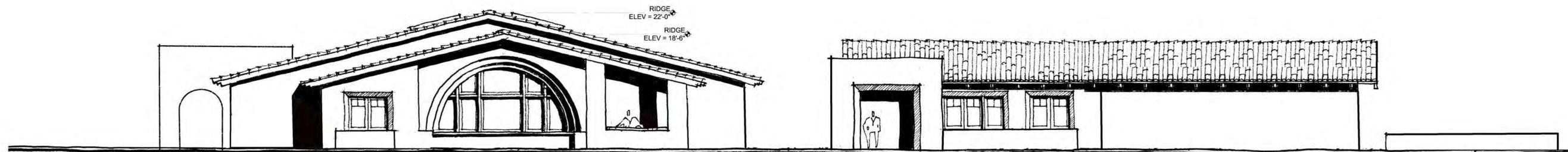
WEST ELEVATION - OUTPATIENT BUILDING 3c  
1/8" = 1'-0"



BUILDING B - OUTPATIENT

BUILDING A - INPATIENT

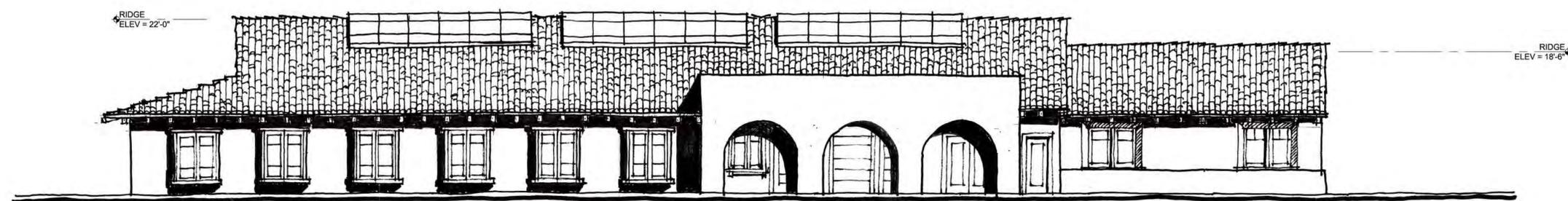
SOUTH ELEVATION - REHABILITATION BUILDING  
1/8" = 1'-0" 4b



BUILDING A - INPATIENT

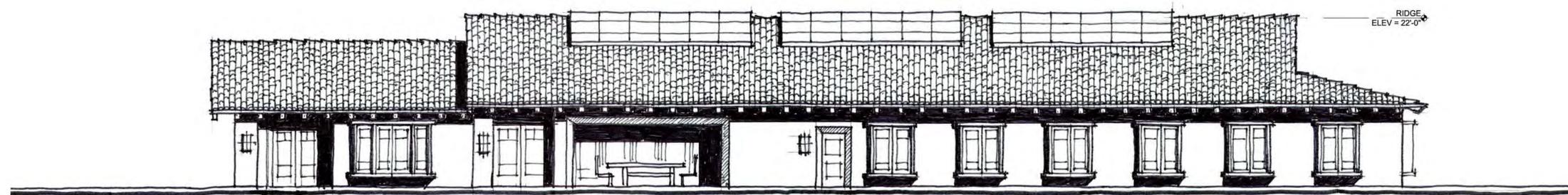
BUILDING B - OUTPATIENT

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



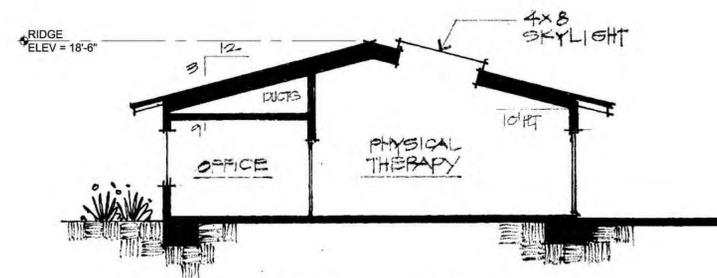
BUILDING A - INPATIENT

EAST ELEVATION 2  
1/8" = 1'-0"



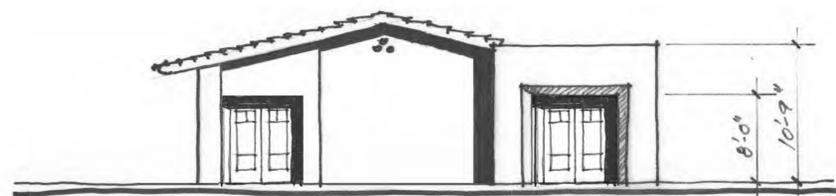
BUILDING A - INPATIENT

WEST ELEVATION - INPATIENT BUILDING 3a  
1/8" = 1'-0"



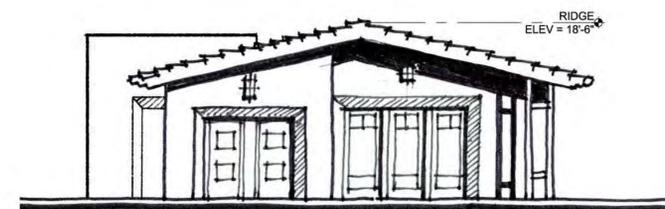
BUILDING B - OUTPATIENT

BUILDING SECTION - OUTPATIENT BUILDING C  
1/8" = 1'-0"



BUILDING B - OUTPATIENT

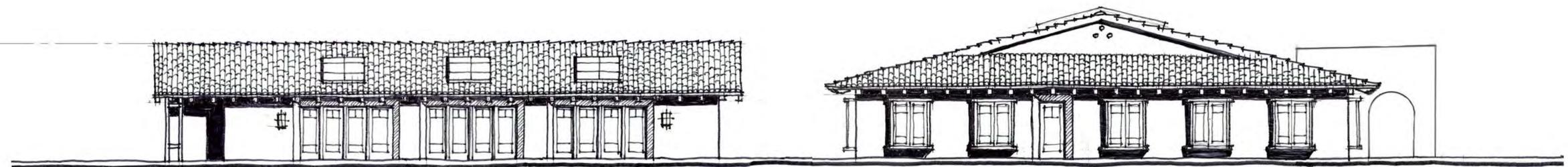
EAST ELEVATION - OUTPATIENT BUILDING 3b  
1/8" = 1'-0"



BUILDING B - OUTPATIENT

WEST ELEVATION - OUTPATIENT BUILDING 3c  
1/8" = 1'-0"

RIDGE  
ELEV = 18'-6"



BUILDING B - OUTPATIENT

BUILDING A - INPATIENT

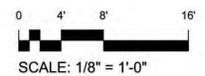
SOUTH ELEVATION - REHABILITATION BUILDING  
1/8" = 1'-0" 4b

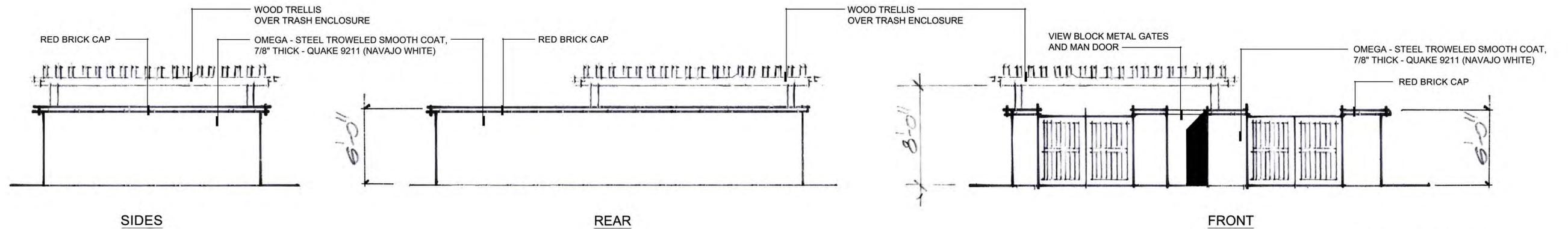


PROPOSED BUILDING ELEVATIONS

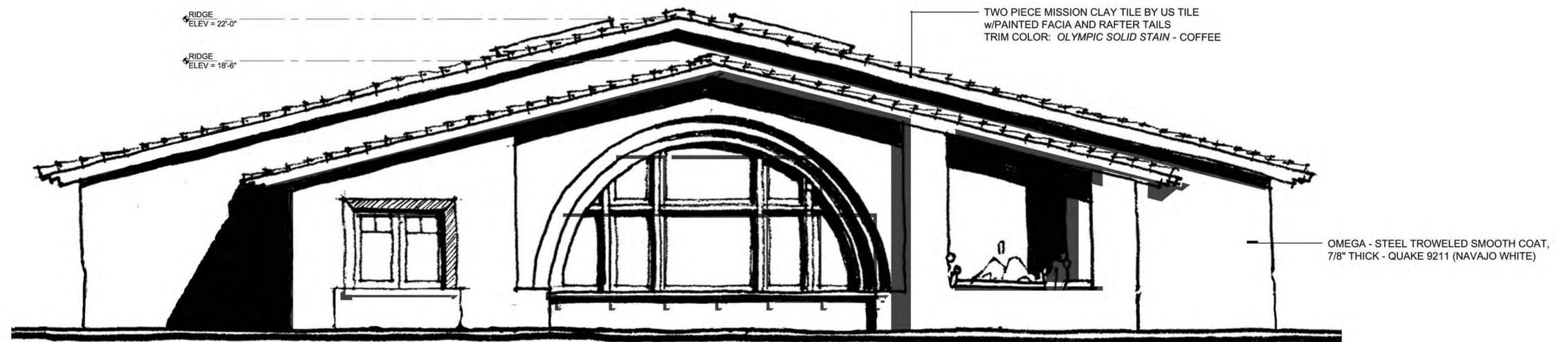
CARE MERIDIAN - SAN DIMAS  
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10.31.2013  
2013101



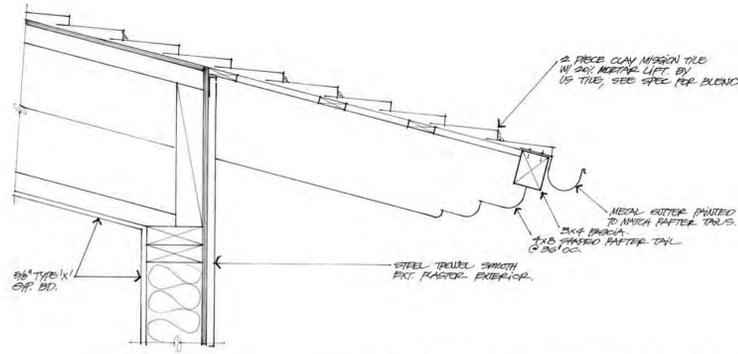
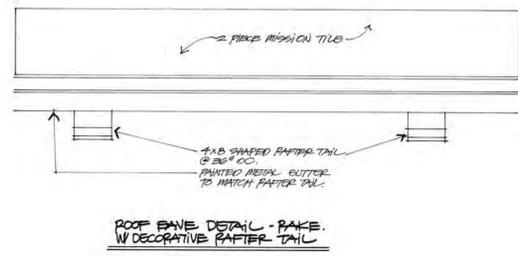


TRASH ENCLOSURE ELEVATION  
1/4"=1'-0" 6

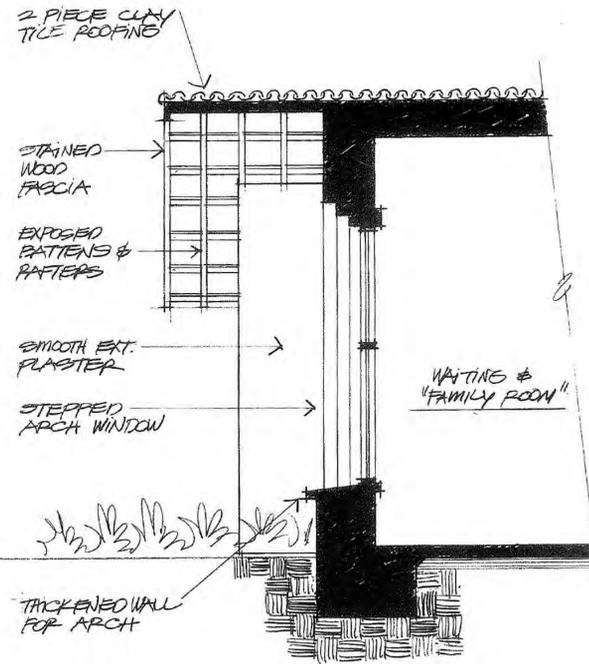


BUILDING A - INPATIENT

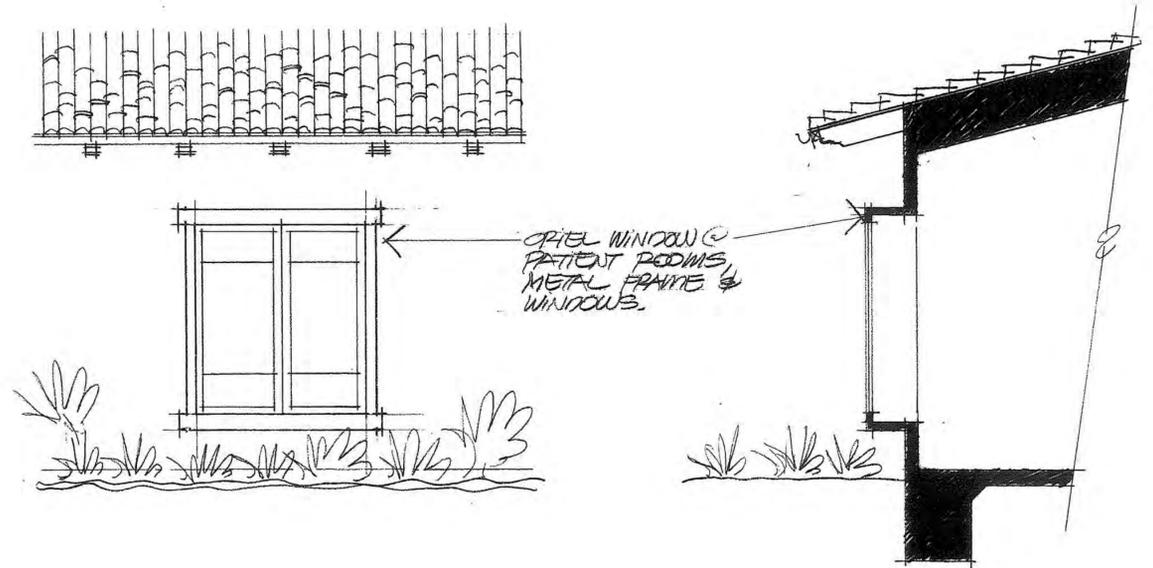
ENLARGED BUILDING ELEVATION  
NTS 5



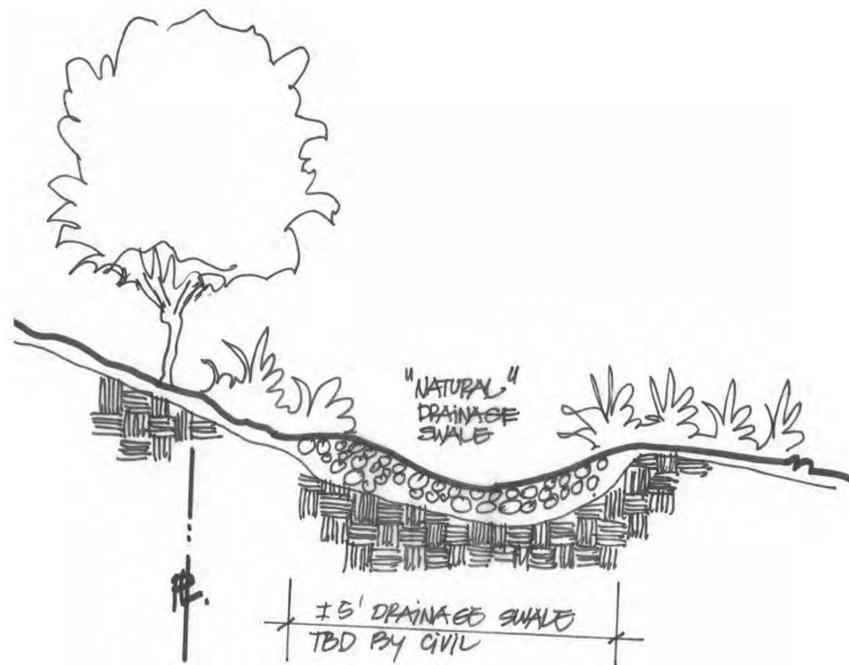
DETAIL AT ROOF EAVE w/ DECORATIVE RAFTER TAIL 11  
1"=1'-0"



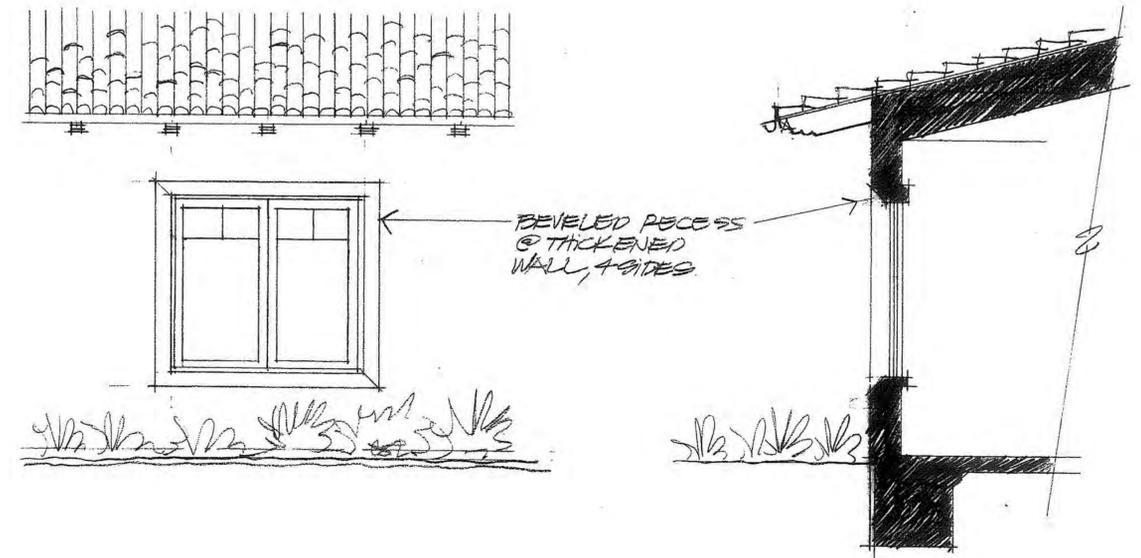
WALL SECTION @ ARCH IN FAMILY ROOM/WAITING 10  
3/4"=1'-0"



ELEVATION/SECTION @ ORIEL WINDOW 8  
3/4"=1'-0"



SECTION AT DRAINAGE SWALE 9  
NTS



ENLARGED WINDOW ELEVATION/SECTION @ THICKENED WALL 7  
3/4"=1'-0"



## Digital Material Board

### Roof Tile

US Tile Two Piece Mission Clay Tile,  
20% Palermo  
80% Turino Blend  
20% Tile Boost, includes mortar lift

### Exterior Plaster

Omega  
Steel Troweled Smooth Coat, 7/8" thick  
Quake 9211 (Navajo White)

### Roof Rafter Stain

Olympic Solid Stain - Coffee

### Window and Door Color

Olympic Solid Stain - Granite

### Glass - Clear



ROOF EAVE



BIKE RACKS



SEATING IN COURTYARD



BENCH AT ENTRY



SEATING AT COURTYARD

EXTERIOR FURNITURE AND BIKE RACKS



SITE WALL



SKYLIGHT



RECESSED WINDOW OPENING



RECESSED WINDOW OPENING



OVERALL IMAGE

DOOR AND WINDOW STYLES



PARKING LOT STANDARD 12' TALL IF REQUIRED



INTERIOR/EXTERIOR LIGHTING



EXTERIOR LIGHT



1.



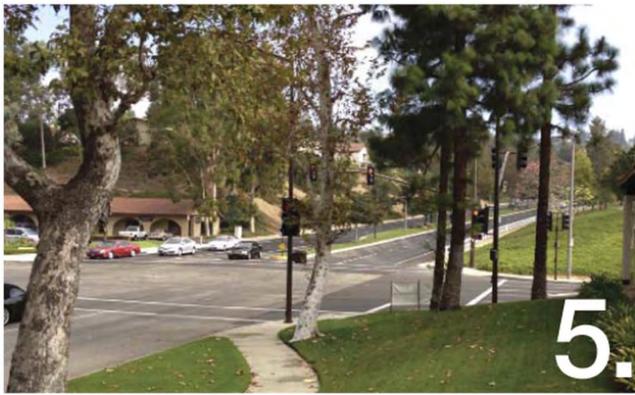
2.



3.



4.



5.



6.



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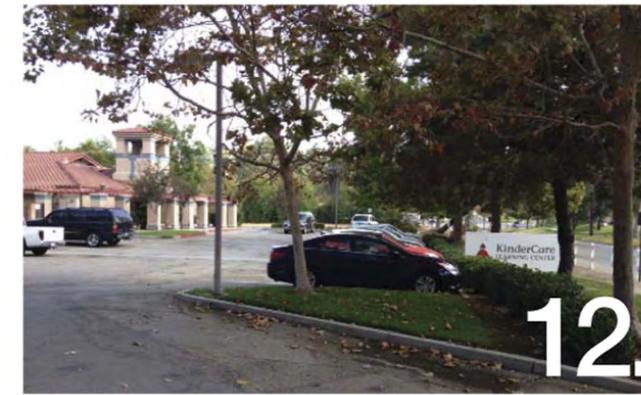
9.



10.



11.



12.



13.



14.



15.



16.

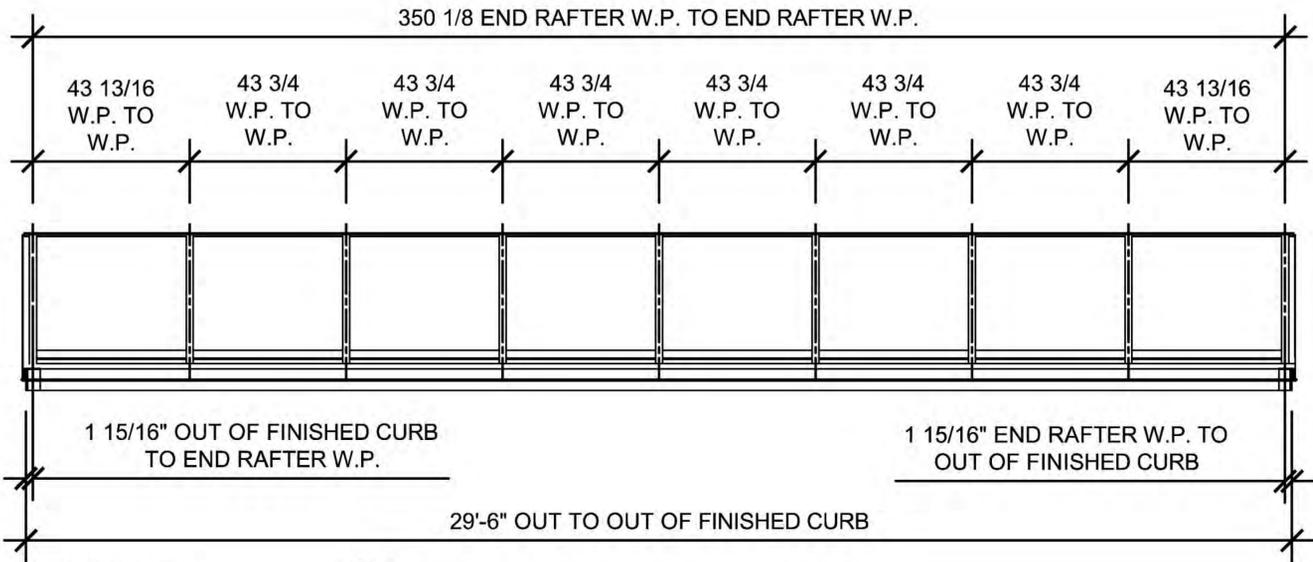


View Looking NW - Before

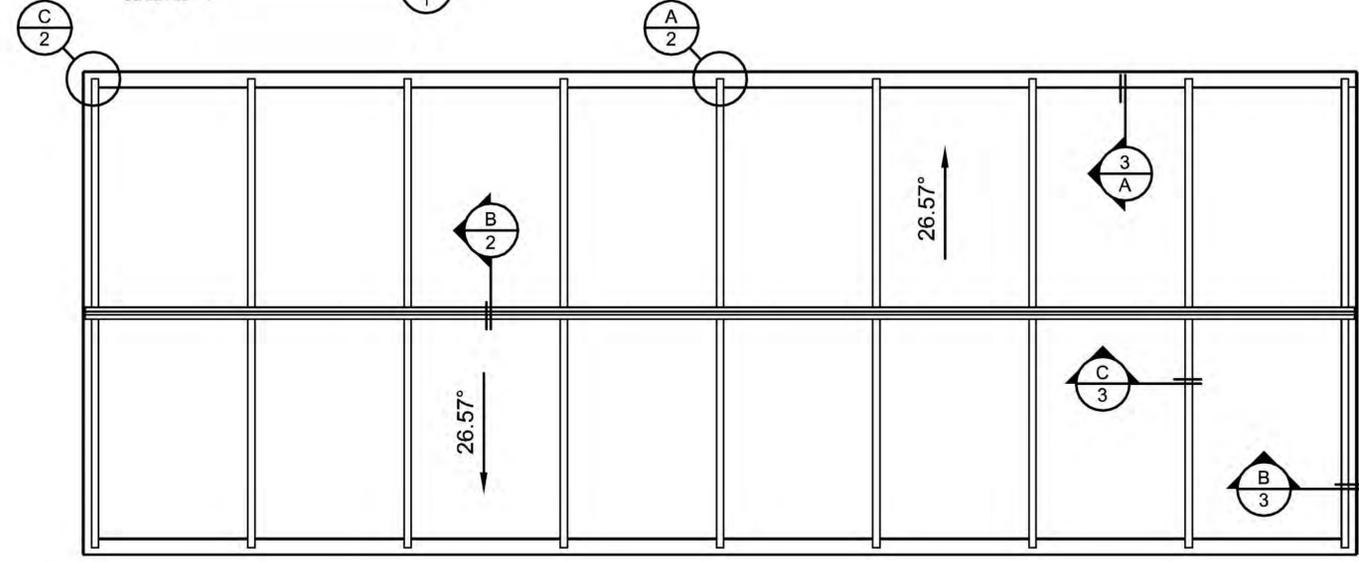


View Looking NW - After

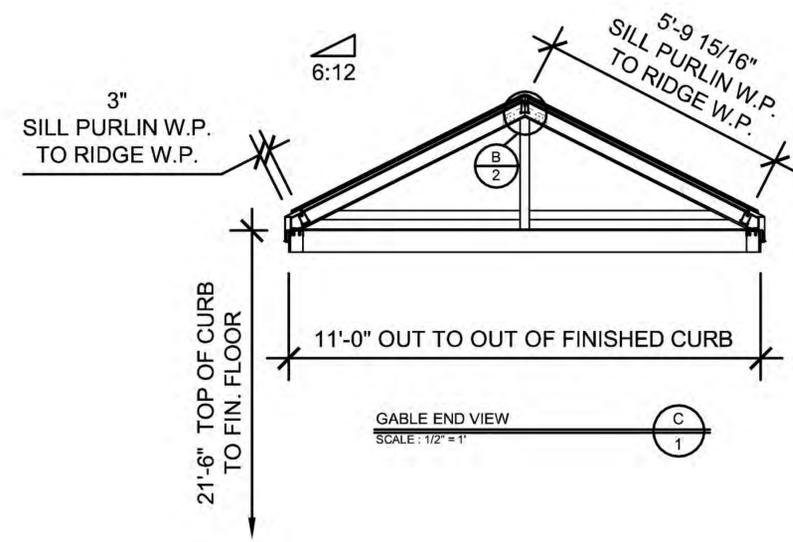




ELEVATION VIEW  
SCALE: 1/2" = 1'



PLAN VIEW  
SCALE: 1/2" = 1'  
QUANTITY: ONE (1) AS SHOWN



GABLE END VIEW  
SCALE: 1/2" = 1'

PLEASE NOTE:  
ALL STRUCTURAL CURBS SHALL BE DESIGNED FOR THE LOADS IMPOSED BY THE SKYLIGHTS. THE STRENGTH, INTEGRITY, AND ACCURACY OF THE SUPPORTING STRUCTURE IS THE RESPONSIBILITY OF OTHERS.

### BRISTOLITE SPECIFICATIONS

CUSTOMER NOTES : FOR ALL SKYLIGHT SUPPORT OPENINGS: PLAN DIMENSIONS AND VERTICAL DIMENSIONS SHALL BE HELD TO A ±1/4" NON-CUMULATIVE TOLERANCE TO ALLOW FOR PROPER MOUNTING OF THE ALUMINUM FRAMING SYSTEMS.

ELEVATIONS SHALL BE HELD TO A ±1/4" TOLERANCE TO ALLOW FOR PROPER MOUNTING OF THE ALUMINUM FRAMING SYSTEMS.

THE ALUMINUM FRAMING SYSTEMS SHALL BE MANUFACTURED AND INSTALLED PER THE APPROVED DESIGN DRAWINGS. ACCORDING TO THE MINIMUM FIELD DIMENSIONS PRESENT, THIS SYSTEM SHALL BE PLUMB, SQUARE AND ALIGNED WITHIN ITSELF. ANY FIELD VARIATION SHALL BE TAKEN UP THROUGH A VARIABLE GAP BETWEEN PERIMETER MEMBERS AND ADJACENT STRUCTURAL FRAMEWORK NOT THROUGH MISALIGNMENT OF THE ALUMINUM FRAMING SYSTEMS.

ALL ALUMINUM THAT SHALL COME IN CONTACT WITH DISSIMILAR MATERIALS SHALL RECEIVE ONE COAT OF ASPHALT EMULSION PAINT, FIELD APPLIED MASTIC, OR OTHER MEANS OF SEPARATION MATERIAL. BY OTHERS

BRISTOLITE SKYLIGHTS WILL REQUIRE FIELD VERIFICATION OF A COMPLETED OPENING AND ALL SUPPORT FRAMEWORK OR A WRITTEN GUARANTEE OF ALL DIMENSIONS PRIOR TO ANY FABRICATION.

GLAZING : 1" O.A. VIRACON SOLARSCREEN LOW-E (VE 6-52) CONSISTING OF:  
1/4" BLUE-GREEN VE-52 #2  
1/2" AIR SPACER  
1/4" 'CLEAR' LAMI WITH FRIT PATTERN PER APPROVED SAMPLE

FINISH : STD. WHITE POWDER COAT

ALUMINUM : ALL EXTRUDED ALUMINUM SHALL BE 6063-T6 ALLOY AND TEMPERED. ALL SHEET ALUMINUM TO BE 5005 OR 5052 ALLOY.

SEALANT : ALL SEALANT SHALL BE IN ACCORDANCE WITH MANUFACTURERS STANDARD INSTRUCTIONS. SEE DETAILS FOR ALL SEALANT APPLICATIONS. SEALANT AT GLAZING SHALL BE G.E. 2000 SERIES 'SILPRUF' SILICONE SEALANT.

FASTENERS : ALL FASTENERS SHALL BE NON-MAGNETIC STAINLESS STEEL UNLESS NOTED OTHERWISE. ALL FASTENERS WILL BE PROVIDED IN A NATURAL MILL FINISH UNLESS OTHERWISE SPECIFIED.

TYPE OF ASSEMBLY : KNOCK - DOWN

INSTALLATION : BY OTHERS

# OF SECTIONS ( PER UNIT ) :

QUANTITY OF UNITS : ONE (1) AS SHOWN



**Bristolite® Skylights**  
401 East Goetz Avenue  
Santa Ana, CA 92707  
(714) 540-8950  
(800) 422-2131 CA  
Custom Division FAX:  
(714) 545-2364

PRODUCT: WESTFIELD, VALENCIA TOWN CENTER  
2400 W. VALENCIA BLVD., VALENCIA, CA 91355  
CUSTOMER: EMERALD METAL PRODUCTS  
801 39RD STREET, SIGNAL HILL, CA 90755  
PHONE (562) 490-2540

REV. NO.	REVISED DATE	REVISED ITEM
1	9/23/09	STL. TOP TRACK
2	10/19/09	FINAL-SHOP

REMARKS:

BRISTOLITE SKYLIGHTS IS RESPONSIBLE FOR FURNISHING SKYLIGHTS TO FIT PREDETERMINED SPECIFIED CURB AND ROOF OPENING DIMENSIONS. THE STRENGTH, INTEGRITY AND ACCURACY OF THE SUPPORTING STRUCTURE IS THE RESPONSIBILITY OF OTHERS.

THE PRODUCT AND THE INFORMATION DISCLOSED IS THE PROPERTY OF BRISTOLITE SKYLIGHTS. IT IS NOT TO BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR COMPANY PATENTS, DESIGN OR INTERESTS.

COPYRIGHT 1987-2005 BY BRISTOLITE SKYLIGHTS. ALL RIGHTS RESERVED.

CAUTION: THIS SKYLIGHT IS DESIGNED TO WITHSTAND NORMAL ELEMENTS OF THE WEATHER. IT IS NOT DESIGNED TO WITHSTAND HUMAN IMPACT OR FALLING OBJECTS. THE SKYLIGHT SHOULD NOT BE WALKED UPON UNDER ANY CIRCUMSTANCES. THE OWNER OR DESIGNER SHOULD RESTRICT ACCESS ONLY TO AUTHORIZED PERSONNEL WHO HAVE BEEN ADEQUATELY CAUTIONED AS TO THE LOCATION OF THE SKYLIGHTS AND INFORMED OF THE WARNINGS ABOVE. OR SAID OWNER SHOULD PROVIDE PROTECTIVE GUARD RAILS OR SCREENS AROUND THE SKYLIGHTS.

PROJECT DESIGNER	SUBMITTAL DATE
C.HAYS	8/31/09
PROJECT MANAGER	APPROVED BY
C.HAYS	
SCALE	TYPE OF UNIT(S)
1/2" = 1'	RIDGELITE CURB MOUNT

SHEET TITLE:  
**PLAN VIEW / SECTION VIEWS / SPECIFICATIONS**

JOB NO.	SHEET NO.
#Q0903054-4	1
FAB. NO.	OF SHEETS
#C167223	3





**Bristolite® Skylights**

401 East Goetz Avenue  
Santa Ana, CA 92707

(714) 540-8950  
(800) 422-2131 CA

Custom Division FAX:  
(714) 545-2364

PROJECT  
**WESTFIELD, VALENCIA TOWN CENTER**

24201 W. VALENCIA BLVD.  
VALENCIA, CA 91355

CUSTOMER  
**EMERALD METAL PRODUCTS**  
801 393D STREET  
SIGNAL HILL, CA 90755  
PHONE (562) 490-2540

1	9/23/09	STL TOP TRACK
2	10/19/09	FINAL-SHOP

REV. NO.	REVISED DATE	REVISED ITEM
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REMARKS

BRISTOLITE SKYLIGHTS IS RESPONSIBLE FOR FURNISHING SKYLIGHTS TO FIT PREDETERMINED SPECIFIED CURB AND ROOF OPENING DIMENSIONS. THE STRENGTH, INTEGRITY AND ACCURACY OF THE SUPPORTING STRUCTURE IS THE RESPONSIBILITY OF OTHERS.

THE PRODUCT AND THE INFORMATION DISCLOSED IS THE PROPERTY OF BRISTOLITE SKYLIGHTS. IT IS NOT TO BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR COMPANY OR ITS PRODUCTS, DESIGN OR METHODS.

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PROJECT DESIGNER	SUBMITTAL DATE
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PROJECT MANAGER	APPROVED BY
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SCALE	TYPE OF UNIT(S)
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SHEET TITLE
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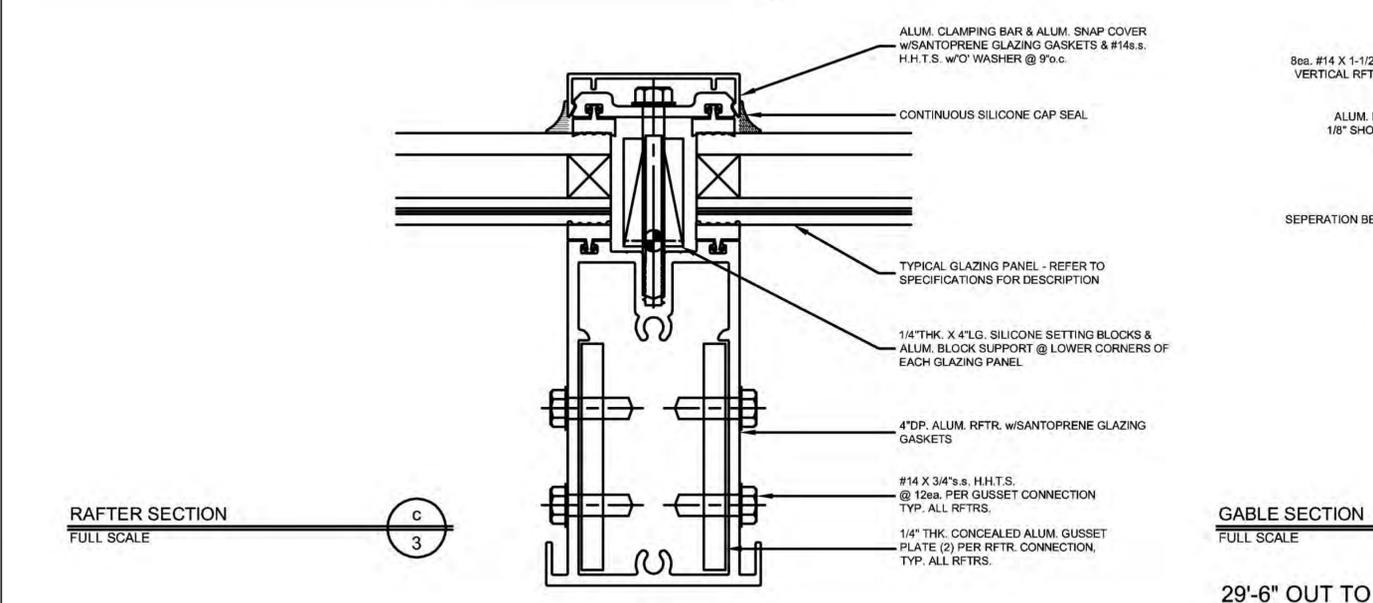
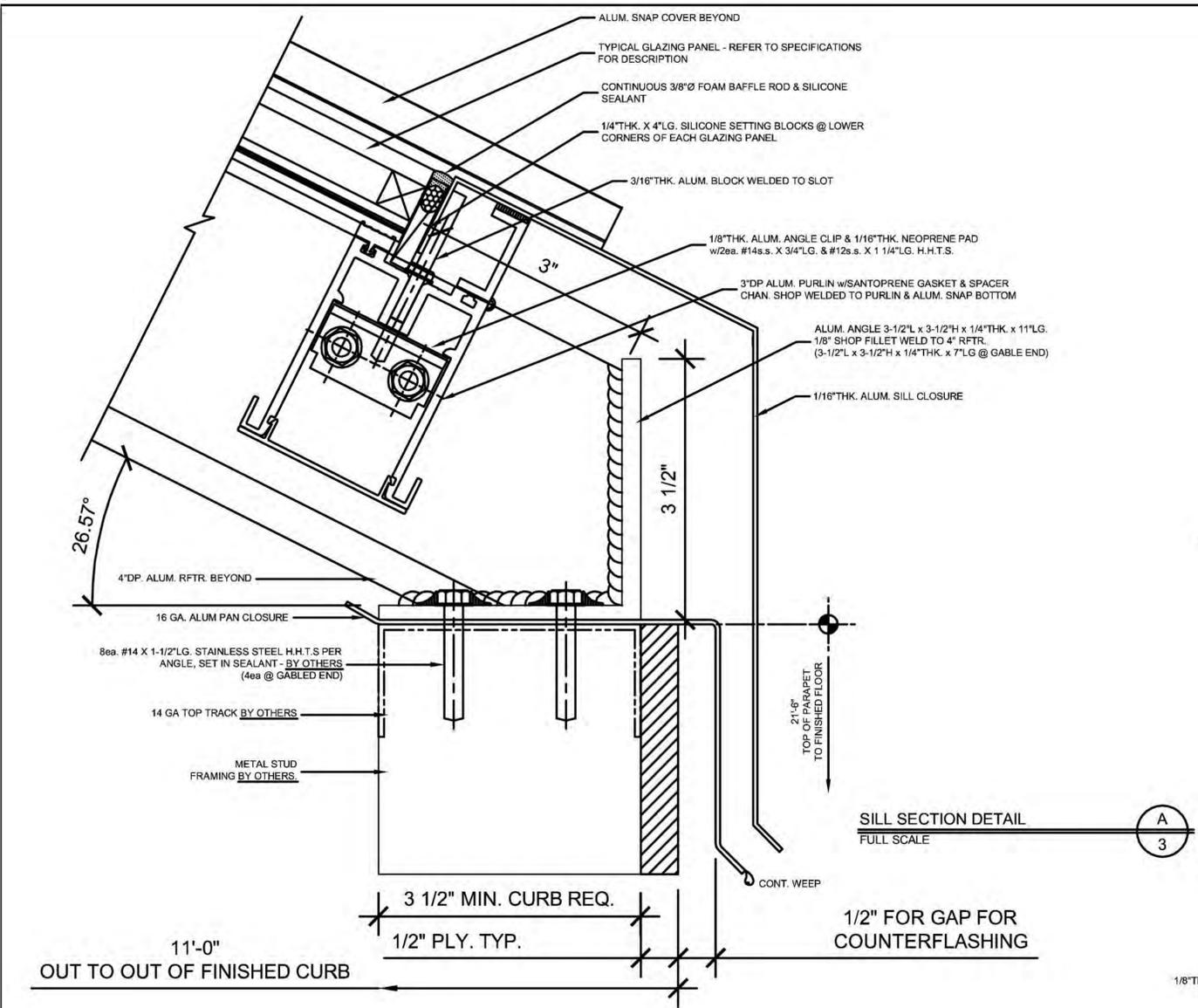
### SECTION DETAILS

JOB NO.	SHEET NO.
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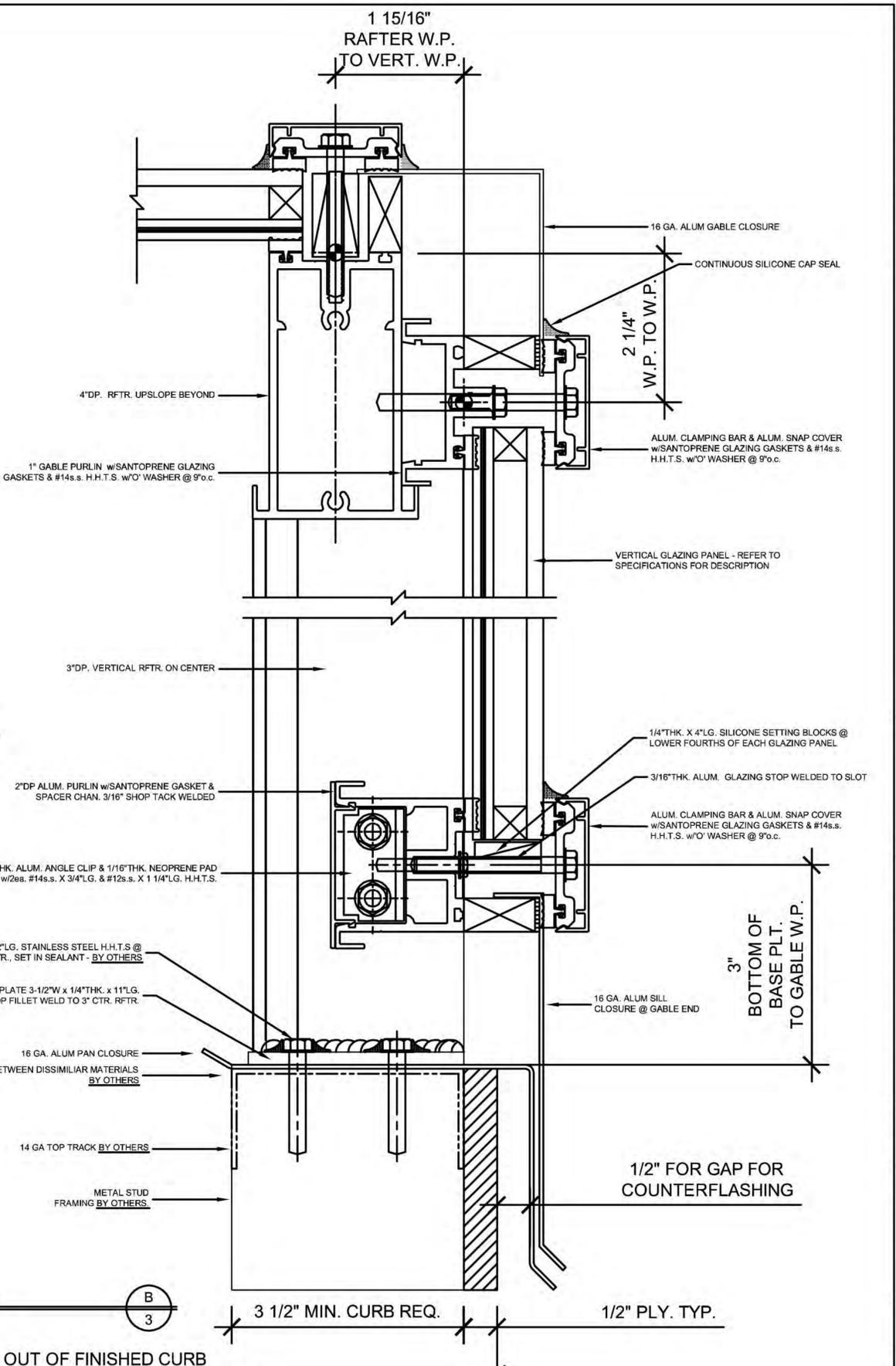
#Q0903054-4	3
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FAR. NO.	OF SHEETS
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#C167223	3
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RAFTER SECTION FULL SCALE C 3



GABLE SECTION FULL SCALE B 3



SKYLIGHT DETAILS

CARE MERIDIAN - SAN DIMAS  
1136 & 1148 PUENTE STREET | SAN DIMAS | CALIFORNIA

10.31.2013  
2013101

## RESOLUTION PC- 1496

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT 13-01, A REQUEST TO OPERATE A MEDICAL INPATIENT FACILITY (CONGREGATE LIVING HEALTH FACILITY) WITH A MAXIMUM OF 15 PATIENTS, TO ELIMINATE SOLID MASONRY WALLS AT A ZONE BOUNDARY, AND TO WAIVE 7 PARKING SPACES AT 1136 & 1148 W. PUENTE STREET (APN's 8448-020-069 and 8448-020-070)

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

Keith Underwood, HealthCap Partners  
16042 N. 32<sup>nd</sup> Street Suite B9  
Phoenix, AZ 85032

WHEREAS, the Conditional Use Permit is described as:

A request to operate a medical inpatient facility (congregate living health facility) with a maximum of 15 patients, to eliminate solid masonry walls at a zone boundary, and to waive 7 required parking spaces to accommodate the development of the supporting site.

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

1136 & 1148 W. Puente Street (APN's 8448-020-069 and -070)

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on December 19, 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, and subject to the Conditions attached as "Exhibit A", the Planning Commission now finds as follows:

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

The subject site is approximately 1.8 acres and would accommodate a 10,000 square foot medical inpatient facility, 2,353 square foot outpatient facility for physical, speech, and occupational therapy and necessary site improvements. The site is adequate in size and shape to accommodate the use and all development requirements will be met, including setbacks, height, parking, and landscaping requirements. Walls and fences will be appropriately utilized or eliminated where topography and distance separations exist and will be subject to final design review by the Development Plan Review Board. A waiver of the requested 7 parking spaces can be made in accordance with Section 18.156.150 of the SDMC. Prior to the issuance of building permits, the property owner and the business owner of the development in question will provide the City with a deed restriction or other appropriate agreement that provides for the future development of the waived parking, if in the future the use of the property becomes more intense so that additional parking is necessary. Enough undeveloped land will be retained to provide at least ninety percent of the number of parking spaces required for the use if future development of those spaces is required.

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

The site is just west of the intersection of Via Verde and Puente and would take access from Puente Street. The City Engineer and Public Works Director have evaluated the proposed use and determined that the existing improved streets will be able to accommodate the quantity and type of traffic that will be generated by the proposed use without compromising acceptable levels of service on Puente Street, a secondary roadway, or Via Verde, a major roadway. Conditions are included in the related development application (Precise Plan 13-01) to require street striping to allow left-turns into the development and to reconstruct the adjacent half of Puente Street within the limits of the development to the satisfaction of the City Engineer and Public Works Director.

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

The proposed use is compatible with the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway

Overlay (SHO). The use of a medical inpatient facility (congregate living health facility) is a conditionally permitted use in the Administrative Professional (A-P) zone. The size and scale of the use are limited by a 15 patient maximum capacity, the provision of only one central kitchen for food preparation, and licensing provisions of the Department of Public Health. The use will not change the essential character of the area from the applicable general plan and zoning ordinances.

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

The proposed use provides for the continued growth and orderly development of the community in accordance with the general plan. The use will provide needed rehabilitation services to the community and region and allow for continued growth of medical uses in the City.

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

The proposed use is compatible with the California Environmental Quality Act. The project is classified under Article 19 Categorical Exemptions, Section 15332, In-Fill Development Projects.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Conditional Use Permit 13-01 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

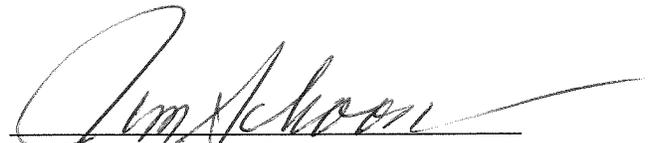
PASSED, APPROVED and ADOPTED, the 19<sup>th</sup> day of December, 2013, by the following vote:

AYES: Bratt, Davis, Rahi, Schoonover

NOES: None

ABSENT: Ensberg

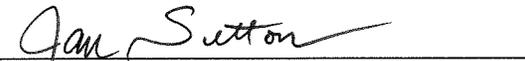
ABSTAIN: None



---

Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:



---

Jan Sutton, Planning Secretary

**EXHIBIT A****CONDITIONS OF APPROVAL****Conditional Use Permit No. 13-01**

**A request to operate a medical inpatient facility (congregate living health facility), to eliminate solid masonry walls at a zone boundary, and to waive 7 required parking spaces to accommodate the development of the supporting site at 1136 & 1148 W. Puente Street (APN: 8448-020-069 and 8448-020-070).**

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Developer/Applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution of Approval and Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The applicant shall comply with all requirements of the Administrative Professional (A-P) Zone and Scenic Highway Overlay (SHO).
5. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
6. The applicant shall sign an affidavit accepting all conditions prior to the issuance of building permits.
7. This Conditional Use Permit approval shall expire if approved use has not commenced within one (1) year from the date of approval, unless a time extension is granted pursuant to San Dimas Municipal Code § 18.200.100.C.

8. Building permits for this project must be issued within one year from the date of the final approval or the application shall become null and void unless a time extension is granted pursuant to San Dimas Municipal Code § 18.200.100.C.
9. Approval is granted for the operation of a medical inpatient facility (congregate living health facility) with Type A and Type C licenses as described in the California Public Health and Safety Code Section 1250i as of the date of this approval. There shall be a maximum of 15 single-occupancy rooms and one central kitchen facility. Any increase of floor area, increase in patient capacity, or other substantial change in operation relating to the use, floor layout and/or square footage of the building and site shall require review and approval of a new Conditional Use Permit and associated material and fees.
10. Approval is granted for the waiver of solid masonry walls at a zone boundary subject to final design approval of an openwork fence, no fencing (only where appropriate on a limited basis), or other alternative to be determined by the Development Plan Review Board in the associated DPRB Case No. 13-12 review.
11. Final building architecture and site plan shall be subject to consideration by the Development Plan Review Board, provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
12. Approval is granted for the waiver of up to 7 parking spaces in accordance with Section 18.156.150 of the SDMC. Prior to the issuance of building permits, the property owner and the business owner of the development in question shall provide the City with a deed restriction or other appropriate agreement that provides for the future development of the waived parking, if in the future the use of the property becomes more intense so that additional parking is necessary. Enough undeveloped land shall be retained to provide at least ninety percent of the number of parking spaces required for the use in question, if future development of those spaces is required.

13. The applicant has been approved for the following hours of operation:

Inpatient Use	24 hours, 7 days/week;
Outpatient Use	7am to 7pm, Monday - Saturday
Visiting Hours	8am to 8pm, 7 days/week;
Delivery Hours	7am to 5pm, Monday – Saturday
Parking Lot Maintenance	8am-10pm, Monday- Saturday

The approved hours of operation allow for future reduction of hours without requiring review of the Conditional Use Permit. Expansion of the hours of operation for visiting or deliveries would require review of the new Conditional Use Permit Application.

14. The Director of Development Services will have the ability to further limit the hours of operation and or require other mitigation measure to reduce any noise concerns that affect the surrounding properties related to any uses on the property.
15. This Conditional Use Permit shall also be reviewed by the Planning Commission when, in the opinion of the Director of Development Services, sufficient complaints are received and/or health and safety issues have arisen regarding the proposed use to warrant Planning Commission review. Failure to comply with any of the conditions contained herein shall result in the matter being set for Revocation of Use hearing in accordance with Chapter 18.200 of the San Dimas Municipal Code.
16. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.
17. This conditional use permit approval shall not allow for the use of alcohol or drug rehabilitation. Any requests to modify the use to include drug or alcohol rehabilitation shall require a modification to the Conditional Use Permit subject to a public hearing by the Planning Commission.
18. All signage, including window signs, shall be in conformance with the Sign Ordinance of the City of San Dimas, and any applicable Sign Program for the building, and shall require review and approval by the Planning Division.
19. Graffiti shall be removed within 72 hours.
20. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.

**End of Conditions.**

## RESOLUTION PC- 1497

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PRECISE PLAN 13-01, A REQUEST FOR DEVELOPMENT WITHIN THE SCENIC HIGHWAY OVERLAY AT 1136 & 1148 W. PUENTE STREET (APN's 8448-020-069 and 8448-020-070)

WHEREAS, an application was filed for a Precise Plan by:

Keith Underwood, HealthCap Partners  
16042 N. 32<sup>nd</sup> Street Suite B9  
Phoenix, AZ 85032

WHEREAS, the Precise Plan is described as:

A request to construct two buildings and associated site improvements within the Scenic Highway Overlay.

WHEREAS, the Precise Plan applies to the following described real property:

1136 & 1148 W. Puente Street (APN's 8448-020-069 and -070)

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on December 19, 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, and subject to the Conditions attached as "Exhibit A", the Planning Commission now finds as follows:

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

The development of the site in accordance with the plan is suitable for the use and development intended. The development consists of two single-story

buildings that will serve a low-intensity congregate living health facility for medical inpatient use and an outpatient facility to provide physical, speech, and occupational therapy. The site is planned with a zero-curb drop-off area to accommodate the anticipated users, an outdoor patio area for the inpatients, and a generous amount of landscaping to buffer the development from the Scenic Highway.

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

The development utilizes two drive entrances and a drop-off area to facilitate vehicular flow. Adequate back-up and turn-around space is provided. The development will not have negative impacts on the public health, safety, or general welfare, and will accommodate a use intended to improve public health and welfare. The development is arranged in order to minimize impacts on neighboring property with adequate landscape buffers and locates the outdoor use (patio area) adjacent to the natural hillside. The adjacent use is a Fire Station, and the nearest residence is over 200' away from the proposed buildings.

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

The development is compatible with the General Plan Land Use Designation of Office/Professional, will accommodate uses that are permitted and conditionally permitted in the Administrative Professional Zone (A-P), and complies with the development standards for the Administrative Professional (A-P) Zone and Scenic Highway Overlay (SHO).

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommend to the City Council approval of Precise Plan 13-01 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

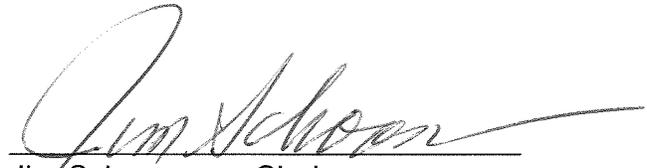
PASSED, APPROVED and ADOPTED, the 19<sup>th</sup> day of December, 2013, by the following vote:

AYES: Bratt, Davis, Rahi Schoonover

NOES: None

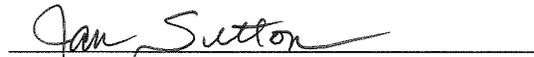
ABSENT: Ensberg

ABSTAIN: None



Jim Schoonover, Chairman  
San Dimas Planning Commission

ATTEST:

  
Jan Sutton, Planning Secretary

**EXHIBIT A****CONDITIONS OF APPROVAL****Precise Plan No. 13-01**

**A request to construct two buildings and associated site improvements within the Scenic Highway Overlay at 1136 & 1148 W. Puente Street (APN's 8448-020-069 and 8448-020-070).**

**PLANNING DIVISION - (909) 394-6250****GENERAL**

1. The Developer/Applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Developer/Applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution of Approval and Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Developer/Applicant shall comply with all requirements of the Administrative Professional Zone and Scenic Highway Overlay.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Developer/Applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.

8. The Developer/Applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The Developer/Applicant shall comply with all Conditions of Approval as approved by the Development Plan Review Board, Planning Commission or City Council.
10. Graffiti shall be removed within 72 hours.
11. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
12. The Developer/Applicant shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
13. Approval of a waiver of solid masonry walls at a zone boundary may affect the Plan, as will be determined by the City Council in the associated Conditional Use Permit 13-01 application. Final design approval of an openwork fence, no fencing, or other alternative shall be determined by the Development Plan Review Board in the associated DPRB Case No. 13-12 review. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. The Developer/Applicant shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project's perimeter.
14. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
15. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.

**DESIGN**

16. Final building architecture and site plan shall be subject to consideration by the Development Plan Review Board, provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
17. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, lights, bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
18. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
19. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
20. The Developer/Applicant shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties. A lighting plan shall be submitted for review and approval, in addition to a \$1,500 deposit for review of the plans.
21. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
22. Trash/Recycling enclosure(s) shall be constructed by the Developer/Applicant per City of San Dimas standards plan and shall be shown on the construction plans. The exact location of the trash/recycling enclosure(s) shall be approved by the Planning Division and the Trash Company.
23. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the Developer/Applicant shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on building plans, grading plans, as well as landscape construction documents.

24. The Developer/Applicant shall submit a detailed wall and fence plan for review and approval by the Development Plan Review Board. All required fencing and walls shall be installed before a Certificate of Occupancy will be issued.
25. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
26. All exterior building colors shall match the color and material board on file with the Planning Division and as approved by the Development Plan Review Board. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
27. All outdoor storage areas shall be oriented away from the public right-of-way and screened with fencing and/or landscaping, as approved by the Planning Division.
28. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
29. The Developer/Applicant shall underground all new utilities, and utility drops, and shall underground all existing overhead utilities to the closest power pole off-site.

## **LANDSCAPE**

30. The Developer/Applicant shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
31. The Developer/Applicant shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
32. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
33. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

34. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect, in addition to a \$2,500 deposit for review of the plans. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.

**BUILDING DIVISION – (909) 394-6260**

35. The Developer/Applicant shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Mechanical Code, California Plumbing Code, and California Electrical Code. Please note that projects that submit for first plan check on or after January 1<sup>st</sup> 2014 will need to be designed to the 2013 CA Codes.
36. The Developer/Applicant shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
37. The Developer/Applicant shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
38. The Developer shall submit an Edison site electrical plan as soon as available for City review. Said plan shall be coordinated with all other plans including the site plan, grading plan, and landscape plans
39. The Developer/Applicant shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes, restrooms, counters, and tables, etc.
40. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Development Services prior to issuance of building permits.
41. The Developer/Applicant shall submit a Grading/Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services. The Grading Plan shall include a parking lot striping plan, planter curb details, slope of accessible way, and all utility locations and runs
42. Prior to the issuance of any grading or building permits, the Developer/Applicant shall submit an updated Engineering Geology/Soils

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

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

#### **ENGINEERING DIVISION – (909) 394-6240**

48. The Developer/Applicant shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
49. The Developer/Applicant shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
50. The Developer/Applicant shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
51. The Developer/Applicant shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los

Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows and the proposed storm drain shall connect to the existing downstream system.

52. For all non-exempt projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, Developer/Applicant must submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Developer/Applicant a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:
  - a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
  - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)
53. The Developer/Applicant shall provide street lights, street name signs and stop signs in accordance with the standards of the City.
54. The Developer/Applicant shall provide full street improvements on all streets within the limits of the development according to City standards and to the satisfaction of the City Engineer and Public Works Director, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Approach	Drive Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
Puente Street				X	X		X			X
<b>Notes:</b>	Modify street striping; Reconstruct adjacent half of Puente Street within limits of development (new pavement shall be determined through R-value test); Construct ADA compliant ramp at Puente and Via Palomares; Provide 3' wide DG path adjacent to existing sidewalk.									

55. The Developer/Applicant shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
56. The Developer/Applicant shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
57. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the Manual of Uniform Traffic Control Devices (MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
58. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications

and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.

59. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, Developer/Applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
60. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
  - i. 8 ½" x 11" exhibits with record property owner information.
  - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
  - iii. Clear depiction of location of BMPs, especially those located below ground.
  - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
  - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
  - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
61. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
62. The Developer/Applicant shall record a lot merger to combine the two (2) existing parcels prior the issuance of any permits.

#### **PARKS & RECREATION – (909) 394-6230**

63. The Developer/Applicant shall comply with City regulations regarding payment of Property Development Tax, and Park, Recreation and Open Space Development Fee per SDMC Chapters 3.24 and 3.26. Fees shall be paid prior to issuance of building permits.

**End of Conditions.**

## **RESOLUTION NO. 2014-02**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 13-01, A REQUEST TO OPERATE A MEDICAL INPATIENT FACILITY (CONGREGATE LIVING HEALTH FACILITY) WITH A MAXIMUM OF 15 PATIENTS, TO ELIMINATE SOLID MASONRY WALLS AT A ZONE BOUNDARY, AND TO WAIVE 7 PARKING SPACES AT 1136 & 1148 W. PUENTE STREET (APN's 8448-020-069 and 8448-020-070)

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

Keith Underwood, HealthCap Partners  
16042 N. 32<sup>nd</sup> Street Suite B9  
Phoenix, AZ 85032

WHEREAS, the Conditional Use Permit is described as:

A request to operate a medical inpatient facility (congregate living health facility) with a maximum of 15 patients, to eliminate solid masonry walls at a zone boundary, and to waive 7 required parking spaces to accommodate the development of the supporting site.

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

1136 & 1148 W. Puente Street (APN's 8448-020-069 and -070)

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 14, 2014 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 City Councilmembers at the hearing, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

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

The subject site is approximately 1.8 acres and would accommodate a 10,000 square foot medical inpatient facility, 2,353 square foot outpatient facility for physical, speech, and occupational therapy and necessary site improvements. The site is adequate in size and shape to accommodate the use and all development requirements will be met, including setbacks, height, parking, and landscaping requirements. Walls and fences will be appropriately utilized or eliminated where topography and distance separations exist and will be subject to final design review by the Development Plan Review Board. A waiver of the requested 7 parking spaces can be made in accordance with Section 18.156.150 of the SDMC. Prior to the issuance of building permits, the property owner and the business owner of the development in question will provide the City with a deed restriction or other appropriate agreement that provides for the future development of the waived parking, if in the future the use of the property becomes more intense so that additional parking is necessary. Enough undeveloped land will be retained to provide at least ninety percent of the number of parking spaces required for the use if future development of those spaces is required.

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

The site is just west of the intersection of Via Verde and Puente and would take access from Puente Street. The City Engineer and Public Works Director have evaluated the proposed use and determined that the existing improved streets will be able to accommodate the quantity and type of traffic that will be generated by the proposed use without compromising acceptable levels of service on Puente Street, a secondary roadway, or Via Verde, a major roadway. Conditions are included in the related development application (Precise Plan 13-01) to require street striping to allow left-turns into the development and to reconstruct the adjacent half of Puente Street within the limits of the development to the satisfaction of the City Engineer and Public Works Director.

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

The proposed use is compatible with the Office/Professional Land Use Designation, Administrative Professional (A-P) Zone, and Scenic Highway

Overlay (SHO). The use of a medical inpatient facility (congregate living health facility) is a conditionally permitted use in the Administrative Professional (A-P) zone. The size and scale of the use are limited by a 15 patient maximum capacity, the provision of only one central kitchen for food preparation, and licensing provisions of the Department of Public Health. The use will not change the essential character of the area from the applicable general plan and zoning ordinances.

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

The proposed use provides for the continued growth and orderly development of the community in accordance with the general plan. The use will provide needed rehabilitation services to the community and region and allow for continued growth of medical uses in the City.

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

The proposed use is compatible with the California Environmental Quality Act. The project is classified under Article 19 Categorical Exemptions, Section 15332, In-Fill Development Projects.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Conditional Use Permit 13-01 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

**PASSED, APPROVED AND ADOPTED THIS 14<sup>th</sup> DAY OF JANUARY 2014.**

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Curt Morris, Mayor of the City of San Dimas

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Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2014-02 was passed and adopted at the regular meeting of the City Council held on the 14<sup>th</sup> day of January 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

## EXHIBIT A

### CONDITIONS OF APPROVAL

#### Conditional Use Permit No. 13-01

**A request to operate a medical inpatient facility (congregate living health facility), to eliminate solid masonry walls at a zone boundary, and to waive 7 required parking spaces to accommodate the development of the supporting site at 1136 & 1148 W. Puente Street (APN: 8448-020-069 and 8448-020-070).**

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Developer/Applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution of Approval and Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The applicant shall comply with all requirements of the Administrative Professional (A-P) Zone and Scenic Highway Overlay (SHO).
5. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
6. The applicant shall sign an affidavit accepting all conditions prior to the issuance of building permits.
7. This Conditional Use Permit approval shall expire if approved use has not commenced within one (1) year from the date of approval, unless a time extension is granted pursuant to San Dimas Municipal Code § 18.200.100.C.

8. Building permits for this project must be issued within one year from the date of the final approval or the application shall become null and void unless a time extension is granted pursuant to San Dimas Municipal Code § 18.200.100.C.
9. Approval is granted for the operation of a medical inpatient facility (congregate living health facility) with Type A and Type C licenses as described in the California Public Health and Safety Code Section 1250i as of the date of this approval. There shall be a maximum of 15 single-occupancy rooms and one central kitchen facility. Any increase of floor area, increase in patient capacity, or other substantial change in operation relating to the use, floor layout and/or square footage of the building and site shall require review and approval of a new Conditional Use Permit and associated material and fees.
10. Approval is granted for the waiver of solid masonry walls at a zone boundary subject to final design approval of an openwork fence, no fencing (only where appropriate on a limited basis), or other alternative to be determined by the Development Plan Review Board in the associated DPRB Case No. 13-12 review.
11. Final building architecture and site plan shall be subject to consideration by the Development Plan Review Board, provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
12. Approval is granted for the waiver of up to 7 parking spaces in accordance with Section 18.156.150 of the SDMC. Prior to the issuance of building permits, the property owner and the business owner of the development in question shall provide the City with a deed restriction or other appropriate agreement that provides for the future development of the waived parking, if in the future the use of the property becomes more intense so that additional parking is necessary. Enough undeveloped land shall be retained to provide at least ninety percent of the number of parking spaces required for the use in question, if future development of those spaces is required.
13. The applicant has been approved for the following hours of operation:

Inpatient Use	24 hours, 7 days/week;
Outpatient Use	7am to 7pm, Monday - Saturday
Visiting Hours	8am to 8pm, 7 days/week;
Delivery Hours	7am to 5pm, Monday – Saturday
Parking Lot Maintenance	8am-10pm, Monday- Saturday

The approved hours of operation allow for future reduction of hours without requiring review of the Conditional Use Permit. Expansion of the hours of operation for visiting or deliveries would require review of the new Conditional Use Permit Application.

14. The Director of Development Services will have the ability to further limit the hours of operation and or require other mitigation measure to reduce any noise concerns that affect the surrounding properties related to any uses on the property.
15. This Conditional Use Permit shall also be reviewed by the Planning Commission when, in the opinion of the Director of Development Services, sufficient complaints are received and/or health and safety issues have arisen regarding the proposed use to warrant Planning Commission review. Failure to comply with any of the conditions contained herein shall result in the matter being set for Revocation of Use hearing in accordance with Chapter 18.200 of the San Dimas Municipal Code.
16. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.
17. This conditional use permit approval shall not allow for the use of alcohol or drug rehabilitation. Any requests to modify the use to include drug or alcohol rehabilitation shall require a modification to the Conditional Use Permit subject to a public hearing by the Planning Commission.
18. All signage, including window signs, shall be in conformance with the Sign Ordinance of the City of San Dimas, and any applicable Sign Program for the building, and shall require review and approval by the Planning Division.
19. Graffiti shall be removed within 72 hours.
20. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.

**End of Conditions.**

## RESOLUTION NO. 2014-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN 13-01, A REQUEST FOR DEVELOPMENT WITHIN THE SCENIC HIGHWAY OVERLAY AT 1136 & 1148 W. PUENTE STREET (APN's 8448-020-069 and 8448-020-070)

WHEREAS, an application was filed for a Precise Plan by:

Keith Underwood, HealthCap Partners  
16042 N. 32<sup>nd</sup> Street Suite B9  
Phoenix, AZ 85032

WHEREAS, the Precise Plan is described as:

A request to construct two buildings and associated site improvements within the Scenic Highway Overlay.

WHEREAS, the Precise Plan applies to the following described real property:

1136 & 1148 W. Puente Street (APN's 8448-020-069 and -070)

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 14, 2014 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, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

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

The development of the site in accordance with the plan is suitable for the use and development intended. The development consists of two single-story buildings that will serve a low-intensity congregate living health facility for medical inpatient use and an outpatient facility to provide physical, speech,

and occupational therapy. The site is planned with a zero-curb drop-off area to accommodate the anticipated users, an outdoor patio area for the inpatients, and a generous amount of landscaping to buffer the development from the Scenic Highway.

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

The development utilizes two drive entrances and a drop-off area to facilitate vehicular flow. Adequate back-up and turn-around space is provided. The development will not have negative impacts on the public health, safety, or general welfare, and will accommodate a use intended to improve public health and welfare. The development is arranged in order to minimize impacts on neighboring property with adequate landscape buffers and locates the outdoor use (patio area) adjacent to the natural hillside. The adjacent use is a Fire Station, and the nearest residence is over 200' away from the proposed buildings.

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

The development is compatible with the General Plan Land Use Designation of Office/Professional, will accommodate uses that are permitted and conditionally permitted in the Administrative Professional Zone (A-P), and complies with the development standards for the Administrative Professional (A-P) Zone and Scenic Highway Overlay (SHO).

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Precise Plan 13-01 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

**PASSED, APPROVED AND ADOPTED THIS 14<sup>th</sup> DAY OF JANUARY 2014.**

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Curt Morris, Mayor of the City of San Dimas

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Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2014-02 was passed and adopted at the regular meeting of the City Council held on the 14<sup>th</sup> day of January 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

## EXHIBIT A

### CONDITIONS OF APPROVAL

#### Precise Plan No. 13-01

**A request to construct two buildings and associated site improvements within the Scenic Highway Overlay at 1136 & 1148 W. Puente Street (APN's 8448-020-069 and 8448-020-070).**

### PLANNING DIVISION - (909) 394-6250

#### GENERAL

1. The Developer/Applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Developer/Applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution of Approval and Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Developer/Applicant shall comply with all requirements of the Administrative Professional Zone and Scenic Highway Overlay.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Developer/Applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.

8. The Developer/Applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The Developer/Applicant shall comply with all Conditions of Approval as approved by the Development Plan Review Board, Planning Commission or City Council.
10. Graffiti shall be removed within 72 hours.
11. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
12. The Developer/Applicant shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
13. Approval of a waiver of solid masonry walls at a zone boundary may affect the Plan, as will be determined by the City Council in the associated Conditional Use Permit 13-01 application. Final design approval of an openwork fence, no fencing, or other alternative shall be determined by the Development Plan Review Board in the associated DPRB Case No. 13-12 review. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. The Developer/Applicant shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project's perimeter.
14. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
15. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.

## **DESIGN**

16. Final building architecture and site plan shall be subject to consideration by the Development Plan Review Board, provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
17. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, lights, bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
18. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
19. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
20. The Developer/Applicant shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties. A lighting plan shall be submitted for review and approval, in addition to a \$1,500 deposit for review of the plans.
21. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
22. Trash/Recycling enclosure(s) shall be constructed by the Developer/Applicant per City of San Dimas standards plan and shall be shown on the construction plans. The exact location of the trash/recycling enclosure(s) shall be approved by the Planning Division and the Trash Company.
23. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the Developer/Applicant shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted

on building plans, grading plans, as well as landscape construction documents.

24. The Developer/Applicant shall submit a detailed wall and fence plan for review and approval by the Development Plan Review Board. All required fencing and walls shall be installed before a Certificate of Occupancy will be issued.
25. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
26. All exterior building colors shall match the color and material board on file with the Planning Division and as approved by the Development Plan Review Board. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
27. All outdoor storage areas shall be oriented away from the public right-of-way and screened with fencing and/or landscaping, as approved by the Planning Division.
28. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
29. The Developer/Applicant shall underground all new utilities, and utility drops, and shall underground all existing overhead utilities to the closest power pole off-site.

## **LANDSCAPE**

30. The Developer/Applicant shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
31. The Developer/Applicant shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
32. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.

33. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.
34. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect, in addition to a \$2,500 deposit for review of the plans. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.

**BUILDING DIVISION – (909) 394-6260**

35. The Developer/Applicant shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Mechanical Code, California Plumbing Code, and California Electrical Code. Please note that projects that submit for first plan check on or after January 1<sup>st</sup> 2014 will need to be designed to the 2013 CA Codes.
36. The Developer/Applicant shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
37. The Developer/Applicant shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
38. The Developer shall submit an Edison site electrical plan as soon as available for City review. Said plan shall be coordinated with all other plans including the site plan, grading plan, and landscape plans
39. The Developer/Applicant shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes, restrooms, counters, and tables, etc.
40. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Development Services prior to issuance of building permits.
41. The Developer/Applicant shall submit a Grading/Precise Paving and Drainage Plan for the proposed development to be reviewed and approved

by the City Engineer and the Director of Development Services. The Grading Plan shall include a parking lot striping plan, planter curb details, slope of accessible way, and all utility locations and runs

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

**ENGINEERING DIVISION – (909) 394-6240**

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

51. The Developer/Applicant shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows and the proposed storm drain shall connect to the existing downstream system.
52. For all non-exempt projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, Developer/Applicant must submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Developer/Applicant a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECP and require modifications and subsequent implementation to the local SWPPP/WWECP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:
  - a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
  - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)
53. The Developer/Applicant shall provide street lights, street name signs and stop signs in accordance with the standards of the City.
54. The Developer/Applicant shall provide full street improvements on all streets within the limits of the development according to City standards and to the satisfaction of the City Engineer and Public Works Director, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Drive Approach	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
Puente Street				X	X		X			X
<b>Notes:</b>	Modify street striping; Reconstruct adjacent half of Puente Street within limits of development (new pavement shall be determined through R-value test); Construct ADA compliant ramp at Puente and Via Palomares; Provide 3' wide DG path adjacent to existing sidewalk.									

55. The Developer/Applicant shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
56. The Developer/Applicant shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
57. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the Manual of Uniform Traffic Control Devices (MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
58. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements

of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.

59. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, Developer/Applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
60. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
  - i. 8 ½" x 11" exhibits with record property owner information.
  - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
  - iii. Clear depiction of location of BMPs, especially those located below ground.
  - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
  - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
  - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
61. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
62. The Developer/Applicant shall record a lot merger to combine the two (2) existing parcels prior the issuance of any permits.

**PARKS & RECREATION – (909) 394-6230**

63. The Developer/Applicant shall comply with City regulations regarding payment of Property Development Tax, and Park, Recreation and Open

Space Development Fee per SDMC Chapters 3.24 and 3.26. Fees shall be paid prior to issuance of building permits.

**End of Conditions.**