



AGENDA
REGULAR CITY COUNCIL
SUCCESSOR AGENCY
TUESDAY, FEBRUARY 11, 2014, 7:00 P. M
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

2. RECOGNITIONS

➤ SC Velo and Incycle Bicycle Stores Christmas Toy Ride 2013

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 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

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.)

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

RESOLUTION 2014 - 06, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND FEBRUARY, 2014.

b. Approval of minutes for the regular City Council meeting of January 28, 2014.

c. Arbor Day 2014 Proclamation

d. Farmers Market 2014 Proposal - Advocates for Healthy Living is requesting City Council approval to conduct the 2014 Farmer's Market on Wednesdays, April 2 through September 3, on First Street adjacent to Civic Center Park, in the City Hall Parking lot and a portion of Civic Center Park.

END OF CONSENT CALENDAR

5. PUBLIC HEARING

- a. **Municipal Code Text Amendment 13-07**: A request to amend Code Section 18.140.090. c.6.b. and associated Exhibit "B" to reduce the 25-foot setback to 15 feet along Arrow Highway within the Creative Growth, Area 3A and 3C Zone.

Conditional Use Permit 12-07: A request for the development of the gas station with associated use of a fast food restaurant.

DPRB Case No. 12-19: A request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled and expanded but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.

Conditional Use Permit 12-06: A request to continue the off-site sale of beer and wine (Type 20 License).

Property Address: 105 E. Arrow Highway (APN: 8390-018-023).

- 1) **ORDINANCE NO. 1228, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-07, TO AMEND CODE SECTION 18.140.090.c.6.b AND EXHIBIT "B" TO REDUCE THE 25-FOOT SETBACK TO 15 FEET ALONG ARROW HIGHWAY WITHIN THE CREATIVE GROWTH, AREA 3A AND 3C ZONE**
- 2) **RESOLUTION NO. 2014-09, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-07, A REQUEST TO CONSTRUCT A 2,561 SQ. FT. GAS STATION ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT ON THE PARCEL LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)**
- 3) **RESOLUTION NO. 2014-07, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-19, A REQUEST TO DEMOLISH THE EXISTING 1,568 SQ. FT. GAS STATION ATTENDANT BUILDING/ CONVENIENCE STORE AND CONSTRUCT A NEW 2,561 SQ. FT. ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT. THE GAS PUMP CANOPY WILL BE REMODELED AND EXPANDED BUT REMAIN IN THE SAME LOCATION. THE REST OF THE SITE WILL BE COMPLETELY REMODELED AND RE-LANDSCAPED. PROPERTY ADDRESS: 105 E. ARROW HIGHWAY (APN: 8390-018-023).**
- 4) **RESOLUTION NO. 2014-08, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-06, A REQUEST TO ALLOW FOR OFF-SALE GENERAL OF BEER AND WINE (TYPE 20 LICENSE) AT GAS & GO LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)**

6. SUCCESSOR AGENCY

- a. Update on Successor Agency and Oversight Board activities

7. 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) Select date for a City Council/Staff Retreat Session – recommended dates:
 - a. March 19, 2014 Wednesday 5:00 p.m. – 9:00 p.m.
 - b. March 31, 2014 Monday 5:00 p.m. – 9:00 p.m.
 - c. April 7, 2014 Monday 5:00 p.m. – 9:00 p.m.
 - 2) Councilmembers' report on meetings attended at the expense of the local agency.
 - 3) Individual Members' comments and updates

8. CLOSED SESSION

CONFERENCE WITH REAL PROPERTY NEGOTIATOR - **Government Code Section 54956.8**

Property: Remaining PFF/FDIC property on First Street – APN: 8387-009-041

For City: Blaine Michaelis, City Manager and J. Kenneth Brown, City Attorney.

For Property: Fillmore P. Crank Jr. – Federal Deposit Insurance Corporation

Under Negotiation: Possible city purchase of property and terms and conditions of the acquisition.

9. ADJOURNMENT

Preliminary 2014-15 Budget Study Session February 25, 2014 5:00 p.m. followed by the regular City Council meeting at 7:00 p.m.

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

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

POSTING STATEMENT: ON February 7, 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.

RESOLUTION NO 2014-06

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND
FEBRUARY 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: 01/31/14 (24092 – 24150) in the amount of
\$4,603,297.01; and Warrant Register: 02/14/2014 (146754 – 146881) in the amount of
\$370,121,11.

PASSED, APPROVED AND ADOPTED THIS 11TH DAY OF FEBRUARY 2014.

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

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City
Council of the City of San Dimas at its regular meeting of February 11th, 2014 by the following
vote:

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

Debra Black, Deputy City Clerk

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	PO#	CLAIM	INVOICE	F 9 S ACCOUNT
BANK OF AMERICA								
24092	01/31/14	SOUTHERN CALIF EDISO	2-03-702-9469	750.66				N M 001.4342.022.001
24092	01/31/14	SOUTHERN CALIF EDISO	2-09-985-6338	2,481.33				N M 007.4345.022.001
24092	01/31/14	SOUTHERN CALIF EDISO	2-21-938-6174	115.04				N M 007.4345.022.001
24092	01/31/14	SOUTHERN CALIF EDISO	2-02-116-4430	4,016.23				N M 072.4125.455.002
24092	01/31/14	SOUTHERN CALIF EDISO	2-02-365-5038					
24093	01/31/14	GOLDEN STATE WATER C	5949300000	79.83				N M 053.4410.022.004
24093	01/31/14	GOLDEN STATE WATER C	6749300000	386.95				N M 053.4410.022.004
24094	01/31/14	COSTCO WHOLESAL	12205 GIFT CARDS FOR MINI B	304.50				N M 001.4150.431.000
24095	01/31/14	SAN DIMAS VILLAGE WA	10907 185 COMMERCIAL/OCT-DE	731.22				N M 034.4802.865.506
24095	01/31/14	SAN DIMAS VILLAGE WA	10907 197 COMMERCIAL/OCT-DE	243.74				N M 034.4802.865.506
24095	01/31/14	SAN DIMAS VILLAGE WA	10907 166 COMMERCIAL/DEC	243.74				N M 034.4802.865.506
24095	01/31/14	SAN DIMAS VILLAGE WA	10907 182 COMMERCIAL/DEC	243.74				N M 034.4802.865.506
24095	01/31/14	SAN DIMAS VILLAGE WA	10907 184 COMMERCIAL/JAN	2,437.40				N M 034.4802.865.506
24096	01/31/14	MEREDITH/JOHN ERNEST	.00001 FINAL PYMT PRCL 41-	2,000.00				N M 012.4841.662.000
24097	01/31/14	DIAMOND DANCEWEAR	10366 DANCE UNIFORMS	2,452.68				N M 110.213.148
24098	01/31/14	SAN DIMAS PAYROLL/CI	16050 P/E 1/4/14	121,242.09				N M 001.110.004
24099	01/31/14	CA-STATE DISBURSEMEN	11611 EMP DED P/E 1/4/14	567.69				N M 001.210.004
24100	01/31/14	EMPLOYMENT DEVELOPME	12343 SIT P/E 1/4/14	7,957.62				N M 001.210.004
24101	01/31/14	LINCOLN NATIONAL LIF	14286 EMP DED P/E 1/4/14	596.88				N M 001.210.004
24101	01/31/14	LINCOLN NATIONAL LIF	CITY PORT P/E 1/4/14	1,124.66				N M 001.212.001
24102	01/31/14	NATIONWIDE RETIREMNT	14735 EMP DED P/E 1/4/14	7,856.35				N M 001.210.004
24102	01/31/14	NATIONWIDE RETIREMNT	CITY PORT P/E 1/4/14	14,010.07				N M 001.212.001
24103	01/31/14	PERS RETIREMENT	15639 EMP 3% P/E 1/4/14	5,363.81				N M 001.212.001
24103	01/31/14	PERS RETIREMENT	CITY PORT P/E 1/4/14	7,151.83				N M 001.212.001
24103	01/31/14	PERS RETIREMENT	15639 SURVIVOR P/E 1/4/14	26,711.17				N M 001.212.001
24103	01/31/14	PERS RETIREMENT	15639 PAYROLL BEN P/E 1/4/14	48.80				N M 001.210.004
24103	01/31/14	PERS RETIREMENT	15639 OPTIIONAL BEN P/E 1/4/14	48.80				N M 001.210.004
24103	01/31/14	PERS RETIREMENT	15639 EMP 6.25% P/E 1/4/14	272.61				N M 001.210.004
24103	01/31/14	PERS RETIREMENT	15639 CITY 6.25% P/E 1/4/14	271.88				N M 001.210.004
24103	01/31/14	PERS RETIREMENT	15639 SURVIVOR P/E 1/4/14	39,887.55				N M 001.210.004

*CHECK TOTAL

*CHECK TOTAL

*CHECK TOTAL

*CHECK TOTAL

*CHECK TOTAL

*CHECK TOTAL

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
24104	01/31/14	SAN DIMAS EMPLOYEES	392.00			N M 001.210.004
24105	01/31/14	U.S. BANK	595.05			N M 001.210.014
24105	01/31/14	U.S. BANK	719.80			N M 001.210.014
24106	01/31/14	VANTAGEPOINT TRANSFER	1,065.25			N M 001.210.004
24107	01/31/14	WAGE WORKS INC	759.83			N M 001.210.004
24107	01/31/14	WAGE WORKS INC	777.16			N M 001.210.004
24108	01/31/14	GOLDEN STATE WATER	94.83			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	517.93			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	920.01			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	1,267.57			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	21,148.53			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	21,153.34			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	2,832.37			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	722.29			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	526.52			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	1,341.52			N M 001.4415.022.004
24108	01/31/14	GOLDEN STATE WATER	8,298.31			N M 001.4415.022.004
24109	01/31/14	RAMIREZ/GABRIEL	443.84			N M 001.4190.020.005
24110	01/31/14	SCCCA	40.00			N M 001.4150.434.000
24111	01/31/14	STATE BOARD OF EQUAL	87.90			N M 001.4342.011.001
24112	01/31/14	RODRIGUEZ/ERICA	27.85			N M 001.4420.013.003
24112	01/31/14	RODRIGUEZ/ERICA	34.91			N M 001.4123.434.000
24112	01/31/14	RODRIGUEZ/ERICA	137.81			N M 001.4123.434.000
24113	01/31/14	SAN GABRIEL VALLEY C	30.00			N M 001.4120.021.000
24114	01/31/14	VALDIVIA/STEVEN	3.00			N M 001.4190.020.000
24114	01/31/14	VALDIVIA/STEVEN	15.34			N M 001.4190.020.000
24114	01/31/14	VALDIVIA/STEVEN	25.34			N M 001.4190.020.000
24114	01/31/14	VALDIVIA/STEVEN	6.00			N M 001.4190.020.000
24114	01/31/14	VALDIVIA/STEVEN	16.88			N M 001.4190.020.000
24114	01/31/14	VALDIVIA/STEVEN	40.47			N M 001.4308.021.000
24114	01/31/14	VALDIVIA/STEVEN	43.00			N M 001.4308.021.000
24114	01/31/14	VALDIVIA/STEVEN	8.00			N M 001.4303.023.000
24114	01/31/14	VALDIVIA/STEVEN	25.00			N M 001.4310.021.000

*CHECK TOTAL

*CHECK TOTAL

*CHECK TOTAL

*CHECK TOTAL

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal
DESCRIPTION AMOUNT

F 9 S ACCOUNT

CLAIM INVOICE

PO#

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
24114	01/31/14	VALDIVIA/STEVEN	E.BEILSTINE SEMINAR 12	11.61				N M 001.4311.021.000
24114	01/31/14	VALDIVIA/STEVEN	G.BISHOP/MARKERS/PLANN	30.50				N M 001.4311.033.000
				214.97	*CHECK	TOTAL		
24115	01/31/14	MICHAELIS/BLAINE	REIMB.CELLS CONTRACT E	88.51				N M 001.4190.200.020
24116	01/31/14	DEPARTMENT OF CONSER	SMI FEES OCT-DEC 2013	793.08				N M 001.210.002
24116	01/31/14	DEPARTMENT OF CONSER	LESS SEISMIC EDUC.CRED	39.65CR				N M 001.321.103
				753.43	*CHECK	TOTAL		
24117	01/31/14	CALIFORNIA BUILDING	ADMIN.FEES OCT-DEC 20	278.10				N M 001.4311.020.003
24118	01/31/14	JR POWDER COATING	INV#E11832 ELEC.BOXES	650.00				M M 070.4314.041.026
24119	01/31/14	FRECHETTE/GENEVIEVE	SR.BOUTIQUE	33.52				M M 001.4420.013.009
24120	01/31/14	LOCAL AGENCY INVESTM	L.A.I.F. INVEST 4,000,000.00					N M 001.111.018
24121	01/31/14	FRAZIN/PATRICIA	REIMB.VISA CR.CD.AW 1,	363.20				N M 001.4150.408.000
24122	01/31/14	SAN DIMAS PAYROLL/CI	P/E 1/18/2014	125,149.02				N M 001.110.004
24123	01/31/14	CA-STATE DISBURSEMEN	EMP DED P/E 1/18/2014	567.69				N M 001.210.004
24124	01/31/14	EMPLOYMENT DEVELOPME	SIT P/E 1/18/2014	8,045.07				N M 001.210.004
24125	01/31/14	NATIONWIDE RETIREMENT	EMP.DED P/E 1/18/20	7,856.35				N M 001.210.004
24125	01/31/14	NATIONWIDE RETIREMENT	CITY PORTION P/E 1/	6,153.72				N M 001.212.001
				14,010.07	*CHECK	TOTAL		
24126	01/31/14	LINCOLN NATIONAL LIF	EMP DED P/E 1/18/2014	596.88				N M 001.210.004
24126	01/31/14	LINCOLN NATIONAL LIF	CITY PORTION P/E 1/18	527.78				N M 001.212.001
				1,124.66	*CHECK	TOTAL		
24127	01/31/14	U.S. BANK	EMP DED P/E 1/18/2014	803.08				N M 001.210.014
24127	01/31/14	U.S. BANK	CITY PORTION P/E 1/18	168.41				N M 001.212.014
				971.49	*CHECK	TOTAL		
24128	01/31/14	VANTAGEPOINT TRANSFE	EMP DED P/E 1/18/20	1,065.25				N M 001.210.004
24129	01/31/14	PERS RETIREMENT CONT	EMP PORTION P/E 1/1	5,405.59				N M 001.212.001
24129	01/31/14	PERS RETIREMENT CONT	CITY PORTION P/E 1/1	7,207.51				N M 001.212.001
24129	01/31/14	PERS RETIREMENT CONT	EMP PORTION P/E 1/1	26,919.98				N M 001.212.001
24129	01/31/14	PERS RETIREMENT CONT	SURVIVOR BENEF. P/E	65.10				N M 001.210.004
24129	01/31/14	PERS RETIREMENT CONT	PAYBACK P/E 1/18/14	48.87				N M 001.210.004
24129	01/31/14	PERS RETIREMENT CONT	EMP PORTION P/E 1/18	272.61				N M 001.212.001
24129	01/31/14	PERS RETIREMENT CONT	CITY PORTION P/E 1/18	272.61				N M 001.212.001
24129	01/31/14	PERS RETIREMENT CONT	SURVIVOR BENEF. P/E	40,194.13				N M 001.210.004

DESCRIPTION Disbursement Journal
AMOUNT
4,603,297.01

CLAIM INVOICE

RECORDS PRINTED - 000141

FUND RECAP:
 FUND DESCRIPTION
 001 GENERAL FUND
 007 CITY WIDE LIGHTING DISTRICT
 008 LAND SCAPE PARCEL TAX
 012 INFRAStructure REPLACEMENT
 017 CIVIC CENTER PARKING DIST
 024 HOUSING AUTHORITY 2-1-12
 028 SUCCESSOR AGENCY CG 2-1-12
 073 SOLF COURSE MAINT & OPERATION
 070 EQUIPMENT REPLACEMENT
 072 PROP A LOCAL TRANSPORTATION
 110 TRUST AND AGENCY
 TOTAL ALL FUNDS

DISBURSEMENTS
 4,459,744.71
 2,532.94
 6,951.67
 2,000.00
 2,115.04
 2,437.40
 118,763.00
 7,581.98
 717.59
 2,452.88
 4,603,297.01

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

DISBURSEMENTS
 4,603,297.01
 4,603,297.01

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
146754	02/14/14	AIRGAS SAFETY	RESP.DISP.N95 EXHAL V	211.06		9023455880		N D 001.4342.033.000
146755	02/14/14	ALBERTSON'S	GIFT CARDS FOR AWARDS	15.00		21057		N D 001.4420.013.003
146755	02/14/14	ALBERTSON'S	GIFT CARDS FOR AWARDS	40.00		21057		N D 001.4420.013.003
				55.00		TOTAL		
146756	02/14/14	ALORRO/KAREN	REFEREE PAYMENT 2/1/14	60.00				N D 001.4420.020.000
146757	02/14/14	AMERICAN PUBLIC WORK	K.PATEL MEMBER DUES 1,	095.00		137960		N D 001.4310.016.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	10.50		140073038		N D 001.4311.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	10.50		140074100		N D 001.4311.029.000
146758	02/14/14	AMERIPRIDE	TOWELS	41.80		140074228		N D 001.4342.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	31.10		140074623		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	19.80		140074623		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	TOWELS	19.41		140074623		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	31.10		140075113		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	10.50		140075113		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	19.80		140075113		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	TOWELS	19.41		140075113		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	31.10		140075677		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	19.80		140075677		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	TOWELS	19.41		140075677		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	31.10		140076119		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	19.80		140076119		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	TOWELS	19.41		140076119		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	31.10		141002525		N D 001.4341.029.000
146758	02/14/14	AMERIPRIDE	UNIFORMS	281.52		TOTAL		N D 001.4311.029.000
146759	02/14/14	APPLE VALLEY COMMUNI	FIRE MONITOR 2/14-1/2	420.00		2450087		N D 001.4411.015.000
146760	02/14/14	ARAMARK REFRESHMENT	OMNIPURE INLINE FILTE	427.65		1210168		N D 001.4190.033.000
146761	02/14/14	AYALA BAC BOOSTERS	3/1/2014 COMPETITIO	1,245.00				N D 110.213.148
146762	02/14/14	BLACK/DEBRA	TRVL MILEAGE REMB.JAN,	68.91				N D 001.4110.021.000
146763	02/14/14	BOOMERANG BLUEPRINT	6 SQ FT MYLAR/DELIV	99.14				N D 001.4310.033.000
146764	02/14/14	BROWN/LOROUS C	AEROBIC INST.JAN/2014	100.00				M D 001.4430.020.000

*CHECK TOTAL

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146765 02/14/14	C & E LUMBER CO	11320 LUMBER/MAGOHANY HANDRA	44.00				N D 001.4410.023.000
146765 02/14/14	C & E LUMBER CO	11320 LUMBER	359.70		12040		N D 001.4410.023.000
			403.70	*CHECK TOTAL	15310		N D 001.4341.020.005
146766 02/14/14	CARTEGRAPH	10898 PARTNER HOST JAN 2014	500.00		39253		N D 001.4190.020.002
146767 02/14/14	CENTER ICE	11519 INST.ICE SKATE SESSIO	782.00				N D 001.4420.020.000
146768 02/14/14	CENTER STAGE THEATRE	10911 FINAL DEP."DREAMGIR	1,428.76		02/23/2014		N D 001.4420.034.002
146769 02/14/14	COBURN/GWEN	11675 AEROBIC INST.JAN/2014	150.00				M D 001.4430.020.000
146770 02/14/14	COMMUNITY ACTION-EAP	11688 FEB'14 EMP. ASSIST.	350.00				N D 001.4150.435.000
146771 02/14/14	COMPUTER SERVICE COM	11690 DEC. WO: #3012 TO 302	234.66		12/31/2013		N D 007.4341.020.003
146771 02/14/14	COMPUTER SERVICE COM	11690 DEC. WO: #3012 TO 3	1,802.39		12/31/2013		N D 007.4345.020.002
			2,037.05	*CHECK TOTAL			N D 001.4190.019.000
146772 02/14/14	CORODATA	10678 RECORD STORAGE DEC/201	90.53		RS4065048		N D 012.4410.929.002
146773 02/14/14	COUNTRY ESTATE FENCE	10183 RPR @ N.AMELIA & AUTO	682.38		21492		N D 001.4430.021.000
146774 02/14/14	CPRS DISTRICT 13	10397 DISTRICT LUNCHEON2/13/	20.00				N D 001.4430.021.000
146774 02/14/14	CPRS DISTRICT 13	10397 DISTRICT LUNCHEON2/13	100.00				N D 001.4120.021.000
146774 02/14/14	CPRS DISTRICT 13	10397 DISTRICT LUNCHEON2/13	140.00				N D 008.4414.033.000
146775 02/14/14	CROP PRODUCTION SERV	12300 TALSTAR PRO,KLEENUP P	886.51		269925		N D 001.4311.020.001
146776 02/14/14	CSG CONSULTANTS INC	10871 BLDG PLAN REVIEW NO 3	527.50		B130494		N D 001.4311.020.001
146776 02/14/14	CSG CONSULTANTS INC	10871 BLDG PLAN REVIEW DE	1,275.00		B130540		N D 003.4410.023.001
146777 02/14/14	D.H. MAINTENANCE SER	11950 CLEAN UP @ WALKER HOU	100.00		16380		N D 001.367.002
146778 02/14/14	DE PRIMA/GLORIA	00006 REFUND,SCHE.CONFLICT	53.50				N D 007.4345.020.002
146779 02/14/14	DEPARTMENT TRANSPORT	11380 OCT-DEC 2013 LIGHT	1,196.52		SL140488		N D 110.213.148
146779 02/14/14	DEPARTMENT TRANSPORT	11380 OCT-DEC 2013 LIGHT	2,320.46		SL140488		N D 001.4342.020.003
			2,517.05	*CHECK TOTAL			N D 001.367.002
146780 02/14/14	DIAMOND DANCEWEAR	10366 UNIFORMS SHOOTING S	2,373.19		01/03/2014		M D 001.4342.011.000
146781 02/14/14	DOORKING INC	10509 ANN.SUBSCRIP.RENEWAL	74.80		1051839		M D 001.4342.011.000
146782 02/14/14	DYER/EILLEN	00007 REFUND,SCHE.CONFLICT	23.00				M D 001.4342.011.000
146783 02/14/14	ED'S AUTO PARTS	12188 ALTERNATOR UNIT# 11	193.28		105091		M D 001.4342.011.000
146783 02/14/14	ED'S AUTO PARTS	12188 STARTER UNIT# 11	198.70		105162		M D 001.4342.011.000
146783 02/14/14	ED'S AUTO PARTS	12188 CORE RETURN	30.00CR		105163		

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

PO# F 9 S ACCOUNT

DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#
12188 F 150 STARTER USA	50.00CR	*CHECK	105550	M D 001.4342.011.000
11402 CAR RENTAL 12/18/2013	281.98	TOTAL		
11402 CAR RENTAL 01/15/2014	125.35	*CHECK	6KFM9C	N D 001.4342.011.003
12340 AQUASMART PRO SHAKER	21.71	TOTAL		
12340 SLIP RPR, TAPE GRN BOX	182.77	*CHECK	7484528	N D 008.4414.020.016
12340 PVC CAPS, THREAD PLUGS	226.42	TOTAL	7486884 7488885	N D 008.4414.020.012
10246 FIRE EXTINGUISHER S 1, 753.32	5744	*CHECK	5744	M D 001.4342.020.003
10432 SIGN @ PUENTE ST.	54.00		01/03/14	M D 001.4309.033.001
10432 SIGN @ S.D.AVE & ARROW	56.00		01/23/14	M D 001.4309.033.001
10432 SIGNS/INSTALL & REMOV	200.00	*CHECK	12/12/2013	M D 001.4309.033.001
10924 PICK ROLLER SET, BRAKE	304.00	TOTAL		
12520 CORE DRILL	176.79	*CHECK	4008419	N D 001.4190.030.001
16323 119 517 4200 1	465.00		105173	N D 001.4341.020.000
16323 163 717 4800 1	46.12			N D 001.4410.022.002
10520 SOLENOID VALVE/LABOR	3,925.73	*CHECK	TOTAL	N D 001.4430.022.002
16324 12683000000	614.79		616965	N D 001.4342.011.002
16324 97004000000	216.07			N D 001.4415.022.004
16324 3777.94	377.94			N D 001.4415.022.004
16324 38704000000	471.80			N D 001.4415.022.004
16324 75704000000	520.60			N D 001.4415.022.004
16324 86704000000	400.46			N D 001.4415.022.004
16324 18004000000	182.70			N D 001.4415.022.004
16324 44383000000	79.23			N D 001.4415.022.004
16324 59104000000	166.09			N D 001.4415.022.004
12944 4 FT STEEL PROBE	3,196.62	*CHECK	TOTAL	N D 001.4414.022.004
12944 OPEN END WRENCH	141.04		9332545376	N D 001.4310.033.000
10439 GREASE TRAP SERV. CALL	112.97	*CHECK	9333163658	N D 001.4342.033.000
13607 PARTS & LABOR F-350	254.01	TOTAL		
13607 PARTS & LABOR F-350	250.00		18962003007721	N D 001.4411.020.000
13607 PARTS & LABOR F-350	707.41		041173	M D 001.4342.011.000
13607 PARTS & LABOR F-350	530.00	*CHECK	TOTAL	M D 001.4342.020.001
13607 PARTS & LABOR F-350	1,237.41	TOTAL		

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146796	02/14/14	BANK OF AMERICA	FOR SCH MIX, EMULSION	511.92				
146796	02/14/14	HOLLIDAY ROCK COMPAN	FOR SCHOOL MIX	164.97		540261		N D 001.4341.033.000
146796	02/14/14	HOLLIDAY ROCK COMPAN	FOR SCHOOL MIX	125.28		540494		N D 001.4341.033.000
146796	02/14/14	HOLLIDAY ROCK COMPAN	FOR SCHOOL MIX	124.47		540934		N D 001.4341.033.000
146796	02/14/14	HOLLIDAY ROCK COMPAN	FOR SCHOOL MIX	1,051.11		541596		N D 001.4341.033.000
			TOTAL		*CHECK	841816		N D 001.4341.033.000
146797	02/14/14	HOMETOWN RENTALS	PROPANE FUEL	82.10		146492-1		N D 001.4341.033.000
146797	02/14/14	HOMETOWN RENTALS	PROPANE FUEL	120.84		146829-1		N D 001.4341.033.000
			TOTAL		*CHECK	2014		N D 001.4341.033.000
146798	02/14/14	INLAND EMPIRE	HARRAH'S CASINO 1/2	1,149.12		41406		N D 072.4125.434.000
146798	02/14/14	INLAND EMPIRE	HARRAH'S CASINO 1/2	2,340.00		41406		N D 001.4420.034.000
			TOTAL		*CHECK	847789		N D 001.4190.030.000
146799	02/14/14	INLAND OFFICE PRODUCT	COPY PAPER	195.87		846937		N D 001.4190.030.000
146799	02/14/14	INLAND OFFICE PRODUCT	PAPER	142.77		846938		N D 001.4190.030.000
146799	02/14/14	INLAND OFFICE PRODUCT	OFFICE SUPPLIES	252.77		847414		N D 001.4190.030.000
146799	02/14/14	INLAND OFFICE PRODUCT	OFFICE SUPPLIES	17.77		847491		N D 001.4190.030.000
146799	02/14/14	INLAND OFFICE PRODUCT	OFFICE SUPPLIES	162.08		847789		N D 001.4190.030.000
			TOTAL		*CHECK	2014		N D 001.4420.034.000
146800	02/14/14	JUMPING JACKS	KFC FIELD TRIP 1/2/14	100.00		ITEM # 244		M D 001.4190.460.041
146801	02/14/14	KCJ RACING	REIMB. RECYCLED USED	2,000.00		2014USEOILRACE		N D 001.4420.013.000
146802	02/14/14	KELLY PAPER CO	CERTIFICATE PAPER/HOLD	88.44		6304623		N D 012.4841.616.010
146802	02/14/14	KELLY PAPER CO	SR. DINNER & PROGRAM	126.24		6304623		N D 001.367.002
			TOTAL		*CHECK	9145		M D 001.4190.460.041
146803	02/14/14	KELSOE & ASSOCIATES	ADD'L TOPOGRAPH, MAP	1,140.00		9145		N D 001.4414.020.006
146804	02/14/14	KIMLEY-HORN AND ASSO	SAN DIMAS TRAFFIC C	5,000.00		5291652		N D 006.4310.020.002
146805	02/14/14	KING/CLAIRE	REFUND DUE TO INJURY	13.50		5291652		N D 007.4345.022.001
146806	02/14/14	KJ SERVICES ENVIRONM	GEO PLASTICS OIL DRAI	434.91		8001		N D 001.4210.020.022
146807	02/14/14	L.A. CO. AGRICULTURA	V-PEST CTRL, MAT/EQIPM	990.49		1161J		N D 001.4420.034.000
146808	02/14/14	L.A. CO. DEPT OF PUB	LABOR & EQUIPMENT	640.24		DM 14011305133		
146808	02/14/14	L.A. CO. DEPT OF PUB	DEC. TRAFFIC SIGNAL	79.87		DM 14011305330		
146808	02/14/14	L.A. CO. DEPT OF PUB	DEC. TRAFFIC SIGNAL	733.15		DM 14011305330		
			TOTAL		*CHECK	131402PIP		
146809	02/14/14	L.A. COUNTY PROBATIO	OCT-DEC CRIME PREV	17,000.00		131402PIP		
146810	02/14/14	LA MIRADA THEATRE FO	FINAL DEP. "IN THE M	1,071.00		03/22/2014		

WARRANT DATE VENDOR

BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT

DESCRIPTION	AMOUNT
11666 BURLAP SHEET	97.83
10436 REPLACE DOOR/LABOR	775.16
10249 COFFEE, PLATES, CUPS, FU	413.24
10910 FINAL DEP. "TIGERS/BEA	300.00
10479 CONCRETE MIX LUMBER, GA	74.64
10479 BLACK SEMI-GLOSS SP	23.55
10479 SILICONE, POLYURETHAN	23.80
	119.89
12263 SERVICE/RPR.TYMCO S	3,931.03
12263 SERVICE/RPR.TYMCO S	5,191.03
14540 IRRIGATION SUPPLY/PAR	152.60
14540 IRRIGATION SUPPLY/PAR	172.78
14540 IRRIGATION SUPPLY/PAR	90.80
14540 IRRIGATION SUPPLY/PAR	271.83
14540 IRRIGATION SUPPLY/PAR	841.87
14540 IRRIGATION SUPPLY/PAR	400.84
14540 4" HUNTER PUMP	208.44
14540 GALVANIZED UNION	233.21
	2,037.06
14565 REGULAR GASOLINE	2,278.00
14565 DIESEL FUEL	1,387.62
	3,665.62
12197 AEROBIC INST.JAN/2014	937.50
14580 HYDRO JET SEWER LINES	795.00
12315 NOV-GENERAL RETAINE	4,250.00
12315 NOV-CITY SPEC PROJE	2,331.00
12315 NOV-GROVE STATION	2,157.50
	6,738.50
11242 STREETSAVER RENEWAL	1,500.00
10258 LABOR HOURS CAMERA	1 810.00
12030 AEROBIC INST.JAN/2014	425.00
14729 AEROBIC INST.JAN/2014	400.00
10756 CC2013-04HVAC UPGR	45,429.18
10756 CC2013-04HVAC UPGR	45,429.17
	90,858.35

F 9 S ACCOUNT

PO#

CLAIM INVOICE

CLAIM	INVOICE
39802	
1418489	
A12224	
03/26/2014	
02049	
02212	
02223	
02223	
*CHECK TOTAL	
111824	
111824	
*CHECK TOTAL	
385631	
385631	
385631	
385631	
385631	
385631	
385631	
385631	
385631	
385631	
*CHECK TOTAL	
1115648	
1115648	
*CHECK TOTAL	
INV#43316	
923207	
923212	
923213	
*CHECK TOTAL	
4926-AR9219	
25115	
338	
*CHECK TOTAL	

PO#

CLAIM INVOICE

CLAIM	INVOICE
39802	
1418489	
A12224	
03/26/2014	
02049	
02212	
02223	
02223	
*CHECK TOTAL	
111824	
111824	
*CHECK TOTAL	
385631	
385631	
385631	
385631	
385631	
385631	
385631	
385631	
385631	
*CHECK TOTAL	
1115648	
1115648	
*CHECK TOTAL	
INV#43316	
923207	
923212	
923213	
*CHECK TOTAL	
4926-AR9219	
25115	
338	
*CHECK TOTAL	

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146827	02/14/14 ORTEGA/DANIEL	10728 REFEREE PYMT.1/25,2/1	120.00				M D 001.4420.020.000
146828	02/14/14 PACIFIC NATIONAL SEC	12470 POSTED GUARD JAN 2014	72.00		200001132		N D 110.213.148
146829	02/14/14 PAPERDIRECT, INC.	10576 PAPER-MERLOT	257.05		W206739901015		N D 001.4309.033.000
146830	02/14/14 PARTIES UNLIMITED	15032 DEP.MARDI GRAS DINNER	392.40		02/21/2014		M D 001.4420.013.003
146831	02/14/14 PEERLESS MATERIALS C	11763 PASTEL COLOR KNIT,WHIT	77.39		36181		N D 001.4410.031.000
146831	02/14/14 PEERLESS MATERIALS C	11763 PASTEL COLOR KNIT,WHIT	77.40		36181		N D 001.4410.031.000
146831	02/14/14 PEERLESS MATERIALS C	11763 PASTEL COLOR KNIT,WHIT	232.19		TOTAL		N D 001.4412.031.000
146832	02/14/14 PETITE FEET DANCE &	10729 INST.DANCE 1/7-2/13	1,248.48				N D 001.4420.020.000
146833	02/14/14 PHOENIX GROUP INFORM	12381 DEC/13 CITATION PROCES	984.97		122013188		N D 001.4210.411.000
146833	02/14/14 PHOENIX GROUP INFORM	12381 DEC/13 CITATION PROCES	988.99		TOTAL		N D 001.4309.020.000
146834	02/14/14 PITNEY BOWES INC	15095 3/1-8/31/2014 RENT	200.50		461078		N D 001.4190.015.000
146834	02/14/14 PITNEY BOWES INC	15095 3/1-8/31/2014 RENT	527.50		TOTAL		N D 001.4190.015.000
146835	02/14/14 PLUMBING WHOLESAL	15093 BRASS TEE,BUSH,GASKET	141.06		874007		N D 001.4430.015.000
146835	02/14/14 PLUMBING WHOLESAL	15093 KOHLER RITE-TEMP.REPA	102.84		874121		N D 001.4430.023.000
146835	02/14/14 PLUMBING WHOLESAL	15093 KOHLER RITE-TEMP.REPA	243.90		TOTAL		N D 001.4430.015.000
146836	02/14/14 POOL & ELECTRICAL PR	11151 SHAFT SEAL,GASKET,ALAD	38.14		07295044		N D 001.4430.015.000
146837	02/14/14 PROPET DISTRIBUTORS	10213 DOG TRASH CAN/BAGS	628.35		99212		N D 008.4414.033.000
146838	02/14/14 PROSOURCE FACILITY S	10139 RESTROOM SUPPLIES	305.98		503		N D 001.4410.031.000
146838	02/14/14 PROSOURCE FACILITY S	10139 RESTROOM SUPPLIES	302.98		503		N D 001.4410.031.000
146838	02/14/14 PROSOURCE FACILITY S	10139 RESTROOM SUPPLIES	302.98		503		N D 001.4410.031.000
146838	02/14/14 PROSOURCE FACILITY S	10139 RESTROOM SUPPLIES	1,223.90		TOTAL		N D 001.4430.031.000
146839	02/14/14 PRUDENTIAL OVERALL S	15632 MAT/GRAY	22.53		20801034		N D 001.4430.019.000
146839	02/14/14 PRUDENTIAL OVERALL S	15632 MAT/GRAY	22.53		20804154		N D 001.4430.019.000
146839	02/14/14 PRUDENTIAL OVERALL S	15632 MAT/GRAY	22.53		20807570		N D 001.4430.019.000
146839	02/14/14 PRUDENTIAL OVERALL S	15632 MAT/GRAY	90.12		20810950		N D 001.4430.019.000
146840	02/14/14 QUALITY INSTANT PRIN	15661 BUSINESS CARDS	94.83		31239		N D 001.4190.018.000
146840	02/14/14 QUALITY INSTANT PRIN	15661 BUSINESS CARDS	134.62		TOTAL		N D 001.4190.018.000
146840	02/14/14 QUALITY INSTANT PRIN	15661 BUSINESS CARDS	229.45		31269		N D 001.4190.018.000
146841	02/14/14 RECONCILED TERMITE &	11188 JAN. PEST CONTROL	30.00		6907		M D 001.4411.023.000
146841	02/14/14 RECONCILED TERMITE &	11188 JAN. PEST CONTROL	45.00		6907		M D 001.4412.023.000
146841	02/14/14 RECONCILED TERMITE &	11188 JAN. PEST CONTROL	38.00		6907		M D 001.4410.023.000
146841	02/14/14 RECONCILED TERMITE &	11188 JAN. PEST CONTROL	35.00		6907		M D 001.4430.023.000

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
146841	02/14/14	BANK OF AMERICA	RECONCILED	100.00				
146841	02/14/14	TERMITTE &	TERMITTE &	128.00				
146841	02/14/14	TERMITTE &	TERMITTE &	288.00				
146841	02/14/14	TERMITTE &	TERMITTE &	479.00				
146842	02/14/14	RICOH USA, INC	JAN PEST CONTROL	133.51		6907		M D 001.4410.023.000
146842	02/14/14	RICOH USA, INC	JAN PEST CONTROL	21.90		6907		M D 001.4410.023.000
146842	02/14/14	RICOH USA, INC	JAN PEST CONTROL	107.98		6907		M D 001.4410.023.000
146842	02/14/14	RICOH USA, INC	JAN PEST CONTROL	277.60		6907		M D 001.4410.023.000
146842	02/14/14	RICOH USA, INC	JAN PEST CONTROL	1885.88		6907		M D 001.4410.023.000
146842	02/14/14	RICOH USA, INC	JAN PEST CONTROL	1,123.76		6907		M D 001.4410.023.000
146843	02/14/14	RIGHT OF WAY INC	TRAFFIC SIGNS CONTROL	451.22		12488		N D 001.4345.033.000
146844	02/14/14	RIOS/EDWARD	REFUND FOR: 2/2/2014	100.00				N D 001.341.002
146845	02/14/14	RKA CONSULTING GROUP	NOV DEVELO PLAN CK/E	404.50		1938		N D 110.211.820.000
146845	02/14/14	RKA CONSULTING GROUP	NOV DEVELO PLAN CK/E	1,972.00		1940		N D 001.4310.020.000
146845	02/14/14	RKA CONSULTING GROUP	NOV DEVELO PLAN CK/E	431.00		1941		N D 001.4311.020.000
146845	02/14/14	RKA CONSULTING GROUP	4TH CK@328 ARROW SUNG	141.00		1942		N D 001.4341.020.000
146845	02/14/14	RKA CONSULTING GROUP	NOV DEVELO PLAN CK/E	2170.50		1943		N D 001.4341.020.000
146845	02/14/14	RKA CONSULTING GROUP	NOV DEVELO PLAN CK/E	2,526.00		1944		N D 001.4410.041.000
146846	02/14/14	ROYAL CORPORATION	TOWELS, CANLINERS SOAP	386.73		443802		N D 001.4410.031.000
146846	02/14/14	ROYAL CORPORATION	TOWELS, CANLINERS SOAP	386.73		443802		N D 001.4410.031.000
146846	02/14/14	ROYAL CORPORATION	TOWELS, CANLINERS SOAP	193.37		443802		N D 001.4410.031.000
146846	02/14/14	ROYAL CORPORATION	TOWELS, CANLINERS SOAP	1,546.89		443802		N D 001.4410.031.000
146847	02/14/14	RUIZ/JOE	REFUND FOR: 2/1/2014	453.12				N D 001.341.002
146848	02/14/14	RUIZ/NICOLAS	REFREEE PYMT 1/25/14	60.00				M D 001.4420.020.000
146849	02/14/14	SAN DIMAS GROVE STAT	JAN.H.O.A. 234 S.S.D.	264.11		034		N D 034.4802.865.506
146849	02/14/14	SAN DIMAS GROVE STAT	JAN.H.O.A. 334 S.S.D.	261.48		034		N D 034.4802.865.506
146849	02/14/14	SAN DIMAS GROVE STAT	JAN.H.O.A. 354 S.S.D.	264.73		034		N D 034.4802.865.506
146850	02/14/14	SAN DIMAS HARDWARE I	SHOWERHEAD NOZZLE	11.37		3300159735		N D 001.4430.023.000
146850	02/14/14	SAN DIMAS HARDWARE I	RESTOR PAD STAIN	14.79		3352159782		N D 001.4410.023.000
146850	02/14/14	SAN DIMAS HARDWARE I	WATER HEATER DRAIN B	14.49		3352159784		N D 001.4410.023.000
			*CHECK TOTAL					
			*CHECK TOTAL					
			*CHECK TOTAL					
			*CHECK TOTAL					

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	ACCOUNT
146858	02/14/14	BANK OF AMERICA	SOUTHERN CALIF EDI	28.44				N	D	075.4440.022.001
146859	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	001.4415.022.001
146860	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	075.4443.022.001
146861	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	075.4443.022.001
146862	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	001.4415.022.001
146863	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	008.4415.022.001
146864	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	001.4415.022.001
146865	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146866	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146867	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146868	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146869	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146870	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146871	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146872	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146873	02/14/14	SOUTHERN CALIF EDI	SOUTHERN CALIF EDI	28.44				N	D	003.4410.022.001
146899	02/14/14	SPRINT	305168814 12/26-1/25/	199.96		305168814-074		N	D	001.4190.020.034
146900	02/14/14	SUPERIOR PAVEMENT MA	STRIPING AND MARKI	19,324.21		4884		N	D	002.4841.554.007
146901	02/14/14	SUPERIOR PRESSURE SY	PRESSURE REGULATOR/LA	693.19		6531		M	D	001.4342.011.000
146902	02/14/14	TAGARAO/CLARENCE	AEROBIC INSTR. JAN 201	75.00				M	D	001.4430.020.000
146903	02/14/14	TARGET	GIFT CARDS	250.00		07670784580		N	D	001.4150.431.000
146904	02/14/14	TARGET	STARBUCKS GIFT CARDS	320.00		07671577312		N	D	001.4150.431.000
146905	02/14/14	TAVAREZ/MARK	INST. GUITAR 1/8-2/12/	299.20				M	D	001.4420.020.000
146906	02/14/14	THOMSON REUTERS - WE	SUBSCRIPTION CHRGS	4,944.80		828812600		N	D	001.4120.016.000
146907	02/14/14	THORNTON/JEAN M	AEROBIC INSTR. JAN 20	100.00				M	D	001.4430.020.000
146908	02/14/14	TOLLY INC	JAN. LANDSCAPE SERVI	1,230.80		15023		N	D	003.4410.023.000
146909	02/14/14	TRIMBLE/JILL	AEROBIC INSTR. JAN 20	675.00				M	D	001.4430.020.000
146910	02/14/14	U.S. BANK TRUST N.A.	BOND INTEREST	6,581.25		DEBT DT: 3/1/14		N	D	038.4120.099.000
146911	02/14/14	U.S. BANK TRUST N.A.	BOND INTEREST	47,706.15		DEBT DT: 3/1/14		N	D	038.4120.099.000
146912	02/14/14	UNDERGROUND SERVICE	SD101 NEW TICKET CHRG	153.00		1220130604		N	D	001.4310.016.000
146913	02/14/14	UNITED ROTARY BRUSH	RECONDITION MAT	114.05		278308		N	D	001.4342.011.002
146914	02/14/14	UNITED ROTARY BRUSH	MAT KIT, RECONDITION	114.05		278308		N	D	001.4342.011.002
146915	02/14/14	UNITED ROTARY BRUSH	MAT KIT, RECONDITION	772.07		278308		N	D	001.4342.011.002
146916	02/14/14	VALENZUELA/MITZI	REFUND FOR: 1/25/2014	500.00				N	D	001.341.002
146917	02/14/14	VERIZON	123529413 INTERNET	129.99				N	D	001.4190.020.034
			*CHECK TOTAL	23,111.02						
			*CHECK TOTAL	07670784580						
			*CHECK TOTAL	07671577312						
			*CHECK TOTAL	1220130604						
			*CHECK TOTAL	278308						
			*CHECK TOTAL	278308						
			*CHECK TOTAL	278308						

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
146874	02/14/14	VERIZON CALIFORNIA	21.08				N D 001.4210.022.000
146874	02/14/14	VERIZON CALIFORNIA	45.75				N D 001.4410.022.003
146874	02/14/14	VERIZON CALIFORNIA	45.66				N D 001.4410.022.003
146874	02/14/14	VERIZON CALIFORNIA	170.85				N D 003.4410.022.003
			283.34	*CHECK TOTAL			
146875	02/14/14	VERIZON WIRELESS	4,011.54		9718334675		N D 001.4190.020.034
146876	02/14/14	WARD/LATOYIA	20.34				N D 001.4430.012.000
146877	02/14/14	WATERLINE TECHNOLOGI	91.56				N D 001.4430.033.000
146877	02/14/14	WATERLINE TECHNOLOGI	321.77	*CHECK TOTAL	5260765		N D 001.4430.033.000
146878	02/14/14	WEST COAST ARBORISTS	419.60		93784		N D 008.4415.020.008
146878	02/14/14	WEST COAST ARBORISTS	354.30		93785		N D 008.4415.020.008
146878	02/14/14	WEST COAST ARBORISTS	517.85		94077		N D 008.4415.020.008
146878	02/14/14	WEST COAST ARBORISTS	542.50		94142		N D 008.4415.020.008
146878	02/14/14	WEST COAST ARBORISTS	45,376.80	*CHECK TOTAL	94143		N D 008.4415.020.008
146879	02/14/14	WESTERN ENVIRONMENTA	400.00		19280		N D 001.4341.028.000
146880	02/14/14	WOODARD/KATHLEEN	450.00				N D 001.341.002
146881	02/14/14	XEROX CORPORATION	67.04				N D 001.4190.015.000
146881	02/14/14	XEROX CORPORATION	1,161.96	*CHECK TOTAL	071913248		N D 001.4190.015.000
146881	02/14/14	XEROX CORPORATION	1,422.83	*CHECK TOTAL	07193250		N D 001.4190.015.000
		TOTAL	370,121.11				

ACS FINANCIAL SYSTEM
02/05/2014 15:01:20
WARRANT DATE VENDOR
REPORT TOTALS:

GL540R-V07.24 PAGE 11
CITY OF SAN DIMAS
F 9 S ACCOUNT

Disbursement Journal
DESCRIPTION AMOUNT
CLAIM INVOICE
370,121.11

RECORDS PRINTED - 000310

Disbursement Journal

FUND RECAP:
 FUND DESCRIPTION
 001 GENERAL FUND
 002 STATE GAS TAX
 003 WALKER HOUSE ION LLC FUND
 006 SEWER EXPANSION
 007 CITY WIDE LIGHTING DISTRICT
 008 LANDSCAPE CARE REPLACEMENT
 012 INFRASTRUCTURE PARKING DIST
 027 CIVIC CENTER PARKY 2-1-12
 034 HOUSING AUTHORITY CG 2-1-12
 038 SUCCESSOR AGENCY MAINT & OPERATIO
 053 GOLF COURSE MANAGEMENT DIST
 071 AIR QUALITY MANAGEMENT DIST
 072 PROP A LOCAL TRANSPORTATION
 073 PROP C LOCAL TRANSPORTATION
 075 LANDSCAPE MAINTENANCE DIST
 110 TRUST AND AGENCY
 TOTAL ALL FUNDS

DISBURSEMENTS
 113,991.57
 19,324.21
 3,985.51
 640.24
 7,368.98
 57,470.06
 1,185.15
 2,706.60
 47,175.26
 1,733.93
 1,500.00
 1,546.92
 12,226.75
 370,121.11

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

DISBURSEMENTS
 370,121.11
 370,121.11



MINUTES
REGULAR CITY COUNCIL
SUCCESSOR AGENCY MEETING
TUESDAY, JANUARY 28, 2014, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

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

STAFF:

City Manager Blaine Michaelis
City Attorney Ken Brown
Assistant City Manager Community Development Larry Stevens
Assistant City Manager Administration Ken Duran
Director of Parks and Recreation Theresa Bruns
Director of Public Works Krishna Patel
Deputy City Clerk Debra Black
Administrative Aide Ann Garcia

1. CALL TO ORDER AND FLAG SALUTE

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

2. RECOGNITION

- San Dimas High School CIF Championship Football Team

Mayor Morris introduced Coach Zernickow who introduced the players while Mayor Morris handed out the Certificates of Recognition.

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 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

- 1) **Leo Acosta** resident of Oakway asked for exemption from the parking restrictions
- 2) **Ron Anders** resident of Amelia Avenue spoke in support of Campbell Landscaping
- 3) **John and Eileen S.** residents of Amelia Avenue spoke in support of the Campbells, Bradys and Van Gaalen
- 4) **Dennis Phillips** resident spoke in support of the Campbells, Bradys and Van Gaalen

5) **Amy Crow** Manager of the San Dimas Library announced the upcoming activities planned at the Library

6) **Linda Dirks** resident of Redwood Lane spoke in support of the residents of Amelia Avenue

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 Ebner and seconded by Councilmember Badar, and carried to accept, approve and act upon the consent calendar as follows:

Correction of the vote count of Resolution 2014 – 04, should reflect no Councilmember absent.

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

RESOLUTION 2014 - 04, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF JANUARY, 2013.

b. Approval of minutes for the regular City Council meeting of January 14, 2014

c. Denial of Claim Mercury Insurance/Ramirez Vivian

d. Adoption of Resolution No. 2014-05 requesting transfer of Miscellaneous Transfer Drain (M.T.D.) No. 1307 to the Los Angeles County Flood Control District for operation and maintenance

RESOLUTION 2104-05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, REQUESTING THE BOARD OF SUPERVISORS OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT OF THE STATE OF CALIFORNIA TO ACCEPT, ON BEHALF OF SAID DISTRICT, THE TRANSFER AND CONVEYANCE OF THE STORM DRAIN IMPROVEMENTS KNOWN AS MISCELLANEOUS TRANSFER DRAIN NO. 1307 IN THE CITY OF SAN DIMAS FOR FUTURE OPERATION, MAINTENANCE, REPAIR, AND IMPROVEMENT, AND AUTHORIZE THE TRANSFER AND CONVEYANCE THEREOF

END OF CONSENT CALENDAR

5. PUBLIC HEARINGS

a. Proposed CDBG Program FY 2014-15 Projected Use of Funds

Administrative Aide Ann Garcia presented staff's report and recommended approval of the proposed CDBG Program FY 2014-15 projected use of funds.

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

There was discussion on the use of a consultant and amount paid compared to previous year(s) when management of the program was staff's responsibility.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Ebner to approve the CDBG FY 2014-15 use of funds.

6. ORAL COMMUNICATIONS

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

- 1) **Dr. Marvin Ersher** resident spoke on the process of the public hearing
- 2) **Stan Stringfellow** brought to Council's attention the matter of CC&R's that need to be terminated for the lender to fund and close the loan for the Care Meridian Project

- b. City Manager

Mayor's call in show January 30, 7:00 p.m.

- c. City Attorney

City Attorney Ken Brown expressed his gratitude to the City Council, staff and community for the 37 years of support and announced his resignation as City Attorney by fiscal year end.

Councilmember Bertone shared that the city would be hard pressed to find a City Attorney like Ken, who is very committed to the community and a great humanitarian.

Mayor Morris shared that Ken has been a partner with the city and it has always been known that he cared about what he did for the city and it has been appreciated.

- d. Members of the City Council

- 1) Direction on request from Dennis Miller to appeal Traffic Safety Committee decision on crosswalk at intersection of Allen Avenue and Bayfield Drive.

MOTION: A motion was made by Councilmember Templeman and seconded by Councilmember Bertone to hear appeal and set the date for February 25, 2014.

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

Nothing to report.

- 3) Individual Members' comments and updates

Councilmember Templeman mentioned that the City Manager had conversation with the operators of the KinderCare about their future plans and asked him to share the outcome.

City Manager Michaelis explained KinderCare took no position on the Care Meridian Project, but had concerns over the perception that the business would be affected and would be closing. He continued to say that KinderCare's business operation will continue.

Councilmember Ebner shared that he has appreciated the City Attorney's view on various matters such as the Brown Act and open meetings.

The meeting adjourned to closed session at 8:16 p.m.

7. CLOSED SESSION

(Recess to closed session pursuant to Government Code 54957 and 54956.8)

- a. Public Employee Performance Evaluation**
Title: City Manager

No reportable action.

- b. Real Property Transaction**
Consider the price and terms for the sale exchange or lease of the following:
299 East Foothill Blvd., San Dimas, CA 91773

City Negotiator: Blaine Michaelis, City Manager

Potential Purchaser of Property: The Olson Company

It was the unanimous decision of the City Council that the property described in the agenda and discussed in the closed session is surplus property and best utilized if it is transferred to and incorporated as part of whatever development is approved for the contiguous property. That transfer would be in exchange for a developer's participation in an agreement with the city to address the cost of certain project improvements associated with the development on terms to be agreed to by the city.

8. ADJOURNMENT

Adjourned at 10:15 p.m. The next meeting is February 11, 2014, 7:00 p.m.

Respectfully submitted,

Debra Black Deputy City Clerk

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

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

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

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

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

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

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

N *OW, THEREFORE, I, Mayor Curtis W. Morris, Mayor Pro Tem Denis Bertone, and Councilmembers, Emmett Badar, John Ebiner, Jeffrey Templeman and, do hereby proclaim March 12, 2014 as*

Arbor Day

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

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

I *N WITNESS WHEREOF, I, Curtis W. Morris, have hereunto set my hand and caused the seal of the City of San Dimas to be affixed this 14th day of February 2014.*



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 11, 2014

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: 2014 Farmer's Market Proposal

Summary

Advocates for Healthy Living is requesting City Council approval to conduct the 2014 Farmer's Market on Wednesdays, April 2 through September 3, on First Street adjacent to Civic Center Park, in the City Hall Parking lot and a portion of Civic Center Park.

BACKGROUND

Advocates for Healthy Living, led by Maurice Cuellar, have operated the San Dimas Farmer's Market each season since 2007. The program has included: certified agricultural producers; prepared food producers; commercial food vendors; arts and crafts vendors; nonprofit organizations; health and beauty vendors; youth oriented vendors; performing artists and sponsor booths. The event has been successful each year.

Prior to each season, Mr. Cuellar has presented a request to conduct a Farmer's Market and has received City approval for its operation. At the conclusion of each market season, staff has met with Mr. Cuellar to evaluate that season. Mr. Cuellar and staff have been very aware and responsive to the concerns of the business community as well as the residents of the neighborhood adjacent to the Civic Center.

DISCUSSION

This year, Advocates for Health Living has requested approval to conduct the Farmer's Market on Wednesday evenings, April 2 through September 3, 2014 in the same location as the 2012 and 2013 events. The location includes First Street adjacent to Civic Center Park, the east side of the City Hall Municipal parking lot, as well as the southern portion of Civic Center Park. The proposal also includes a request for the use of the Civic Center Plaza based upon staff discretion, which is consistent with the last two seasons of the event.

The Market is proposed to open each evening of operation beginning at 4:00pm on First Street and 5:00pm in the City Hall parking lot, and to close at 8:30pm on school nights, and 9:00pm on non-school nights.

Mr. Cuellar is requesting the closure of First Street at Iglesia Street to the east end of First Street to begin at 3:00pm, and the City Hall parking lot closure to begin at 4:00pm, with both areas to remain

closed until 10:00pm each night of operation. The street closure times are consistent with the last tow years.

Conditions included in the 2014 Special Event Permit are consistent with those of the 2012 and 2013 event. The Conditions of Approval (attached) require the following to be submitted: an updated site plan; current Certificates of Insurance; current operating permits; security plan approved by the Sheriff's Department; and proof of California non-profit status.

Should the event be approved and the permit be renewed, Advocates for Healthy Living weekly responsibilities will include, but not be limited to: complete traffic control set up and tear down; compliance with all NPDES fluid discharge standards; all appropriate accessible route signage; complete event clean up with trash to be disposed of in the dumpsters located in the Civic Center public parking lot; communication and cooperation with City staff; and resolution of any public safety incident. Staff will work with Advocates for Healthy Living for oversight of traffic control set up, but require the organization to provide an adequate number of staff or volunteers to complete the set up. City staff will also work with Mr. Cuellar for the use of City operated electricity and restrooms.

RECOMMENDATION

Staff recommends that City Council authorize Advocates for Healthy Living to operate a 2014 Farmers' Market event in the public right of way, including approval of street closure on First Street east from Iglesia Street, and the east side of the City Hall Municipal parking lot each Wednesday evening beginning April 2, 2014 through September 3, 2014 subject to standards and conditions.

Respectfully submitted,



Theresa Bruns
Director of Parks and Recreation

Attachments:

- Special Event Permit Conditions of Approval
- Advocates for Healthy Living 2014 Farmers Market Proposal

SPECIAL EVENT PERMIT

Conditions of Approval

Special Event Permit for the **weekly operation of a Farmer's Market** within the First Street public right of way is approved subject to the following conditions:

1. This permit is valid for the term of April 2, 2014 – September 3, 2014. Said Special Event Permit shall be subject to renewal on an annual basis thereafter.
2. Permit shall authorize the weekly use of the First Street public right of way except shall not obstruct public sidewalk, adjacent to Civic Center Park; as well as use of the easterly portion of the City Hall Municipal Parking lot, and the southerly portion of Civic Center Park adjacent to First Street, each Wednesday for a weekly Farmer's Market. Only non-food vendors and children's rides will be allowed on the Civic Center Park, with no vehicular access allowed.
3. The Farmer's Market shall commence on First Street and within Civic Center Park at 4:00 p.m. and within the City Hall Municipal Parking Lot at 5:00 p.m.
4. The Farmer's Market shall conclude at 8:30 p.m. on school nights; 9:00 p.m. on non-school nights.
5. The Farmer's Market shall be operated in the location pursuant to the submitted site plan on file with the Parks and Recreation Department. Site plan shall indicate the placement of all booths, canopies, platforms, restrooms, activities and other improvements. Accessible routes shall be indicated on the plan. Restrooms will be provided by the City at the Senior Citizen/Community Center.
6. The applicant shall submit plans to the Building Division to determine whether a blanket seasonal permit is required for the installation of multiple membrane structures (temporary canopies) used by vendors. Plans shall include a general site plan of proposed structures as well as specific membrane structure issues such as; size ranges of individual structures, separation/attachment of structures, and whether open or closed. The site will be subject to periodic inspection from the Building Division, and all deficiencies shall be promptly addressed.
7. The applicant shall provide and maintain appropriate access and services for persons with disabilities in conformance with all applicable state and federal laws.
8. The applicant shall be responsible for obtaining the appropriate Certificates of Insurance, as required by the City Manager's Office, naming the City of San Dimas as an additional insured, which shall remain in effect for the term of this event.
9. The applicant shall obtain a master business license pursuant to Section 5.24.070(u) of the San Dimas Municipal Code, for participating farmers and correlate the number of "employees" to the number of farmers participating in the Farmer's Market; and, shall work with the City to devise a business licensing program for the other vendors.
10. The applicant and vendors shall be responsible for obtaining all necessary operating permits and shall comply with the regulations of all applicable agencies, including but not limited to the Los Angeles County Department of Health Services, California Department of Food and Agriculture,

Los Angeles County Fire Department, State of California Alcohol Beverage Control, and other agencies as applicable.

11. The traffic detour circulation plan adopted pursuant to the Traffic Safety Committee approval shall be periodically evaluated. Such evaluation shall include analysis of the effectiveness of the traffic volumes and detour impacts.
12. The applicant shall be responsible for all traffic control during event, including set-up and tear-down of equipment needed for execution of traffic plan, such as traffic barricades. Applicant shall be responsible for the closing and opening of First Street and the City Hall Municipal Parking Lot for the operation of this event.
13. Closure of First Street shall be limited to the hours of 3:00 p.m. to 10:00 p.m.
14. Closure of the City Hall Municipal Parking Lot shall be limited to the hours of 4:00 p.m. to 10:00 p.m.
15. Applicant must ensure that vendors do not occupy the public right of way prior to the authorized time for street and/or parking lot closure.
16. Applicant shall provide all vendors with a vehicle placard to be clearly displayed that states "San Dimas Farmer's Market Vendor." Vendor parking shall be encouraged in the Municipal Parking Lots on First Street and Bonita Avenue or on the east side of Iglesia Street. Some parking on the east side of Iglesia Street may be reserved for performers during the Music in the Park program.
17. No vendor parking shall be permitted on the west side of Iglesia Street from Bonita Avenue to Second Street, nor shall vendors be permitted to park on First Street or Second Street west of Iglesia Street.
18. Applicant shall respond in a timely manner to all complaints and concerns, and shall take prompt and appropriate action to resolve such concerns.
19. Applicant shall be authorized for use of City electrical sources, and shall be responsible for the repair of any damage to City property which may occur as a result of the Farmer's Market event. Any electrical cords shall be located a minimum 10 feet above all walkways and 16 feet above all parking lot areas, or secured to the ground and covered on all walkway areas.
20. This permit shall allow the installation of a street banner to publicize the Farmer's Market. Banner must be submitted to the Parks and Recreation Department by March 14, 2014.
21. The applicant shall provide sufficient waste receptacles for the duration of the Farmer's Market. The applicant shall provide containers for the collection of recyclable products.
22. The site shall be thoroughly cleared of all trash and material(s) associated with the temporary weekly event and returned to the original condition of the site at the conclusion of each Wednesday event. All waste generated from the event must be disposed of in the City dumpsters located in the Civic Center public parking lot.
23. Applicant shall patrol the surrounding neighborhood each week of the event (Iglesia Street, First Street, Second Street, and Bonita Avenue) to pick up trash generated from the event.

24. Applicant shall be responsible for making all vendors aware of NPDES discharge requirements and responsibilities, and comply with City standards, including ensuring that all pavement inside and extended beyond the area of each food vendor booth is covered with plastic tarp and/or cardboard prior to the start of food preparation to protect the pavement surface. Grease spatters and other spills shall be absorbed with rags or absorbent material before removing tarp. All soiled materials shall be disposed of properly.
25. Applicant shall be responsible to have supplies available to accommodate all NPDES requirements.
26. Applicant shall be responsible for securely protecting the catch basins at the south end of the City Hall Municipal Parking Lot and on First Street with tarps and sand bags each week prior to the start of food preparation.
27. The applicant shall be responsible for the cleaning and repair of any damage to City property which may occur as a result of the Farmer's Market event.
28. Applicant shall obtain approval of a security plan from the Los Angeles County Sheriff and shall comply with any conditions established by the Sheriff and shall be subject to periodic review and updating.
29. Applicant must provide proof of current California non-profit status.
30. Applicant may provide low volume amplified live entertainment until 8:00 pm on school-nights, and 9:00 pm on non-school nights during the weeks of the event when the Music in the Park and Movies in the Park Programs are not operating; and may provide low volume amplified live entertainment until 7:00 p.m. on the evenings when Music in the Park and Movies in the Park are conducted. Performances shall be located in the City Hall Municipal Parking lot area and shall face away from the residents, in other words, in a direction other than to the north.
31. Applicant shall request use of the Civic Center Plaza based upon event growth and expansion. Such use shall be granted at the discretion of the Parks and Recreation Director and shall only include non-food vendors.
32. This permit is subject to review, revision, or revocation if the applicant does not conform to the above operating conditions, and/or if the Farmer's Market operation is deemed a nuisance by the City Council.
33. Copies of all written permits and/or conditions shall be maintained on site for reviewing by any public official.

Advocates For Healthy Living
2014 San Dimas Farmers Market Proposal

Based on resident feedback and our experiences from last year we would request the following:

Event Location

- First Street from Dead End to Iglesia (Vendors)
- City Hall Parking Lot – Entire East Side (Vendors)
- Civic Center Park (overflow non-food vendors and kids rides/activities on East Side of Park)
- City Hall Plaza (Type of activities and/or vendors to be determined by Parks and Rec Director)

Event Times

- Wednesdays – April 2nd to September 3rd

Street Closure Hours:

- 1st Street: 3pm-10pm
- Parking Lot: 4pm-10pm

Operating Hours during school nights:

- 1st Street: 4pm-8:30pm
- Parking Lot: 5pm-8:30pm

Operating Hours during non-school nights:

- 1st Street: 4pm-9pm
- Parking Lot: 5pm-9pm

Vendors

- Farmers, Pre-Packaged Foods, Prepared Foods, Arts/Crafts, Sponsors, Kids Rides/Activities, Non-Profits

Music

- Low amplified music till 9pm during non-school days and till 8pm school days and where it does not affect events/meetings at City Hall, Music/Movies in the Park and neighbors.

Parking

- Attendee Parking
 - Senior Center Parking Lot, Municipal Lot next to Dollar Tree and Municipal Lot on 1st Street.
- Vendor Parking
 - East Side of Iglesia Street
- Resident Parking
 - Signage, posting and barricades to be determined by staff and/or the Traffic Committee.

Trash

- Use of the City Hall Parking Lot Trash Containers are requested.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 11, 2014

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Senior Planner

SUBJECT: **Municipal Code Text Amendment 13-07:** A request to amend Code Section 18.140.090.C.6.b. and associated Exhibit "B" to reduce the 25-foot setback to 15 feet along Arrow Highway within the Creative Growth, Area 3A and 3C Zone.

Conditional Use Permit 12-07: A request for the development of the gas station with associated use of a fast food restaurant.

DPRB Case No. 12-19: A request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled and expanded but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.

Conditional Use Permit 12-06: A request to continue the off-site sale of beer and wine (Type 20 License).

Property Address: 105 E. Arrow Highway (APN: 8390-018-023).

SUMMARY

The following summary is of the most current events of this project. Staff has attached the September 24, 2013, City Council meeting Staff Report that details the project's previous history since submittal.

At the September 24, 2013, City Council Meeting, Staff presented MCTA 10-06, CUP 10-06 & 07, and the appeal of DPRB 12-09. The Council voted to approve the MCTA, a request to modify the reverse/turn around gas station design. However, the Council continued the remaining applications and directed Staff to process a new municipal code text amendment that would reduce the 25-foot setback along Arrow Highway to 15 feet thereby eliminating a number of site design concerns that the Design Review Board and Staff had of

the subject project. The Council also wanted the Traffic Safety Committee to review several design options the applicant had proposed at the meeting regarding vehicular circulation along the north property line.

On November 20, 2013, the Traffic Safety Committee reviewed the vehicular traffic circulation of the site, in particular the north property line exit. At the meeting the Committee recommended approval of an exit only driveway along the north property line that was previously designed as a dead end. The Committee also made several other ADA access and vehicle circulation recommendations that the applicant has complied with in the revised design.

With the City Council's direction of the reduced setback and the Traffic Safety Committee recommendations the applicant revised the site plan and gas canopy design. The revised project was presented to the Development Plan Review Board on December 12, 2013. The Board felt the revised site plan and elevations were an improvement to the project and recommended approval of the project.

On January 16, 2014, the subject applications were presented to the Planning Commission. The Commission reviewed the staff report, listened to testimony and discussed the applications before voting to recommend approval of the proposed project to the City Council.

Staff and the Planning Commission recommend the City Council approve DPRB 12-19, MCTA 13-07, CUP 12-06 and CUP 12-07.

BACKGROUND:

See attached Exhibit A – City Council Staff Report dated September 24, 2013, for detailed background history on this project.

At the September 24, 2013, City Council meeting the Council reviewed the above mentioned cases and MCTA 10-06. At the meeting the Council discussed the code requirement of the reverse/turn around design for a gas station. The Council no longer thought that the required design was suitable for all sites nor was it the best design and approved MCTA 10-06 to delete the requirement of the reverse turn/around design within the Creative Growth Zone. They also discussed the feasibility of reducing the 25-foot setback requirement to 15 feet along Arrow Highway within the Creative Growth Zone. They directed Staff to initiate a MCTA to reduce the setbacks along Arrow Highway. The Council requested that the applicant revise the plans to show the accommodation of the

15-foot setback and revise the gas canopy to meet the required findings. At the meeting the applicant introduced alternative driveway designs for the north property line. Council requested that the designs be reviewed by the Traffic Safety Committee and the best option be incorporated into the site plan and that comprehensive site plan and elevations be resubmitted to the Board for review.

At the Traffic Safety Committee meeting held on November 20, 2013, the Committee reviewed four alternative site designs that addressed ADA access and the north property line driveway. The committee reviewed all the designs and determined that an exit only driveway would be the best option for the project. They also recommend that the ADA access from the public right-of-way be moved further north to reduce safety concerns. The Committee also recommended additional minor modification to the site layout like reducing the westernmost driveway approach along Arrow Highway and making it an exit only and providing for additional ADA path of travel along Arrow Highway.

The Board reviewed the revised site plan and elevations as recommended by the City Council and the Traffic Safety Committee on December 12, 2013. At the meeting the applicant presented a site plan with a 15-foot setback along Arrow Highway which allowed for full use of all the drive aisle of the gas pump island which was previously a design concern for Staff and the Board. The revised plans included all the recommendations by the Traffic Safety Committee. The applicant also revised the canopy to cover all the drive aisles of the gas pump island. The Board voted to recommend approval of DPRB Case No. 12-19 to the Planning Commission and the City Council.

After the Board's favorable recommendation to the Planning Commission and City Council, Staff presented the above mentioned applications to the Planning Commission on January 16, 2014. At the meeting the Planning Commission discussed the applications for the project and thought that the project as presented was a better project then previously reviewed. They also thought the reduced setback along Arrow Highway improved the aesthetics of the site, and supported the modification recommended by the Traffic Safety Committee. The Commission did not make any additional recommendations to modify the design layout of the site and/or the proposed buildings or the conditions of approval. The Commission voted 4-0-1(Ensberg absent) to recommend approval of the above mentioned applications to the City Council.

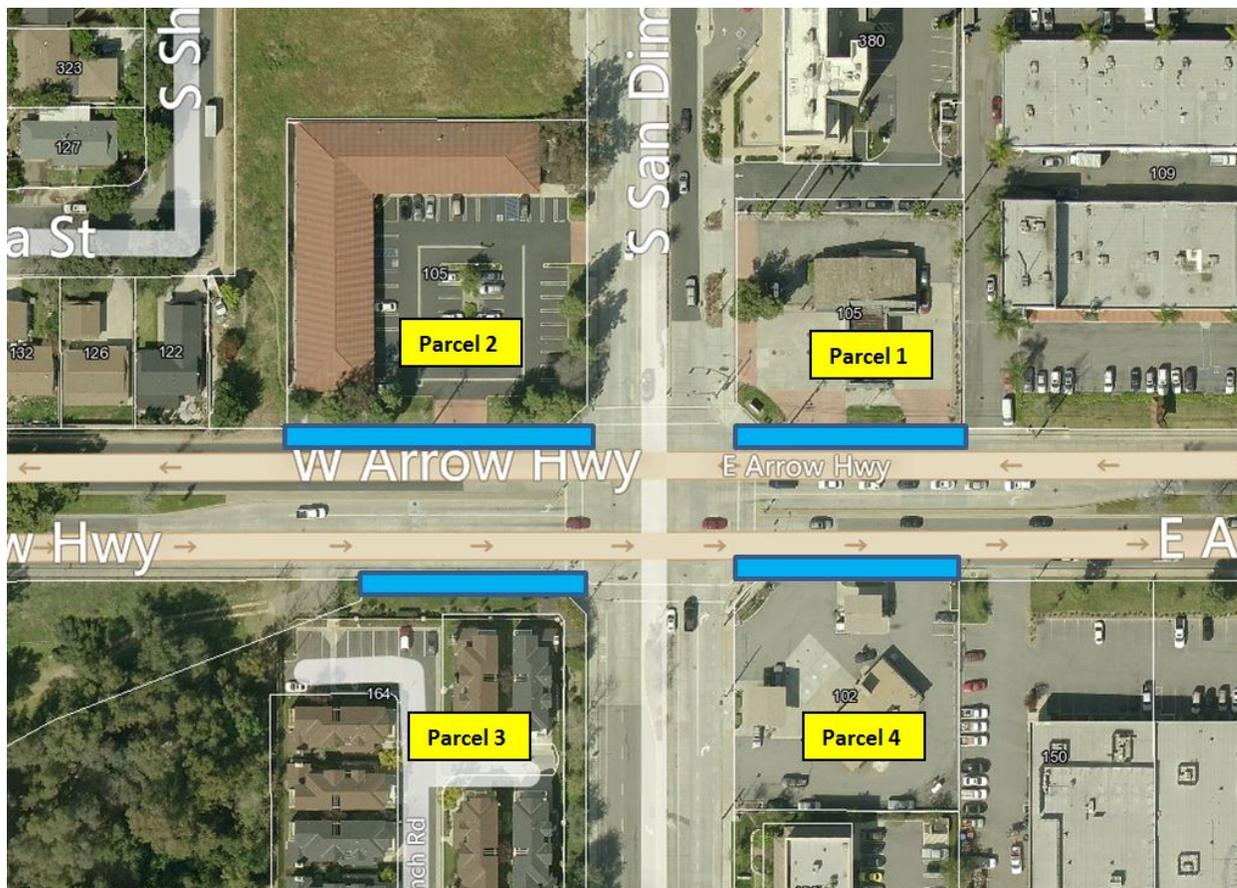
ANALYSIS:

MCTA 13-07

In 2005, when the Grove Station project was being processed, several code text amendments were made to the Creative Growth Zone to allow for aesthetic improvements to the area. The City saw this as an opportunity to look at some of the surrounding properties near the Grove Station. The City felt that the two service stations were potential sites that would benefit from aesthetic improvements. In order to encourage improving substandard sites, the City incorporated the possibility to conditionally allow for a convenience store and/or a restaurant if a major improvement was proposed to the site. As part of the code text amendment the City included that the site would require a complete reconstruction as a reverse/turn around station, improving the aesthetics of the site. The Code amendment was seen as a method of addressing community design interest that would encourage reconstruction of the sites without restricting the ability for the existing use(s) to continue. As part of MCTA 10-06 the Council removed the requirement for a reverse/turn around station design at their September 24, 2013 meeting. The Council no longer thought that the required design was suitable for all sites nor is it the best design for future gas stations.

At the same meeting the City Council directed Staff to consider a new municipal code text amendment that would reduce the 25-foot setback along Arrow Highway to 15 feet within the Creative Growth, Area 3A and 3C Zone. The Council felt that a reduction in the setbacks would improve the overall development of the project and would not create a negative effect to the other affected properties.

There are four properties that would be affected by MCTA 13-07 as shown on the photo on the next page, the effected property frontages are highlighted in blue; the properties are as follows: 105 E. Arrow Hwy., 102 E. Arrow Hwy., 105 W. Arrow Hwy., and The Gables at San Dimas (APN: 8382-027-102).



- **Parcel 1** - 105 E. Arrow Highway is developed with a self-serve gas station with convenience store. The gas station was originally built with auto repair bays in 1966. The site currently is nonconforming as one of the gas pump aisles is within the 25-foot setback by 10 feet. The site will become conforming if the new 15 foot setback is approved.
- **Parcel 2** - 105 W. Arrow Highway is developed with a 10,000 sq. ft. commercial strip center built in 1986 which complies with the 25-foot setback along Arrow Highway.
- **Parcel 3** - The Gables at San Dimas (APN: 8382-027-102) was developed as a 40-unit detached residential condo development built in 1999 which also complies with the 25-foot setback along Arrow Highway.
- **Parcel 4** - 102 E. Arrow Highway is developed with a self-serve gas station built in 1965. The development does not meet the current setback requirement of 25 feet as the gas canopy along the north property line is setback approximately 10 feet from the property line. The new 15-foot setback would make the property less nonconforming than previously with the 25-foot setback requirement.

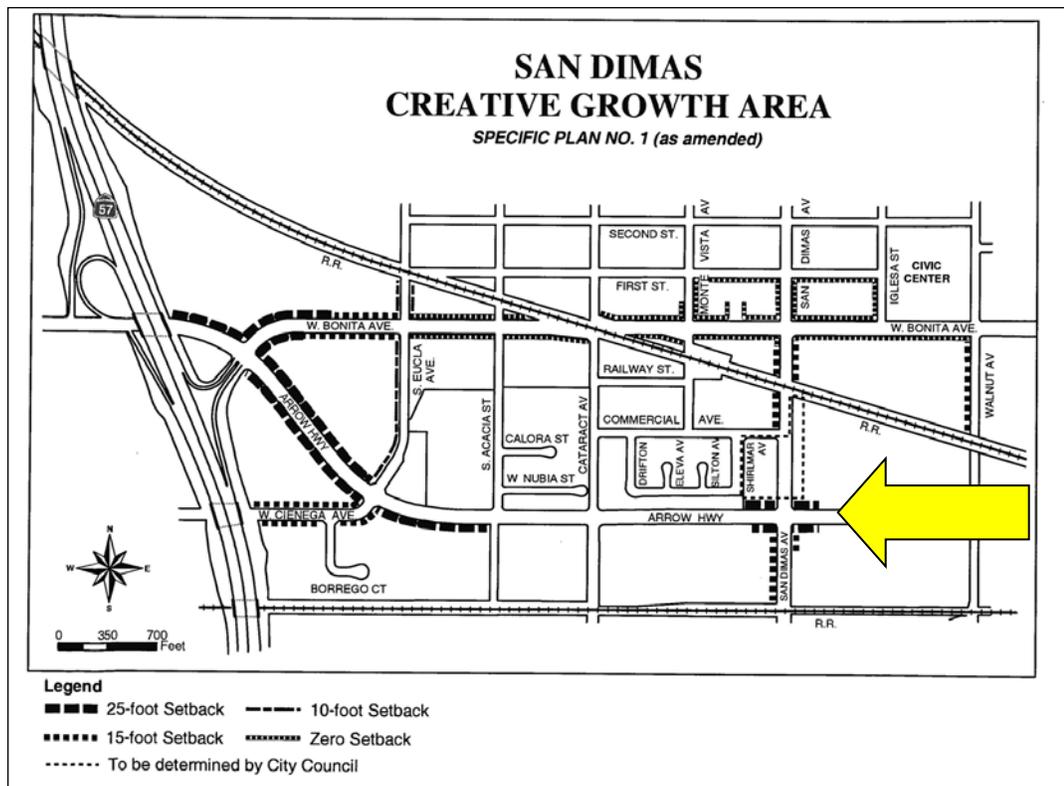
As mentioned by the City Council the 10-foot reduction in the setback along Arrow Highway to 15 feet would not create a negative impact to the four affected lots as Parcel 2 and 3 were developed more recently and based on the current site design would more than likely not be able to be modified. Parcels 1 and 4 have the higher probability of future modification and would benefit from the reduced setbacks and increased developable land.

The following code section and exhibit would be modified; text in red and stricken would be deleted, text in blue would be added and text in black would remain the same:

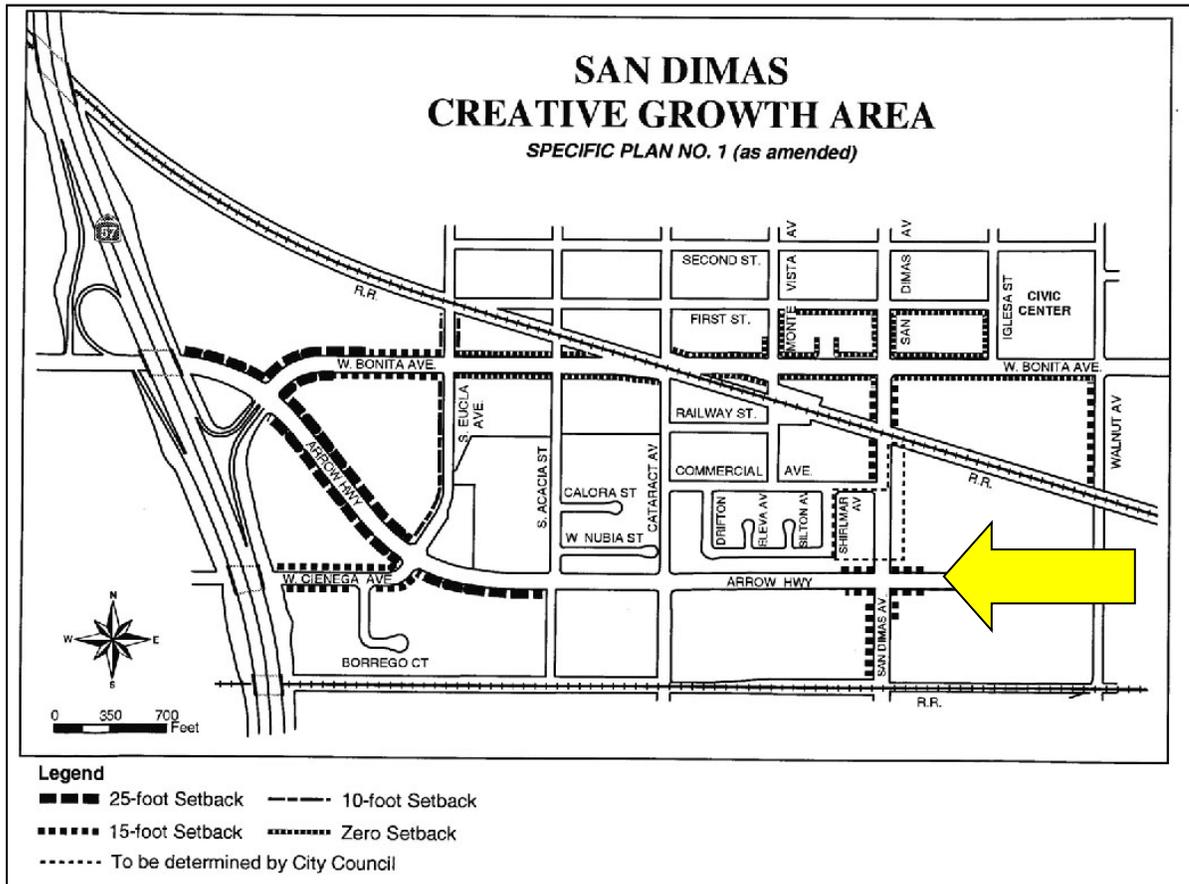
Code Section 18.140.090.C.6.b. Setbacks.

~~No Provisions. All allowable building setbacks shall be determined by the Development Plan Review Board.~~ *As provided in Exhibit B*

For clarification purposes the above code section did not read completely true as Exhibit B shows the setback requirements for the properties in question along Arrow Highway unlike the properties to the north that are in a different category. In addition the code section read that the “Development Plan Review Board” would determine the setback but the Exhibit read that the “City Council” would make the determination which is correct.



Existing Exhibit B – Shows the 25-foot setback



Amended Exhibit B – Shows the 15-foot setback

DPRB Case No. 12-19

The applicant is proposing to demolish the existing 1,561 sq. ft. attendant/convenience store and build a new one. The new 2,561 sq. ft. building will house a 2,036 sq. ft. convenience store and a 525 sq. ft. take-out restaurant. The building is designed in an early California industrial architecture, similar to the Grove Station mixed-use project just to the north. The main portion of the building will have a two-story appearance but is only a one-story building with a high attic space. The other portion of the building will be one-story with a hipped roof design.

The applicant is proposing the following materials and architectural features on the building:

- Antique red brick façade
- Smooth stucco
- Semi-arched clear windows with pre-cast decorative trim

- Clay S-tile
- Parapet walls with dentil relief
- Goose neck lighting

The applicant is also proposing to redo the entire site with the following:

- Remove all the existing raised planters and reinstall with new six-inch high curb planters throughout the site
- Repave the entire site with asphalt pavement
- Decorative entry aisles
- New trash enclosures.

The project was reviewed by the Development Plan Review Board on October 11, 2012, and was continued to allow the applicant time to address Staff's and the Board's concerns. The plans were revised and brought back for review by the Board on May 9, 2013. The applicant was not able to address a number of site design issues; therefore, the Board voted to deny DPRB Case No. 12-19, due to the fact that the project did not meet the findings for a well-planned development, specially the gas pump island design. The applicant appealed the Board's decision to the City Council.

The Council in reviewing the appeal and the other applications at their September 24, 2013, meeting determined that the Board should re-review DPRB Case No 12-19 based on the concept that the new MCTA for the reduced 25-foot setback to 15 feet would allow for better site design of the proposed development; therefore, allowing for the Board to make the findings needed to approve the design of the project.

Due to the proposed 15-foot setback the applicant was able to address two issues that the Board had concerns with; the awkward design layout of the gas pumps and the gas canopy. The revised plans showed full use of all four drive aisles in addition to an expanded gas canopy that now covers all four aisles instead of just the two center ones. The plans also showed the exit only driveway along the north property line as recommend by the Traffic Safety Committee. The revised site plans also showed improved ADA access for the public right-of-way to the main building.

The Board and the Planning Commission voted to recommend approval of DPRB Case No. 12-19 to the City Council.

CUP 12-06 Off-Site Sale of Beer and Wine Type 20 License.

The applicant has an existing beer and wine license in good standing. The license was issued prior to the City's incorporation; there are no current conditions of approval associated with the sale of beer and wine for the subject site. When an existing business has an alcohol license and wishes to modify a

part of the business (i.e. hours of operation, layout, and/or expansion of sales floor area) a new Conditional Use Permit application is required for review and approval. The sales area is less than 50 percent of the total sales area of the convenience store. The beer and wine are displayed within coolers, stand-alone displays and on standard shelves.

The applicant is proposing a whole new building with an expanded cooler display area and shelf areas with occasional stand-alone displays. The actual area has not been designated at this time. The alcohol area will be established during the plan check process. The final approved floor plan will be part of the Conditional Use Permit application file.

CUP No. 12-07 Expansion of Gas Station

A gas station use within the CG, Area 3, Mixed Use, Sub-Area “A” requires an approval of a Conditional Use Permit Application. Due to the major remodel of the site, a new CUP application is required. Existing CUP No. 81-06 will be voided. The applicant is proposing to reconstruct the entire site with the exception of the gas pump islands which will be remodeled. A new 2,036 sq. ft. convenience store is proposed towards the northeast corner of the property. The convenience store will also house a 525 sq. ft. Indian fast food area.

Hours of Operation –

The existing gas station operates from 5:30 am to 8:30 pm Monday through Sunday. The existing gas pumps do not allow for service unless an attendant is on-site.

The applicant would like to expand their hours to allow for 24-hour a day service.

Parking –

The proposed project meets the parking requirements with 16 spaces.

	Parking Spaces Required	Parking Spaces Provided
Food Use 1:75 525/75=8	7	7
Convenience Store 1:225 2,036/225=9	9	9
Total	16	16

RECOMMENDATION:

Staff and the Planning Commission recommend the City Council approve DPRB 12-19, MCTA 13-07, CUP 12-06 and CUP 12-07 and their associated resolutions and ordinance.

Respectfully Submitted,

Marco A. Espinoza
Senior Planner

Attachment:

- Exhibit A – CC Staff Report 9-24-13
- Exhibit B – CC Minutes 9-24-13
- Exhibit C – CC Minutes 8-27-13
- Exhibit D – Traffic Safety Committee Minutes 11-20-13
- Exhibit E – DPRB Staff Report 12-12-13
- Exhibit F – DPRB Minutes 12-12-13
- Exhibit G – Chapter 18.140 C-G Creative Growth Zone
- Exhibit H – Resolution PC 1489 – CUP 12-06;
Resolution PC 1498 – MCTA 13-07;
Resolution PC 1499 – CUP 12-07; and
Resolution PC 1500 – DPRB 12-19.
- Exhibit I – PC Draft Minutes 1-16-14
- Ordinance 1228 – MCTA 13-07; Setbacks
- Resolution No. 2014 - 07 – DPRB 12-19; Gas Station
- Resolution No. 2014 - 08 – CUP 12-06; Beer & Wine
- Resolution No. 2014 - 09 – CUP 12-07; Gas Station

Aerial View of Site





City Council Memorandum

TO: Honorable Mayor and Members of City Council
For the Meeting of September 24, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Senior Planner

SUBJECT: CUP 12-06 is for the continued off-site sale of beer and wine.
CUP 12-07 is for the redevelopment of a new gas station.
Appeal of DPRB Case No. 12-19 is for the demolition of the existing 1,568 sq. ft. gas station attendant building / convenience store and construction of a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.
Property Address: 105 E. Arrow Highway (APN: 8390-018-023).

BACKGROUND:

At the August 27, 2013, City Council meeting, the Council continued the above mentioned applications for further noticing. In addition, the Council directed Staff to bring back MCTA 10-06, a request to delete the reverse/turn around gas station design from the Creative Growth Zone, Area 3A for a first reading to their September 10, 2013 meeting.

Staff has attached a modified version of the August 27, 2013, City Council Staff Report. Staff has deleted the sections that were pertaining to the MCTA 10-06 application.

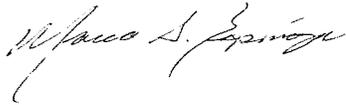
Staff has also added the August 27, 2013, City Council minutes as Exhibit "L" for your reference.

EXHIBIT A

CUP 12-06, CUP 12-07, & Appeal of DPRB 12-19
105 E. Arrow Highway
September 23, 2013

Page 2

Respectfully Submitted,



Marco A. Espinoza
Senior Planner

Attachment: Sept. 24, 2013 Staff Report with Exhibits

EXHIBIT A



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of August 27, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Senior Planner

SUBJECT: MCTA 10-06 - A request to modify the reverse/turn around gas station design.
CUP 12-06 is for the continued off-site sale of beer and wine.
CUP 12-07 is for the redevelopment of a new gas station.
Appeal of DPRB Case No. 12-19 is for the demolition of the existing 1,568 sq. ft. gas station attendant building / convenience store and construction of a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.
Property Address: 105 E. Arrow Highway (APN: 8390-018-023).

SUMMARY

The applicant submitted a request to amend Code Section 18.140.090.C.4.a.iv. to allow an exception to the reverse/turn around station design when a storm drain facility and/or easement interfere with the siting of the proposed building.

The Council at their June 14, 2011, meeting directed Staff to work with the applicant to evaluate reasonable and appropriate site designs that would accommodate the project and code requirements.

Staff worked with the applicant on several site design layout options, identifying existing undergrounding tank locations, confirming underground tanks meet current AQMD requirements and exploring possible code text amendments. The applicant focused on a site design that would not require the relocation of the gas pumps and canopy and/or underground tanks due to cost,

thereby prohibiting a reverse/turn around design. As an alternative, Staff presented the applicant with a tentative schematic design that would accommodate the required reverse/turn around design. The applicant rejected the design because he would need to relocate the gas pumps and canopy.

At the January 24, 2012, City Council meeting, the Council directed Staff to initiate the municipal code text amendment to consider allowing modification to the reverse/turn around design required for gas stations in the CG Area 3, Mixed Use, Sub –Area A zone as long as the project met all the other development requirements.

Staff has worked with the applicant on various versions of the new gas station but in every case there is one item that creates a design issue that does not allow for proper design of the site. The applicant wishes to not relocate the gas pump island which currently encroaches into the 25-foot setback along Arrow Highway. This item is self-imposed as the applicant does not want to comply with any requirements that might be imposed by AQMD.

Staff presented the applicant's latest proposal to the Development Plan Review Board (DPRB) on October 11, 2012, and on May 9, 2013. At the last meeting the Board voted to deny DPRB Case No. 12-19, due to the fact that the project did not meet the finding for a well planned development, specifically the gas pump island design. The appeal of the case will be reviewed by the City Council after the Planning Commission makes their recommendation.

Staff recommended the Planning Commission recommend denial of MCTA 10-06, CUP 12-06 & 12-07 to the City Council. The Planning Commission thought otherwise and voted to approve the applications with a 3-1-1 vote. The Commission did not make a formal decision on the DPRB Application since it was on appeal to the City Council.

Staff recommends the City Council deny MCTA 10-06, CUP 12-06 & 12-07 and uphold the Board's decision to deny DPRB 12-19.

BACKGROUND:

The applicant submitted preliminary plans for a major remodel of the gas station at 105 E. Arrow Highway. Staff notified the applicant that the proposed layout of the buildings did not meet the reverse/turn around service station design required by the Municipal Code (Section 18.140.090.C.4.a.iv).

The applicant indicated that they did not propose a reverse/turn around station design because of a 20-foot wide storm drain easement that runs through a portion of the property that would impede the required design.

Subsequently, the applicant submitted a proposal to amend the code to allow an exception to the reverse/turn around station design when a storm drain facility and/or easements interfere with the siting of the proposed building.

On May 10, 2011, Staff presented to the Council the background information on the proposed code text amendment, in addition to the applicant's site design layout for the gas station (see Exhibits A & B). The applicant testified that a reverse/turn around design was cost-prohibitive because it would require relocating the underground storage tanks. The Council directed Staff to further evaluate site design possibilities and the code text amendment with the applicant.

At the January 24, 2012, City Council meeting Staff discussed how we had worked with the applicant on additional site layout options, identifying existing underground tank location, confirming underground tanks met current AQMD requirements and exploring possible code text amendments (see Exhibits C & D). The applicant focused on a site design that would not require the relocation of the gas pumps and canopy and/or underground tanks due to cost, thereby prohibiting a reverse/turn around design. As an alternative, staff presented the applicant with a tentative schematic design that would accommodate the required reverse/turn around design. The applicant rejected the design because he would need to relocate the gas pumps and canopy.

Staff understands the reasons for the applicant's rejection of Staff's design (cost) but the intent of the original modification to the Creative Growth Zone in 2005 was for the City to obtain a comprehensive redevelopment of these sites, not partial.

Staff recommend to the Council they uphold the intent of the Municipal Code text Amendment established in 2005, for a complete redesign of the gas station properties and reject the applicant's request. The Council decided to allow for the initiation of the code amendment as long as the proposed project meets all other development standards of the Code.

Since then, the applicant has modified the site layout to try to comply with the development standards of the Creative Growth Zone. Staff presented the applicant's proposal on October 11, 2012, to the Development Plan Review Board (See Exhibit E & F). Staff recommended that the applicant modify a number of design issues, including the redesign and relocation of the gas pump island. The Board concurred with Staff's recommendations and voted to continue the case to allow the applicant time to modify the plans.

On May 9, 2013, the revised plans were presented to the Board (see Exhibits G & H). The applicant had addressed most of Staff's and the Board's concerns. The issue of the gas pumps still remained. The gas pump canopy has been designed to only cover the interior drive-aisle due to the required 25-foot setback along Arrow Highway. The canopy looked odd, unbalanced and trivial especially adjacent to the proposed two-story structure. Staff recommended the applicant redesign the canopy to cover all four drive-aisles. The way to accomplish this would be to relocate the canopy 10 feet to the north; the applicant did not want to do this. This was the same concern Staff addressed at the previous DPRB meeting. The applicant did not address this issue of concern and proposed the same canopy design.

In addition to the gas canopy issue a secondary concern developed when the applicant discovered that they did not have legal access to the property to the north, therefore requiring the closure of the drive aisle; the closure created a dead end design. This is not the best design for parking lots because it does not allow for a car to turn around if there is not any parking available; the car would need to back up in reverse creating a traffic safety issue.

The Board voted to deny the project (DPRB Case No. 12-19).

On June 20, 2013, the Planning Commission reviewed and approved MCTA 10-06, CUP 12-06 and 12-07. The Commission reviewed and discussed the overall design and layout of the proposed site but did not make a formal ruling since the Development Plan Review Application was on appeal to the City Council. The Commission discussed Staff's concern with the project regarding the decreased vehicular access, the awkward design of the gas pump island and the lack of meeting the intent of the development standards of the Creative Growth Area 3 zone. The Commission's overall thought was that the project had architectural and site design layout issues but that the proposed development was better than what is there now. Commissioner Rahi had a concern with losing two of the gas island pumps and the issues of creating a dead end aisle by losing through access to the property to the north; Commissioner Davis had the same concerns as Rahi; Commissioner Ensberg had concerns with the loss of access to the north but felt that the project met a majority of the intent of the redesign requirement. Chairman Schoonover also agreed with the other Commissioners but thought that the project should not be approved just because it is better than what is there; he felt that the project should meet the intent of the Code which is a complete redesign that meets the development standards of the zone and the Findings -Standards of Review of Development Plan Review, Chapter 18.12.060.

ANALYSIS:

MCTA 10-06

In 2005, when the Grove Station project was being processed, several code text amendments were made to the Creative Growth Zone to allow for aesthetic improvements to the area. The City saw this as an opportunity to look at some of the surrounding properties near the Grove Station. The City felt that the two service stations were potential site that would benefit from aesthetic improvements. In order to encourage improving substandard sites, the City incorporated the possibility to conditionally allow for a convenience store and/or a restaurant if a major improvement was proposed to the site. As part of the code text amendment the City included that the site would require a complete reconstruction as a reverse/turn around station, improving the aesthetics of the site. The Code amendment was seen as a method of addressing community design interest that would encourage reconstruction of the sites without restricting the ability for the existing use(s) to continue. The incentive to allow a convenience store with the off-site sale of beer and wine is only given to the two gas stations within this zone and nowhere else in the City except for in Specific Plan No. 2 (Arco at Lone Hill and Arrow). In the past few months the City Council has revised their policy on convenience stores associated with gas stations City-wide and are no longer limiting the size and/or the off-site sale of beer and wine; but that still requires CUP review and approval.

The subject site has a 20-foot wide storm drain easement that goes through a portion of the property. The storm drain enters the property along the north property line approximately 60 feet from the northwest corner and travels down the property in a boomerang shape. The storm drain exits the property on the west property line approximately 40 feet from the southwest corner of the property. Due to this easement the applicant feels that they cannot design the project as a reverse/turn around design as required by code. Staff has shown that the site is adequate to construct a reverse/turn around design service station with accessory uses.

The applicant is proposing the following proposed code text amendment that is in **BOLD**.

*iv. Gasoline Service Stations. Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction and revised siting of the existing facilities. Reconstructed gasoline stations shall utilize a reverse or turn around station design, in an effort to create an architectural statement at the Arrow Highway and San Dimas Avenue intersection. **Should any storm drain facilities and/or easements interfere with this siting design, the applicant shall provide documents verifying the findings. If a reverse/turn around design is not possible due to the facilities/easement, an alternative design shall be reviewed for the***

site. If an existing gasoline service station is reconstructed to the above standard, the use may expand and include, convenience store and restaurant use with a new or revised conditional use permit and subject to the provisions of Chapter 18.12 of this title;

The City Council has reviewed the applicant's initial request for the code text amendment and advised Staff to process the request.

Staff is recommending the Council deny the applicant's request because Staff cannot make the Finding necessary to approve the project as a whole due to the fact that the gas pump island is adjacent to the 25-foot setback and is creating an awkward design for the canopy and the site layout. The canopy looks odd, unbalanced and trivial especially adjacent to the proposed two-story structure. The canopy should be redesigned to cover all four drive-aisles. When the City Council reviewed the initial code text amendment they seemed to be in support of modifying the reverse/turn around design but they also felt that the applicant should still meet the other development standards. The applicant's unwillingness to relocate the gas pump island is self-imposed and should not warrant approving the code text amendment until all development standards are met. The applicant has discussed with Staff that they are not willing to relocate the gas pump island and wish to move forward with the project as proposed.

Appeal of DPRB Case No. 12-19

The applicant is proposing to demolish the existing 1,568 sq. ft. attendant/convenience store and build a new one. The new 2,561 sq. ft. building will house a 1,961 sq. ft. convenience store and a 600 sq. ft. take-out restaurant. The building is design in an early California industrial architecture, similar to the Grove mixed-use project just to the north. The main portion of the building will have a two-story appearance but is only a one-story building with a high attic space. The other portion of the building will be one-story with a hipped roof design.

The applicant is proposing the following materials and architectural features on the building:

- Antique red brick façade
- Smooth stucco
- Semi-arched clear windows with pre-cast decorative trim
- Clay S-tile
- Parapet walls with dentil relief
- Goose neck lighting

The applicant is also proposing to redo the entire site with the following:

- Remove all the existing raised planters and reinstall with new six-inch high curb planters throughout the site
- Repave the entire site with asphalt pavement
- Decorative entry aisles
- New trash enclosures.

The project was reviewed by the Development Plan Review Board on October 11, 2012, and was continued to allow the applicant time to address Staff's and the Board's concerns. The plans were revised and brought back for review by the Board on May 9, 2013 (see Exhibits E & F). The applicant was not able to address the following issues:

Decreased Vehicular Access – Since the last DPRB meeting the applicant discovered that they do not have legal access rights to the property to the north which was partially being used to access San Dimas Avenue. The applicant has revised the plans to close off the north property line access route to the parking lot. This area of the parking lot now has a dead-end. This is not the best design for parking lots because it does not allow for a car to turn around if there is not any parking available; the car would need to back up in reverse creating a traffic safety issue.

Gas Pump Drive-Aisle – The existing southernmost drive-aisle for the gas pumps is nonconforming because it is within the required 25-foot setback. Due to the large scale of this project, the nonconforming drive-aisle needs to be abated at this time. The applicant's solution to this issue is to convert the drive-aisle into a planter. Staff feels that the applicant's proposal is unattractive and awkward and would prefer the canopy be relocated 10 feet to the north to allow for the use of the drive-aisle. This solution would also allow for proper design of the canopy. This issue was discussed in length by the Board, which recommended that the applicant consider moving the canopy. The applicant would prefer to leave the canopy in its current location due to the cost and possible mitigation measures AQMD would require.

Staff recommended to the Board to deny the project based on the fact that the applicant wishes to not modify the location of the gas pump canopy a minimum of 10 feet to the north, thereby not allowing proper coverage of all the drive aisles. These two issues create a significant negative visual effect on the property. As part of the City Council's consideration to reconsider requiring the reverse/turn around design, the applicant would still be required to meet all other development standards of the zone. The applicant is not meeting the intent of the code which is to provide for a comprehensive reconstruction and design of the site as stated in the Creative Growth, Area 3 section of the Code which states:

“Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction and revised siting of the existing facilities”
Sec.18.140.090.C.4.a.iv

The applicant's wishes to not comply with the code are self-imposed, and compliance can be met with modifications to the site plan.

The Board agreed with Staff and denied DPRB 12-19 (4-0-1-2 (Dilley Absent; Badar and Schoonover Abstained)). The Board thought that the project's overall design and site layout did not meet the intent of the Code which was to have a complete redesign; in addition it was not properly laid out. Some of the members had concerns with the negative visibility aspect from the street of the trash enclosure and the propane tank in front of the building. Another concern is the design and layout of the gas pump island. The closing of the southernmost drive aisle just to meet the setbacks is not a practice in the gas station design community; this design creates an unacceptable awkward design. As mentioned by Board member Michaelis *“the aspect of the Board is to make sure the proposal is compliant and meets the Code requirements”* and this project does not do that as proven by the Board's vote. See attached DPRB minutes dated May 9, 2013 – Exhibit H.

As part of the Staff's and the Board's review the project is reviewed against the Findings-Standard of review Sec. 18.12.060. The following are some of the findings that shall be made that the project cannot meet:

1. *New development or alteration or enlargement of existing development should be compatible with the character and quality of surrounding development and shall enhance the appearance of the area in which development is located.*

The gas island's overall design and layout does not enhance the design of the proposed development, and in fact negatively affects the project's design. Closing the southernmost drive aisle and having landscape coming up to the pumps will give the site an appearance that the site was not properly designed and was more of an afterthought. It will also give the site an appearance that the developer was trying to fit too many uses on the site.

2. *The location, configuration, size and design of the buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures.*

The proposed design of the canopy is based on setback requirements and not functionality creating an awkward unbalanced design. The canopy will only cover the interior drive aisles and leave the outer one open and

exposed to the elements. The canopy is not visually harmonious with the overall design of the site and should be relocated a minimum of 10 feet to the north and the roof design expanded to cover all the drive aisles.

- 3. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves.*

The proposed small canopy cover over the gas pumps will be dominated by the proposed simulated two-story building that will house the convenience store and take-out restaurant, creating an unbalance in the proportions of the buildings on site.

- 4. All mechanical equipment on the site shall be appropriately screened from view. Large vent stacks and similar features should be avoided, and if essential shall be screened from view or painted so as to be nonreflective and compatible with building colors.*

Even though the propane tank and the trash enclosures are being screened their placement on the site appears to also be an afterthought. Both are in front of the building and highly visible from the street.

- 5. Deep eaves, overhangs, canopies and other architectural features that provide shelter and shade should be encouraged.*

The proposed canopy only covers two of the four drive aisles. The canopy should be redesigned to cover all four of the drive aisles to protect the customers from the elements.

- 6. Rooflines on a building or structure should be compatible throughout the building or structure and with existing buildings and structures and surrounding development.*

The gas island canopy has been designed based on development limitation and not functionality. The design of the building should be harmonious on all four sides. The support columns of the structure are only 2'-3" deep on the north and south side unlike the east and west side which are 18 feet deep.

- 7. The design of the buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting, solar facilities and other sight features should show proper consideration for both the functional aspects of the site, such as the automobile, pedestrian and bicycle circulation, and the visual effect of the development upon other properties from the view of the public street.*

The applicant's inability to obtain legal access to the property to the north has created a less than desirable circulation layout for the site. The lack of through access has created a dead end within the parking area which can create safety issues requiring customers to drive in reverse to exit the parking lot.

8. *Off-street parking and loading facilities should function efficiently with minimum obstruction of traffic on surrounding streets.*

By not obtaining an access agreement with the property owner to the north, access from San Dimas Avenue has been reduced to one exit. The additional exit was approximately 130 feet from the intersection of San Dimas Avenue and Arrow Highway reducing conflicts with vehicles turning north onto San Dimas Ave and vehicles exiting out of the gas station.

The applicant appealed the Board's determination to the City Council.

Staff recommends the City Council uphold the Board's determination of denying DPRB Case No.12-19 based on the information presented in this Staff Report and the Board's comments.

CUP 12-06 Off-Site Sale of Beer and Wine Type 20 License.

The applicant has an existing beer and wine license in good standing. The license was issued prior to the City's incorporation; there are no current conditions of approval associated with the sale of beer and wine for the subject site. When an existing business has an alcohol license and wishes to modify a part of the business (i.e. hours of operation, layout, and/or expansion of sales floor area) a new Conditional Use Permit application is required for review and approval. The sales area is less than 50 percent of the total sales area of the convenience store. The beer and wine are displayed within coolers, stand-alone displays and on standard shelves.

The applicant is proposing a whole new building with an expanded cooler display area and shelf areas with occasional stand-alone displays. The actual area has not been designated at this time. The alcohol area will be established during the plan check process. The final approved floor plan will be part of the Conditional Use Permit application.

CUP No. 12-07 Expansion of Gas Station

A gas station use within the CG, Area 3, Mixed Use, Sub-Area "A" requires an approval of a Conditional Use Permit Application. Due to the major remodel of the site a new CUP application is required. Existing CUP No. 81-06 will be voided. The applicant is proposing to reconstruct the entire site with the exception of the gas pump islands. A new 2,370 sq. ft. convenience store is

proposed towards the northeast corner of the property. The convenience store will also house a 600 sq. ft. Indian fast food area.

Hours of Operation –

The existing gas station operates from 5:30 am to 8:30 pm Monday through Sunday. The existing gas pumps do not allow for service unless an attendant is on-site.

The applicant would like to expand their hours to allow for 24-hour a day service.

Parking –

The proposed project meets the parking requirements with 17 spaces.

	Parking Spaces Required	Parking Spaces Provided
Food Use 1:75 600/75=8	8	8
Convenience Store 1:225 1,961/225=9	9	9
Total	17	17

Since both CUPs are intertwined with the MCTA and DPRB application, Staff also recommends denial of these two applications.

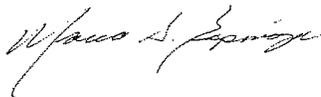
RECOMMENDATION:

Staff recommends the City Council deny MCTA 10-06, CUP 12-06 & 12-07 and uphold the Board's denial of DPRB Case No. 12-19.

The Planning Commission recommends the City Council approve MCTA 10-06, CUP 12-06 & 12-07. The Planning Commission did not review DPRB Case No. 12-19 since it was appealed to the City Council.

Based on the Council's direction, Staff will bring the appropriate resolutions of approval or denial for the various applications to the next meeting.

Respectfully Submitted,



Marco A. Espinoza
Senior Planner

It was moved by Councilmember Ebner and seconded by Councilmember Badar and carried to accept, approve and act upon the consent calendar with the following changes:

Amend the motion in minutes of September 10, 2013 page 4 item 6 to read Councilmember Bertone opposed.

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

(1) **RESOLUTION NO. 2013- 50, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF SEPTEMBER 2013.**

b. Approval of minutes for regular meeting of September 10, 2013.

c. City Consent to the Purchase of American Golf Corporation by Fortress Investment Group, LLC

END OF CONSENT CALENDAR

5. PUBLIC HEARINGS

a. **Item Continued from the August 27, 2013 City Council Meeting**

C.U.P. 12-06, continued off-site sale of beer and wine

C.U.P. 12-07, Redevelopment of a new gas station

Appeal D.P.R.B. Case No. 12-19, for the demolition of the existing 1,568 sq.ft.gas station attendant building/convenience store and construction of a new 2,561 sq. ft. attendant building and convenience store with take-out restaurant. The gas pump canopy will be remodeled but remain in the same location. The rest of the site will be completely remodeled and re-landscaped. 105 E. Arrow Highway (APN: 8390-018-023)

Senior Planner Marco Espinoza presented staff's report on this item with the recommendation that Council deny all three applications.

Councilmember Ebner asked if staff's recommendation to move the canopy 10 ft. north included moving the gas pumps and if the drive aisle measurements are standard size.

Senior Planner Espinoza replied that yes the gas pumps are included and the measurements are standard.

Councilmember Badar asked if staff had an opportunity to look at the drawing the applicant submitted of a potential exit only option for the site.

Senior Planner Espinoza replied that staff received the drawing late yesterday and submitted it to the city's engineer but have not had a response yet.

Councilmember Badar asked if it would be within the Council's authority to eliminate 1 or 2 parking spaces and how would that be done.

Senior Planner Espinoza answered that the size of the building would have to be reduced.

Mayor Morris opened the item up for public hearing. The following individuals addressed the Council:

- 1) Chris Klingerman Attorney representing Mr. Alpuri shared the applicants proposed changes on the canopy design. He stated that what was shown in the power point presentation was cut down to represent the size only and what they are proposing will have a peaked roof with S-tile to

EXHIBIT B

match the convenience store; it will be approximately the same size. Mr. Klingerman also stated that when it is completed with the peak roof it will not have a trivial look and it will meet the 25ft. setback from Arrow Highway. Mr. Klingerman moved on to the setback issue by suggesting that Council consider reducing the setback requirement on the four corners to 15ft.; this would allow a full canopy that would have approximately 10ft. in the southerly aisle. Mr. Klingerman further stated that this change would not visually appear improper. Mr. Klingerman went on to describe the setback conditions of the other three corners: 1) westerly corner - strip mall appears to meet the setback requirement 2) south westerly corner – HOA building does meet setback requirement, but the rock wall and arbor do appear to invade into the setback area and is not inconsistent with what they are proposing 3) south easterly corner – gas station also is invading into the setback area. Mr. Klingerman expressed that the reduced sized canopy is not the best design but is using it as the only alternative at this time without having to move the gas pumps. Mr. Klingerman stated that if the gas pumps were to be moved the 10ft. that has been suggested, it would prevent the gas trucks from servicing the location. Mr. Klingerman shared that if required to move the pumps the project will fail; and not be redesigned and the existing gas station will remain. To address the parking issues the applicant is proposing an exit only on the northerly border the location which would require an easement for the city owned portion. A request was made for easement to the other northerly property owner but was declined.

- 2) Mr. Alpuri thanked Mr. Klingerman for his presentation and hoped that the Council will concur with their proposal; if not this would likely be the last meeting he would be in attendance for because economically he cannot move forward.

Mayor Morris asked Public Works Director Krishna Patel how will qualifying for the discharge permit (MS4) work and has that design been shown.

Public Works Director Krishna Patel answered that the design does not show that yet, but would be part of the requirements as part of the approval process if it moves forward.

Mayor Morris asked if any of the design for that would be occupying any of the parking spaces or any other area.

Director Patel answered that it could be occupying some parking spaces but most likely would be a chamber underground as well as existing landscape, so would not interfere with anything on the surface of the property.

Councilmember Badar asked Mr. Klingerman if anyone from staff had talked with him or Mr. Alpuri about the MS4 requirement.

Mr. Klingerman responded that there have been no discussions and his understanding is the tanks can be located underground and in the parking and landscape area and would not modify the design.

Mayor Morris asked the applicant to comment on the feasibility of giving up 1 pump aisle based on discussions during DPRB meetings of the changing nature of the business.

Mr. Klingerman answered it would seem more appropriate to eliminate the southerly aisle because it is part of the 25ft. setback issue.

Discussion and clarification on suggested design factors continued with no definitive input that lead to any action being taken.

- 3) Richard and Fred Nassar wanted the record to reflect that they have brought to the Council's

attention their contention that escrow has not closed on the buildings located on the property and would like the city to further investigate the claim. He expressed that if this matter goes through a civil process it will include the city.

Councilmember Bertone asked City Attorney Ken Brown if it was the city's responsibility to investigate this claim.

City Attorney Ken Brown confirmed the advice given by Assistant City Attorney Mark Steres at the August 27, 2013 meeting that this was a civil dispute and there was nothing then or now that prevented the Council from continuing with the analysis of the planning issue. City Attorney Brown added that he would not be surprised if the City were to become part of any civil litigation and did serve notice to Mr. Klingerman and his client that they would be indemnifying and protecting the City against any liability that may arise including all expenses and attorney's fees.

Richard Nassar pointed out the measurement corrections should be feet instead of percentages in the letter handed out at the meeting. He also pointed out that when he and his father applied for the Conditional Use Permit they were denied. He shared his opinion that the applicant does not want to move the gas pumps because of possibly not meeting AQMD requirements and this is what is driving the issue of moving the canopy.

Fred Nassar reiterated that he had applied to redesign the property when he owned it and was denied for three reasons: 1) Creative Growth Zone 2) setback 3) northerly easement. Fred Nassar stated that the Council is now considering the applicants request for redesign with all the same conditions that existed when they were denied and which subsequently led them to sell the property for lack of growth.

Councilmember Templeman asked Mr. Nassar when they applied for their redesign.

Mr. Fred Nassar answered in the late 1980's,

Mayor Morris confirmed with Assistant City Manager Larry Stevens that staff relies on the County records for record of ownership.

Assistant City Manager Stevens responded that staff relies on the Assessor Parcel information which shows the owner of the property not the business.

Mr. Klingerman responded that the date was over ten years ago and the statute of limitations have expired.

Fred Nassar responded that the date was April of 2004 and there's still six to eight months remaining.

Mayor Morris closed the public hearing.

Mayor Morris reiterated that the issue for consideration is the DPRB decision and the conditional use permits will follow based on that decision.

Councilmember Templeman expressed his concern with continuing the use of formulas when determining the number of parking spaces for the businesses. He stated that with brick and mortar businesses diminishing and sales tax going to distribution centers for on-line sales the City should find a way to be more flexible. He went on to say that he could go to 15 ft. for the setback design of the project and feels that the project makes sense.

Councilmember Badar added that this is an opportunity to improve the site and would like staff and the applicant to work on alleviating the problem with the exit.

Councilmember Bertone stated that the City has rules and regulations in place for a reason and we should not change them whenever a new project comes along.

Councilmember Ebner shared that if the Council is willing to look at changing the setback, then the underlying principles of the scenic highway should be looked at. He asked staff if we could get by on the canopy design with the three sides. He stated that he is open to some ideas, and that using the City easement is an encouraging sign.

Assistant City Manager Stevens responded if Council liked the design but wanted to reduce the setback, staff would need to go back through the hearing procedure.

Mayor Morris stated that Council should give their impressions of what they would like the DPRB to take as policy and refer this back to them for further review. He went on to say that he would be comfortable with referring this back to DPRB for determination as to whether the exit works.

Assistant City Manager Stevens understood the consensus to be that the current design could not be approved and the options are to deny the appeal and associated use permits; or an opportunity to redesign rather than deny. He continued on to say that staff would need a clear understanding as to what design issues need to be considered in the referral to DPRB and Planning Commission. He outlined what he believed the issues to be evaluated as:

- Connection to alley driveway on the north with proper evaluation for safety, grade and circulation consideration
- What to do with 25ft. setback
- Options for parking
- Architecture of canopy

Discussion continued on the parking and setback issues.

MOTION: A recommended motion was made by Councilmember Templeman to continue the 2 C.U.P. items to a date to be determined later and schedule them for rehearing in conjuncture with any subsequent code amendment and or reconsideration of the DPRB case; and to refer DPRB Case No.12-19 back to the DPRB to evaluate the revised plan for the north driveway connection, look at options which can include reduction of the landscape setback along Arrow Highway at all four corners, and to further evaluate other canopy designs and site changes. It was seconded by Councilmember Bertone. The motion passed unanimously.

6. PLANNING/DEVELOPMENT SERVICES

- a. **M.C.T.A. 13-04** - Consideration of a City initiated request for Municipal Code Text Amendment Case No. 13-04 to make alterations to San Dimas Municipal Code Section 18.184 Home Occupations

**ORDINANCE 1224 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-04, AMENDING CHAPTER 18.184 OF THE SAN DIMAS MUNICIPAL ZONING CODE
SECOND READING AND APPROVAL**

on the water supply, the COG will probably request Congresswoman Chu to leave out the scenic river portion of her bill and introduce at a later date.

END OF CONSENT CALENDAR

5. PUBLIC HEARINGS

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

- a. M.C.T.A. 10-06, a request to modify the reverse/turn around gas station design
- C.U.P. 12-06, continued off-site sale of beer and wine
- C.U.P. 12-07, Redevelopment of a new gas station
- 105 E. Arrow Highway

Senior Planner Marco Espinoza gave the background on the case and went over the four applications.

Mayor Morris asked what is the relationship between C.U.P. 12-07 and the D.P.R.B. decision that is being appealed.

Senior Planner Espinoza explained that the D.P.R.B. is specific to the overall layout and design of the building; the C.U.P. will encompass hours of operation, making sure that it meets all other development standards and impose any conditions of approval.

Councilmember Bertone asked if the gas pumps were currently in the scenic easement.

Senior Planner Espinoza replied they were not.

Councilmember Bertone asked if currently there was anything in the scenic easement.

Senior Planner Espinoza replied that they do have a drive aisle in the scenic easement.

Mayor Morris shared that the drive aisle is a legal non-conforming use and the modification will require it to be conforming.

Senior Planner Espinoza went on to say that it is difficult to understand the overall side design when looking at a simple elevation of the canopy. When looking at the canopy by itself without the relation to the overall design it may look okay; but what staff tried to do in the simulation is show what it would really look like when you go to the location.

Mayor Morris clarified that what is being discussed is the canopy and the pump islands.

Senior Planner Espinoza confirmed the clarification.

Councilmember Badar stated if staff looked at reducing the easement and retaining the drive aisle it would mean changing the scenic easement from 25 ft. to 15 ft. He then asked if it was possible to move the overhang if there were a drive aisle.

Senior Planner Espinoza replied that a structural analysis had not been done on the canopy and it may have to be redesigned completely, with the intent to extend over the drive aisle.

Councilmember Badar asked how far it would move from the new building.

EXHIBIT C

Senior Planner Espinoza explained that the applicant would not move forward on the redesign because they do not want to move the canopy.

Councilmember Bertone asked if the tank would also be in the scenic easement.

Senior Planner Espinoza replied that they would not have to be relocated because the gas pump canopy and the building would not interfere with the tanks.

Councilmember Bertone asked if the State would require that the tanks be checked to be sure they aren't leaking.

Senior Planner Espinoza answered its staff's understanding that they are in compliance.

Councilmember Ebner asked if the setback at the Highland Market across the street was 25ft.

Assistant City Manager of Community Development Stevens replied that it maybe 15ft. and that the 25ft. setback was created when the Grove Station modifications were done.

Councilmember Ebner asked if this was the only property along Arrow Highway with the 25ft. setback.

Assistant City Manager Stevens replied that the 25 ft. setback requirements that effect the four corners were established eight or nine years ago.

Mayor Morris asked if there were encroachments for all of these.

Assistant City Manager Stevens answered only on three of the properties.

Some conversation continued about setbacks on various properties in the city.

Mayor Morris asked what the actions taken tonight on the four items would mean.

Assistant City Manager Stevens replied that taking action on the M.C.T.A. 10-06 and C.U.P. 12-06 do not effect development on the site; however if action is taken on the beer and wine item he recommends placing a condition that relates to the site design. Assistant City Manager Stevens further explained that C.U.P. 12-07 does have an overlap with D.P.R.B. 12-19 and it would be best to consider them at the same time. Council could take action on M.C.T.A. 10-06 without regard to the other items.

Mayor Morris suggested having separate public hearings on the items approved by the Planning Commission and another on the appeal because of the design issues that include parking.

There was some discussion on the parking issues, driveways and right of access to easements for the property.

Mayor Morris asked if there were any objections to holding a public hearing on the three items considered by the Planning Commission and a separate hearing on the D.P.R.B. case. There were none.

Mayor Morris opened the public hearing.

1) Chris Klingerman representing Mr. Hari Alipuria pointed out that the language on page five of staff's report would be inappropriate at this point because staff has created a design that would

allow a reverse station to be possible. Mr. Klingerman suggested revising language to say "reverse turnaround is possible but not reasonable".

Mayor Morris asked Assistant City Manager Stevens to comment on the language.

Assistant City Manager Stevens responded that he did not have a problem tweaking the language, but he is not sure he would use the word reasonable and there is probably another that could be used if this is adopted.

7:35 p.m. City Manager Michaelis left the dais and returned at 7:36 p.m.

Mayor Morris asked if anyone wished to speak in opposition to the M.C.T.A.

2) Fred and Richard Nassar previous owners of the gas station shared that there are some outstanding business transactions regarding the property and brought it to staff's attention in an effort to have the hearing process stopped.

Council asked Assistant City Attorney Mark Steres to respond.

Assistant City Attorney Steres responded by saying he didn't see a reason for the Council to stop the proceedings on the land use questions because of the civil dispute between the two parties. It is the City's job to review the land use request made by the applicant. He further explained that the actions taken by the City are not actions on the claims presented by Mr. Nassar.

Mayor Morris closed public hearing and brought the matter back to Council.

Councilmember Ebner stated that he is not in support of the text amendment as written and proposed removing the "reverse turnaround" from the text.

Councilmember Templeman agreed with Councilmember Ebner's suggestion.

Assistant City Attorney Steres explained that what is being proposed is to strike the second sentence of the existing code section. The code amendment to modify the reverse turn around gas station is the matter to be considered this evening.

MOTION: Councilmember Ebner made a motion to direct staff to bring back an ordinance striking the sentence 'reconstructive gasoline station...' and not to include anything about storm drains.

The motion was seconded by Councilmember Templeman and approved by a vote of four to one (4 to 1) with Councilmember Bertone voting against.

Mayor Morris announced that Council would delay voting on the C.U.P.'s until after the public hearing on the D.P.R.B. appeal.

Councilmember Bertone pointed out that the D.P.R.B. appeal was not shown on the agenda and therefore should it not be heard.

Assistant City Attorney Mark Steres stated that although notices did go out, holding a hearing when it was not included on the agenda would be an issue.

Mayor Morris called for a motion to continue the hearings on the C.U.P.'s and D.P.R.B. case.

MOTION: Councilmember Bertone made a motion to continue the hearings until the September 24th, 2013 meeting; the motion was seconded by Councilmember Ebner.

Councilmember Ebner left the dais at 8:54 p.m. and returned at 8:56 p.m.

6. PLANNING/DEVELOPMENT MATTERS

a. Chickens in Residential Zones – Council direction

Associate Planner Jennifer Williams presented staff's report on the item. Staff's recommendation is if the city addresses the issue for single family properties of an agricultural nature that it is looked at across the board. She also indicated that staff had received one email in support of the item and concluded her report with asking for feedback from Council on whether they would want staff to prepare a code amendment or address any others issues.

Mayor Morris pointed out some of the drawbacks and problems with permitting chickens in residential zones.

Discussion continued on the various issues associated with allowing chickens into the city.

Assistant City Manager Stevens stated that staff will bring the item to the Planning Commission and then back to Council sometime in the next couple of months.

Dorothy Bristing resident spoke in support of a chicken ordinance.

7. OTHER MATTERS

a. Waste Management verbal report Puente Hills Landfill and green waste – Carolyn Anderson-Corrao

Carolyn Anderson Corrao gave a presentation on the status of the Puente Hills Landfill.

Councilmember Bertone asked if Waste Management were participating in any trash burning programs.

Mrs. Corrao responded that it is very difficult to permit, especially in Southern California. There are two facilities City of Commerce and Long Beach but not much marketing has been done on the program.

8. ORAL COMMUNICATIONS

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

No one came forward.

b. City Manager

Mayor's call in show.

1) Meeting dates and times for the Fall City Council/Staff Retreat

- i. Mondays, October 21 or 28, 5:00 p.m. – 9:00 p.m.
- ii. Wednesdays, October 23 or 30, 5:00 p.m. - 9:00 p.m.
- iii. Saturday, October 19, 8:00 a.m. - 12:00 p.m.

October 28th, 2013, 5:00 p.m. to 9:00 p.m. was selected for the retreat date and time.



City of San Dimas
Public Works Department
Traffic Safety Committee

MEETING MINUTES
WEDNESDAY, NOVEMBER 20, 2013 at 9:30 A.M.
COUNCIL CHAMBERS, CITY HALL
245 East Bonita Avenue, San Dimas

Committee Members Present: Krishna Patel (Director, Public Works Dept.), Shari Garwick (Senior Engineer, Public Works Dept.), Gary Bishop (Street Maintenance Supervisor, Public Works Dept.), Warren Siecke (Traffic Engineer), Deputy Paul Alaniz (San Dimas Sheriff's Dept.), Rhonda Abangan (Committee Secretary, Public Works Dept.)

* * * * *

Chair Patel called to order at 9:39 a.m.

#11-13-01 Foothill Blvd/San Dimas Canyon Rd. Intersection

REQUEST FROM V. GALE, RESIDENT and T. BENSON, RESIDENT to review and consider installing of left turn signal on San Dimas Canyon Road at Foothill Blvd intersection due to apparent blind spot on southbound San Dimas Canyon Road.

DISCUSSION:

Chair Patel opened the item and confirmed it was reviewed onsite during morning inspections. This intersection is in question due to the apparent line of sight issues for north/south bound San Dimas Canyon traffic. Chair Patel turned floor to residents for comments.

Resident Benson - stated that southbound left turners cannot see oncoming traffic if there are vehicles in the northbound left turn lane due to the curvature of San Dimas Canyon Road south of Foothill Blvd. He is positive there are details of accidents due to this curvature. Only those who are familiar in the area know about the blind spots.

Resident V. Gale - believes the problem is so great at this intersection that residents who are familiar with the intersection are hesitant to take their right of way privilege when making a southbound left turn. She believes other drivers are in a hurry and don't see opposing drivers, as the northbound left turn driver is blocking the view of oncoming northbound traffic on San Dimas Canyon Road. She stated there have been many accidents.

Resident T. Benson - stated she drives a large vehicle; her vehicle sits high and while driving southbound on San Dimas Canyon she cannot see past the northbound left turning vehicles.

Chair Patel - advised the traffic history shows that in the past year there were only 3 reported accidents and he is not sure if they were intersection related. He also advised that a grant for left turn signal funding was applied for about 3 years ago and the City was not successful in securing said grant money. He stated further Staff will work with City Council to program funds for possible installation at a future date. Staff believes it is approximately \$150k to install left turn signals. The City's next Fiscal Year budget planning will begin in March and City will do its best to find money for the project. There is only a certain amount of dollars available and the City needs to spread it among all the priority projects. It should be noted that jurisdiction is shared with the County of Los Angeles. Their input is part of the process and their approval is required. Chair Patel added there is a long process for something of this nature, but the first step is to recommend to Council to find the funds. The City was not able to secure grant money previously; therefore City will pay and County will pay part of the amount required. Most

Resident Villalobos stated he believes people are definitely driving fast as they go down the street. He has called Sanders several times to let them know to slow down when driving on Acacia. He stated ideally he would like to see speed bumps installed. There is a mid-block bus pickup for the school district (pick up located by park). Most of the children attending BUSD live in the apartment complex where he resides.

Chair Patel commented that Acacia was reviewed during the morning field inspection and it was noted there were no speed limit signs. He asked Resident when does the most speeding occur? Resident Villalobos said during the lunch hours.

Chair Patel asked Deputy Alaniz can you submit an additional patrolling request for Acacia during afternoon hours. Deputy Alaniz confirmed he would.

RECOMMENDATION:

1. Installation of two 25 mph signs; 1) southbound south of the northerly driveway entrance to the bowling alley and 2) northbound north of Nubia at building line approximately 25 feet north of the driveway at 326 Acacia.

#11-13-07 TERREBONNE AVE

REQUEST FROM T. BENSON, RESIDENT, to request additional enforcement for apparent speeding up and down street.

DISCUSSION:

Item reviewed onsite during field inspections. Committee concurred nothing has significantly changed in the neighborhood terms of the last time this was reviewed by TSC in 2004. It was noted that the recent street slurry enhancements included the installation of raised pavement markers on Terrebonne Ave. Chair Patel asked Deputy Alaniz to request additional patrolling for the area; and Staff will update neighborhood reminder letter to residents to adhere to the speed limits for safety (similar letter sent out in 2004).

RECOMMENDATION:

1. Request additional patrolling from Sheriff's Department.
2. Send residents reminder letter to obey speed limits and proceed with caution on Terrebonne.

#11-13-08 105 E. ARROW HWY (GAS STATION)

REQUEST FROM M. ESPINOZA, STAFF, to review several proposed design options of parking lot ingress/egress of the northern portion of Gas Station property.

DISCUSSION:

Per Chair Patel, the Traffic Safety Committee was asked to review the plans and options for the internal circulation submitted by the business owner for the gas station property remodel.

SP Espinoza – applicant is proposing to remodel the entire site and construct a new building. Originally, applicant proposed retaining the existing driveways on Arrow Hwy for entrance and exit traffic. Per City Council's direction applicant has brought the new proposals which reflect different accesses to the property for Traffic Safety Committee's review and recommendations. The alternatives were provided to the Traffic Engineer for review/comment. Applicant's attorney concurred with the Traffic Engineer's suggested revisions and Staff is also ok with the proposed changes as well.

Chair Patel – TSC had TE Siecke review the plans and both exit and entrance proposals at Arrow Hwy.

Attorney Klingerman (representing property owner) – we agree and like the exit on the north end of the property and the recommended handicap access. What we do not understand is the need to make the

westerly driveway on Arrow Hwy exit only. Since the speed limit on Arrow Hwy is 45 mph patrons could miss the easterly entrance.

TE Siecke - when patrons are exiting the pump island they can block the driveway for cars trying to enter the driveway. There is a potential for collisions on site and for rear end collisions involving vehicles slowing on Arrow Hwy to enter the property. A "No Right Turn At Driveway" sign is proposed for westbound traffic on Arrow Hwy. The small radius curb returns at the exit driveway and good signage will emphasize the exit-only designation.

Chair Patel - when the San Dimas Avenue street improvements were made they included widening the driveway on San Dimas Avenue. This upgrade will facilitate access for those who miss the Arrow Hwy entrance.

Attorney Klingerman - we thank you for the time and efforts. It looks like a lot of time and thought was placed on this item and we appreciate the efforts.

RECOMMENDATION:

1. Enhancements approved as recommended by TE Siecke on Plan Sheet 1 dated 11/11/13. Applicant provided with copy of approved plan changes. Copy attached to minutes.

OFF CALENDAR ITEM:

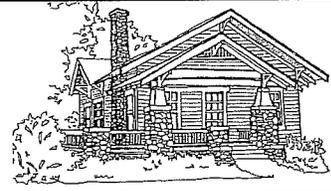
Resident William Stecyk attended TSC meeting to provide committee members with petition for perceived parking issues on Benbow/Benwood/Danecrot streets in the area south of San Dimas High School.

This item was not on the agenda so no action could be taken.

Chair Patel provided background on this area and apparent concerns:

- *Danecrot was realigned and closed off at the south boundary of San Dimas High School and the Swim Park as part of previous enhancements*
- *Some high school students park on Danecrot*
- *The parking issue has been reviewed and discussed with the high school on several occasions*
- *A recent high school band tournament event has triggered the discussions at this time; it is noted the City was notified approximately 3 weeks in advance of the event; and traffic control measures were created for this event to accommodate 60 school buses. The high school was required to notify the residents however they erred in their delivery of the notification.*
- *It is assumed that the future Performing Arts Center is at the crux of the problem for the residents in this area; we understand the target opening date is 2014 and there is much more work to be done (in terms of parking) however it is noted this center will not be fully utilized for some time, therefore time is on our side to create the best possible parking scenarios. Staff has looked into this issue in terms of circulation and in preparation for the opening of the center. The school has also worked out a deal with the New Song Church for use of their parking. It was confirmed in August of 2013, the school allocated funds to reconstruct the existing north parking lot which will be modified to perpendicular parking which allows for more vehicles. It is anticipated this will take place when school dismisses in June 2014.*
- *It is uncertain if any of the measures above will change or alleviate the situation for these residents; but it should be noted both City and school district are working on plans to address the issue.*

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: December 12, 2013

TO: Development Plan Review Board

FROM: Marco A. Espinoza, Associate Planner

SUBJECT: **DPRB Case No. 12-19**
Associated Cases: Municipal Code Text Amendment 13-07
Conditional Use Permit 12-06 & 12-07
A request to demolish the existing 1,568 sq. ft. gas station attendant building / convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled but remain in the same location. The rest of the site will be completely remodeled and re-landscaped. Property Address: 105 E. Arrow Highway (APN:8390-018-023).

HISTORY:

- This project was reviewed by the Board on October 11, 2012 and May 9, 2013. At the May 9 meeting the Board voted to deny DPRB Case No. 12-19 based on the fact that the project did not meet the intent on the Specific Plan which was to provide for a complete remodel of the site.
- The applicant appealed the Board's determination to the City Council. The Council heard the appeal among with the other associated applications. At their September 24, 2013 meeting the Council determined that they would consider amending the required setbacks for Creative Growth, Area 3A & C along Arrow Highway from 25 feet to 15 feet. By reducing the setback it would allow for the applicant to comply with a complete remodel of the site and proper building proportion of the gas island canopy. At the meeting the applicant presented an alternative to the concern of the dead end driveway aisle at the northern property line. The alternative was an angled exit only; the Council directed Staff to present the alternative to the Traffic Safety Committee. The Council continued the applicant's case until all the above mentioned issues could be resolved and heard by the appropriate recommending/approval bodies.
- November 20, 2013 – The revised site plan was reviewed by the Traffic Safety Committee and recommended approval of an exit only driveway along the north property line that was previously designed as a dead end. The Committee also made several other ADA and circulation recommendations that the applicant has complied with in the revised design.
- The applicant has revised the site plan and the elevations in order to move forward with the project approval.

FACTS:

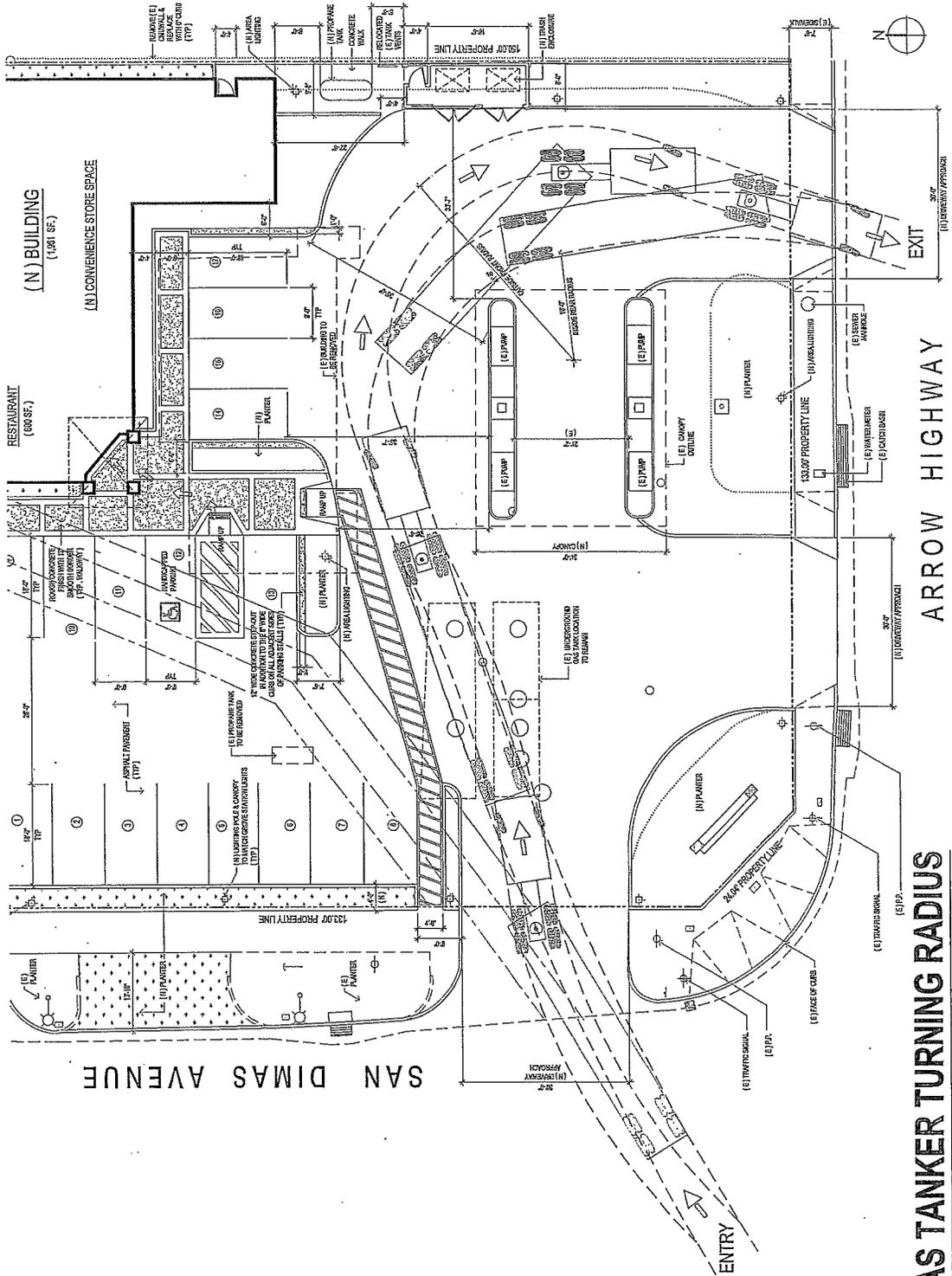
- The design of the convenience store is the same as previously reviewed by the Board on May 9, 2013 which at that time there were no additional design modifications requested by the Board.
- The interior layout of the store vs. the take-out restaurant has been modified to meet the parking requirements. The new size of the take-out restaurant is 525 sq. ft. down from 600 sq. ft. The 75 sq. ft. difference will now be occupied by the convenience store which has a lower parking ratio of 1/225 sq. ft. vs. the restaurant that is higher at 1/75 sq. ft.
- The applicant has revised the gas island canopy which now is proportionate in size and covers all four drive aisles of the pumps. The canopy is designed to match the main building; the columns will be flanked in same brick facade and will also have a hipped clay tile barrel roof.
- The setback along Arrow Highway has been reduced to 15 feet on the site plan to meet the intended code text amendment.
- A exit only exit has been placed along the north property line as reviewed and recommended by the Traffic Safety Committee.
- The ADA access has been relocated further north creating a better circulation pattern than previously designed.

RECOMMENDATION:

Staff recommends the Board recommend approval of DPRB Case No. 12-19 to the Planning Commission and the City Council.

Aerial of Subject Site





GAS TANKER TURNING RADIUS

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



ELEVATION ALONG ARROW HIGHWAY

105 E. ARROW HWY.,
SAN DIMAS, CA 91773

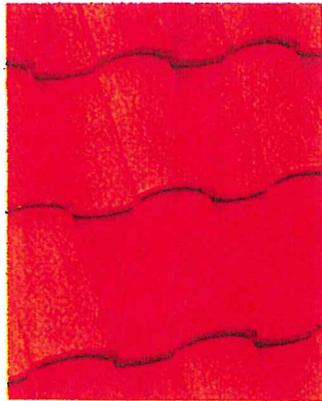
MATERIAL BOARD

Project Address : 105 E. Arrow Hwy,
San Dimas, Ca 91773

Owner : Hari Alipuria
3939 Muscatel Ave.,
Rosemead, Ca 91770

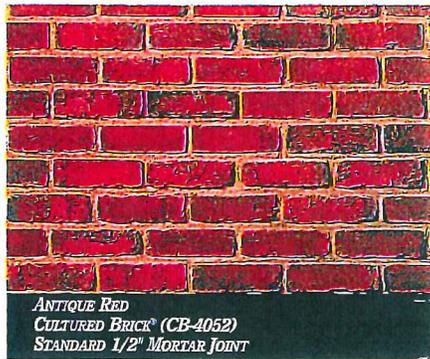
1

ROOFING : Eagle Roofing Product
Camino Real Series :
SMC 8403 – Santa Barbara



2

BRICK STONE VENEER : Cultured Stone
'Antique Red' : CB-4052



3

COLUMN BASE : La Habra Stucco
580 ' Sierra Tan '



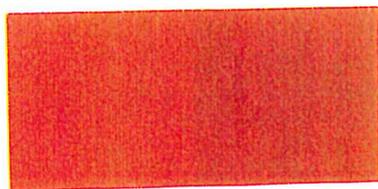
4

EXTERIOR WALL : La Habra Stucco
82 ' Hacienda '



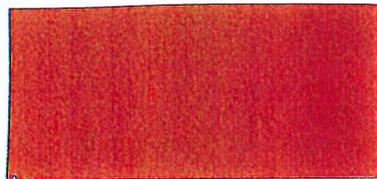
5

FASCIA BOARD / TRIMS : Dunn Edwards DE6111
' S'Mores '



6

CROWN FASCIA MOULDING : Dunn Edwards DE6112
' Cedar Chest '



7

WINDOW TRIMS : Dunn Edwards DE6115
' Practical Tan '



**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
December 12, 2013 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

Emmett Badar, City Council (*Arrived at 8:34 a.m.*)
Scott Dilley, Chamber of Commerce
Shari Garwick, Senior Engineer
Blaine Michaelis, City Manager
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager of Community Development

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:33 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Larry Stevens moved, seconded by Jim Schoonover to approve the November 21, 2013 minutes. Motion carried 5-0-1-1 (Badar Absent and Garwick Abstain).

DPRB Case No. 12-19

A request to demolish the existing 1,568 sq. ft. gas station attendant building / convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take – out restaurant. The gas pump canopy will be remodeled but remain in the same location. The rest of the site will be completely remodeled and re-landscaped located at 105 E. Arrow Highway.

Associated Cases: Municipal Code Text Amendment 13-07 & Conditional Use Permit(s) 12-06 & 12-07

APN: 8390-018-023

Zone: Creative Growth 3 (CG-3)

Hari Alipuria, property owner and application of 105 East Arrow Highway, was present.
Cris Klingerman, applicant's attorney, was present.

Senior Planner Espinoza stated that the project was reviewed by the Board on October 11, 2012 and May 9, 2013. He noted that the Board recommended denial because the proposal did not meet the intent of the Specific Plan.

Emmett Badar arrived at 8:34 a.m.

Senior Planner Espinoza stated that the decision was appealed to the City Council and was heard at the September 24, 2013 meeting. The Council determined that they would consider amending the requirements for setbacks for the Creative Growth, Area 3A & C along Arrow Highway from 25 feet to 15 feet. The reduced setback would allow for the applicant to comply with a complete remodel of the site and property building proportion of the gas island canopy. The new canopy design would cover all four drive aisles. He noted that there are additional applications associated to this project. The applicant has made the recommendations requested by City Council such as submitting an alternative exit design at the northern property line. The Council felt it warranted Staff to have the applicant return to the alternative design reviewed by the Traffic Safety Committee. The applicant submitted six different proposals for alternative drive aisles for the Committee they decided an "exit only" was the best alternative. The applicant also meets the ADA access and has been relocated further north to create a better circulation pattern than previously designed. He noted that there is no issue with the overall scale and size of the proposed building and added that the materials are the same as previously proposed. Staff recommends approval to the Planning Commission and City Council.

Mr. Stevens asked if the trash enclosure and propane facility are located in the same areas.

Senior Planner Espinoza responded they are both in the same originally proposed locations.

Mr. Stevens inquired about the driveway that has an "exit only" sign. He asked how the sign will prevent drivers from entering.

Senior Planner Espinoza responded drivers cannot be monitored but added; hopefully the sign will deter them from entering.

Mr. Stevens asked if the applicant worked with the adjacent property owner for the right of access.

Senior Planner Espinoza responded that the adjacent property owner did not want to give access.

Cris Klingerman, applicant's attorney, stated he has made two requests for a reciprocal easement and they both have been denied.

Mr. Stevens asked if the request was made during a conversation or in a written document.

Mr. Klingerman responded it was through written communication.

Mr. Stevens recommended that he provide a copy of that written communication to Staff. The store has a two-story appearance; however, the second story in the attic is not usable area.

Senior Planner Espinoza responded it can be conditioned that the second floor not be used as storage space.

Mr. Stevens asked for a detailed description of the revisions to the canopy.

Senior Planner Espinoza replied that the canopy has increased in size and covers four drive aisles.

Mr. Stevens discussed the canopy and asked if the intention is to utilize the existing canopy and install a new roof. He added that it will make a difference but asked if the columns are being redone or going to be designed to fit into the existing columns.

Senior Planner Espinoza responded that Mr. Eide, designer, has not done a structural analysis and is unaware if they are in the same location.

Mr. Sorcinelli commented that he has a big issue with the landscaping at the front of the property. He asked how the proposed changes affect the landscaping.

Senior Planner Espinoza stated that the setback has been reduced to 15 ft. and added that the drive aisle is now being used. He stated that the landscaping will be refurbished.

Mr. Sorcinelli pointed out the windows on the second floor and noted they are obscure.

Senior Planner Espinoza commented that the windows will have black or tan spandrel glass because the mullions are a dark color.

Mr. Sorcinelli stated he prefers clear glass versus spandrel.

Mr. Stevens questioned the door that leads to the area that the applicant has not received access to. He noted his concern with the landscaping outside the door and added the plans need to call out that information in detail.

Mr. Sorcinelli asked if the door could be moved to the West.

Mr. Stevens commented that if the door is not needed, then why have it. He suggested that the building be on the property line. He asked if there is a grade difference.

Senior Planner Espinoza responded yes there is a grade difference and added that it is higher at the top and lower toward the bottom.

Mr. Stevens asked if the landscaping will be below the existing driveway by a few inches or by a foot.

Senior Planner Espinoza responded it will be greater than a foot.

Mr. Klingerman addressed the elevation and open area. He stated that if they proposed a single-story, it would not have looked appropriate when the building abuts two-story structures. He emphasized that is why a second story appearance was proposed. He stated that the second story will store the mechanical equipment. He added that the safety doors can be eliminated and noted that concrete is better to include versus installing the landscaping. He noted that an "exit only" area was created since the attempt to gain reciprocal easement was denied and noted that there will be a sign reflecting "Exit Only."

Mr. Michaelis asked if the City's requirements are acceptable for the applicant.

Mr. Klingerman answered on behalf of the applicant yes.

Mr. Stevens requested the Board suggest the windows be changed from spandrel to clear glass.

Mr. Klingerman stated that it will be ok.

Mr. Dilley asked if there is an elevation difference from the propane tank to the trash enclosure.

Mr. Klingerman responded that the elevation is almost the same.

Mr. Stevens stated that there is a venting requirement for Healy tanks that go above grade.

Senior Planner Espinoza pointed out the Healy tanks near the trash enclosure. He stated that they are difficult to see because of the trees.

Mr. Stevens stated that the Healy tanks are older and the requirement has changed and they have been retrofitted a few times.

Senior Planner Espinoza recommended they be placed inside the trash enclosures and noted it has been done before.

Mr. Stevens stated that they cannot be constructed too high.

Senior Planner Espinoza noted that the Mobil gas station on Arrow Highway used trellis and added most of the tanks are screened.

Mr. Sorcinelli asked if there is an enclosure around the propane tank.

Mr. Klingerman responded yes.

Senior Planner Espinoza stated that there is a short wall that matches the building.

Mr. Sorcinelli stated that it is not labeled on the drawings.

Senior Planner Espinoza stated that when the plans are submitted they will be cleaned up and reflect these changes.

Mr. Sorcinelli asked for alternatives for the propane tank enclosure. He noted that it is not a great idea to have the trash enclosure and the propane tank at the front of the property. He asked if there is some way to modify the area and screen it. He stated that the wall can come out further from the tank as well.

Mr. Klingerman stated that the applicant intends to screen the areas.

Mr. Stevens pointed out the conditions of approval and stated the Condition No. 32 needed to be updated to reflect the 2013 year change. He added that the conditions given at the Traffic Safety Committee should also be included.

Mr. Sorcinelli pointed out the "Exit Only" area and noted that it is very close to the intersection.

Senior Planner Espinoza stated that it has decreased in size and was previously closer.

Mr. Sorcinelli asked why an "Exit Only" sign was decided over an "Enter Only."

Senior Planner Espinoza responded yes. He commented that all the Traffic Safety Committee conditions will be included with the Conditions of Approval. Also, to change the windows from spandrel to clear glass.

Mr. Stevens stated that a master sign program is required since there are two tenants.

Mr. Sorcinelli inquired about digital signs.

Senior Planner Espinoza stated that digital signs are permitted at gas stations.

Mr. Stevens stated that they do not have digital price panels in the City yet.

Eric Beilstein, Building Official, discussed the 2nd floor and the possible use of storage in the future. He stated that he does not see a condition prohibiting storage.

Senior Planner Espinoza stated that the applicant would need to provide additional parking if they were to have a storage area.

Mr. Beilstein asked how Staff prevents the applicant from using the 2nd floor as storage space.

Senior Planner Espinoza stated that Steve Eide, the designer, noted there is a minimum height requirement for usable space.

Mr. Beilstein restated there is no condition reflecting that information.

Mr. Stevens commented that it can be less readily usable by changing the stairway to a ladder. He added that someone could eventually make the second level a storage area.

Senior Planner Espinoza stated that a ladder can be recommended versus a stairway.

Mr. Stevens stated switching from a stairway to a ladder will allow for more usable square footage on the 1st floor.

Mr. Dilley stated that the additional square footage can be used for the mechanical equipment by providing a ladder vs. stairs.

Mr. Beilstein stated that the Code requires a walkway to a storage area. He recommended removing the plywood so that storage would be difficult.

Mr. Klingerman stated that switching from a stairway to a ladder is fine.

Mr. Badar recommended adding a condition to reflect this information.

Mr. Sorcinelli pointed out the height of the attic area and noted the tower is taller than the building.

Mr. Stevens stated the problem is proportionality.

Mr. Sorcinelli stated that the building is too high.

Senior Planner Espinoza stated that it mimics the proportions of Grove Station, to the North.

Mr. Stevens explained he is not convinced the two-story appearance is the best proposal for the site.

Mr. Sorcinelli asked if the bottom of the building will be stucco.

Senior Planner Espinoza stated no, it would be precast stone like Grove Station.

Mr. Klingerman stated on the behalf of the applicant, he does not want to get rid of the two-story appearance and wants to be similar to Grove Station.

MOTION: Blaine Michaelis moved, second by Emmett Badar to approve, subject to the following conditions: change the windows on the second floor from spandrel to clear glass, address the height of the screening wall for the propane tank area when plans are submitted; preferably with the use of brick and cement, update Condition No. 32 to reflect the 2013 edition, include conditions recommended by the Traffic & Safety Committee, remove the proposed stairway that leads to the attic and replace with a ladder with the option to enclose in a closet, and to provide flexibility for the heights to remain as a proposed two-story tower with an option to lower the windows or parapet height by a foot or two.

Motion carried 6-1-0-0 (Stevens No)

Mr. Badar explained that the Board should be open minded to the heights and added the lowering of the tower seems to be brand new information suggested to the applicant today.

Mr. Sorcinelli recommended that any trash or propane enclosure should have brick or cement finish.

Mr. Stevens commented that he is against the motion and added is not happy with the trash and propane enclosure at the front of the property, the "Exit Only" alley. He posed the question that, in the long run, will a gas station be an appropriate use for this piece of property in the future. He added that he understands that today's vote is for the design and not the use.

DPRB Case No. 12-15

A request to construct several accessory structures consisting of a barn, horse corrals, storage sheds, detached bathroom, patio cover, glass gazebo, and trellis colonnades; concrete walkways and a stair platform in the scenic easement area; and request to install a tubular steel fence along the existing equestrian easement trail at 1136 Edinburgh Road.

APN: 8426-034-032

Zone: Specific Plan No. 4

Ed Segura, designer, was present.

Dr. Mojtaba and Ziba Arbab Moghadam, property owners of 1136 Edinburgh Road, were present.

Associate Planner Torrico stated that the property measures 70,000 sq. ft. (1.6 acres) in lot area and is within Specific Plan No. 4, Area 1. The lot is classified as an equestrian lot with a scenic easement. The property has an 11,919 sq. ft. single-family residence with attached garage. The applicant would like to construct several accessory structures on different parts of the lot that are limited to the type of development based on their land use designation. There are four different land use classification for the subject property are as follows: Residential Use, Equestrian Area, Equestrian Trail & Service Road and Scenic Easement. To simplify the applicant's request, Staff has categorized the proposed accessory structures based on the designation of the lot's land use.

He explained what is being proposed. For the residential area, there is a proposal for a 160 sq. ft. detached bathroom, a 130 sq. ft. glass gazebo, a 272 sq. ft. patio cover and two unpermitted trellis colonnades. In the equestrian easement, there is a 1,750 sq. ft. two-story barn being proposed, unpermitted horse corrals, a 6 ft. high black tubular fence and three unpermitted storage sheds. In the Scenic Easement area there are two unpermitted paved concrete walkways and unpermitted stairs and platform.

For the residential area, the proposed detached bathroom is outside of the front yard setback, 20 ft., and will be screened from the public right-of-way by a 6' high decorative block wall. The glass gazebo

EXIST F

Chapter 18.140

C-G CREATIVE-GROWTH ZONE*

Sections:

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

* Prior Ordinance History: Ords. 316 and 361.

18.140.010 Purpose.

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

18.140.020 Specific plan.

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

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

18.140.040 Plan review.

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

18.140.060 Additional findings.

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

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

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

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

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

18.140.090 Uses in specific plan areas.

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

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

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

1. Permitted Uses.

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

permitted use. The determination of the director of community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212.

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

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

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

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

f. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses.

2. Conditional Uses.

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

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

c. Theaters: walk-in, indoor only;

d. Hotel or motel;

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

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

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

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

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

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

3. Prohibited Uses.

a. Supermarkets;

b. Industrial uses;

c. Gambling facilities;

d. Residential uses;

e. Wholesaling or warehousing operations;

f. Convenience markets;

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

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

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

B. Area 2—Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which service the day-to-day-living needs of nearby neighborhoods or a larger section of the city. In addition, it is recognized that certain parcels east of the Puddingstone Shopping Center may be suitable for medium-high density residential development, including apartments, townhouses or condominiums.

1. Permitted Uses.

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

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

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

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

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

f. Wire transmission office;

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

h. Accessory massage permitted with the following primary businesses: athletic club, salon, barbershop and similar uses.

2. Conditional Uses.

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

b. Off-sale alcoholic beverages;

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

d. Automobile tire sales and service;

e. Automotive repair;

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

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

h. Motorcycle sales and services;

i. Athletic clubs and performing arts studios;

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

k. Senior citizen housing projects;

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

m. Theaters and bowling alleys;

n. Senior citizen housing located on the second and third floors of buildings.

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

C. Area 3—Mixed Use. The purpose of this area is to provide an attractively developed entry into the central portion of downtown San Dimas along the San Dimas Avenue corridor and to provide an extension of Frontier Village. Zoning standards for this area are designed to provide the flexibility to allow commercial, office, service and

live/work uses as well as residential uses that are designed to blend with the traditional design standards in the area.

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

1. Area 3—Definitions.

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

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

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

a. Mixed use/commercial office;

b. High density residential;

c. Medium density;

d. Single family.

3. Permitted Uses.

a. Sub-Area A—Downtown Mixed Use.

i. Retail commercial, office and service businesses;

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

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

iv. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses.

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

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

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

ii. Maximum one story and eighteen feet in height;

iii. Maximum lot coverage is forty percent;

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

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

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

4. Conditional Uses.

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

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

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

iii. Senior citizen housing located on the second and third floors of buildings;

iv. Gasoline Service Stations. Existing gasoline service stations shall not be permitted to extend, expand or enlarge the existing building or use, unless there is complete reconstruction of the existing facilities. If an existing gasoline service station is reconstructed to the above standard, the use may be expanded to include a convenience store and/or a restaurant use;

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

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

b. Sub-Area B—High Density Residential.

i. Condominiums and townhouses;

ii. Loft residential units;

iii. Senior citizen housing located on the second and third floors of buildings.

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

6. Area 3—Property Development Standards.

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

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

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

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

i. Required Parking.

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

(B) Multiple-Family with Garage Space Attached. Two garage spaces. A minimum size of twenty feet by twenty feet is required. Plus one

noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units.

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

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

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

ii. Parking Design.

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

(B) Tandem parking spaces may be used for a maximum of twenty percent of all required spaces within a project and shall be a minimum of ten feet, six inches wide and nineteen feet deep per space.

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

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

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

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

1. Permitted Uses.

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

b. Retail and service businesses;

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

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

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

f. Accessory massage permitted with the following primary businesses: athletic club, day spa, beauty salon, barbershop and similar uses.

2. Conditional Uses.

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

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

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

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

3. Prohibited Uses.

a. Gambling facilities;

b. Residential uses;

c. Convenience markets;

d. Food markets;

e. Office uses which are not incidental to a permitted or conditionally permitted use;

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

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

h. Other uses inconsistent with the intent and provisions of this zone, as determined by the director of community development, in accordance with Section 18.192.040. The determination of the director of community development may be appealed to the development plan review board and, thereafter, the city council in accordance with Chapter 18.212 of this title. (Ord. 1225 § 1, 2013; Ord. 1223 §§ 3, 4, 2013; Ord. 1207 § 1, 2011; Ord. 1185 §§ 11—15, 2008; Ord. 1170 § 15, 2007; Ord. 1155 §§ 1, 2 (Exh. A), 2005; Ord. 1085 § 12, 1998; Ord. 1083 § 7, 1997; Ord. 1072 § 4, 1997; Ord. 1029 § 1, 1995; Ord. 963 § 4, 1992; Ord. 911 § 9, 1990; Ord. 891 § 2, 1989; Ord. 829 § 1, 1985; Ord. 808 §§ 1, 2, 1984; Ord. 785 § 1, 1983; Ord. 37 § 280.08, 1961)

18.140.100 Property development standards.

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

A. Lot Area. No provisions.

B. Lot Dimensions. No provisions.

C. Building Height.

1. No building or structure erected in this zone shall exceed two stories in height except by conditional use permit.

2. Exceptions.

a. Penthouses or roof structures for the housing or elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, church steeples, flagpoles, chimneys and other similar structures may be erected above the height limits prescribed in this subsection, provided such structures are compatible with the architectural design of the building and the surroundings.

b. Air conditioning units, electrical switch gear and panels, compressors and similar mechanical

equipment shall be enclosed within an enclosure compatible with the architectural design of the building.

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

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

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

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

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

- I. Signs.
 - 1. The provisions of Chapter 18.152 shall apply.
 - 2. The approving authority shall find prior to the issuance of an approval of a sign or sign program that the proposed design is in conformance with the Early California village theme and good design principles with respect to:
 - a. Height;
 - b. Location;
 - c. Size;
 - d. Color;
 - e. Materials;
 - f. Lighting;
 - g. Compatibility to structure it is identifying.

- J. Lighting.
 - 1. All exposed lighting fixtures shall be decorative and in keeping with the Early California village theme.
 - 2. Lighting shall be so designed to reflect away from adjoining properties, streets and roads.
- K. Landscaping. The review board may require landscaping in addition to required yards as follows:
 - 1. Buffering adjoining properties;
 - 2. Complementing building designs in and adjoining parking lots. (Ord. 1005 § 1 (Exh. A, § 11), 1993; Ord. 908 § 6, 1989; Ord. 673 § 1 (part), 1979; Ord. 37 § 280.10, 1961)

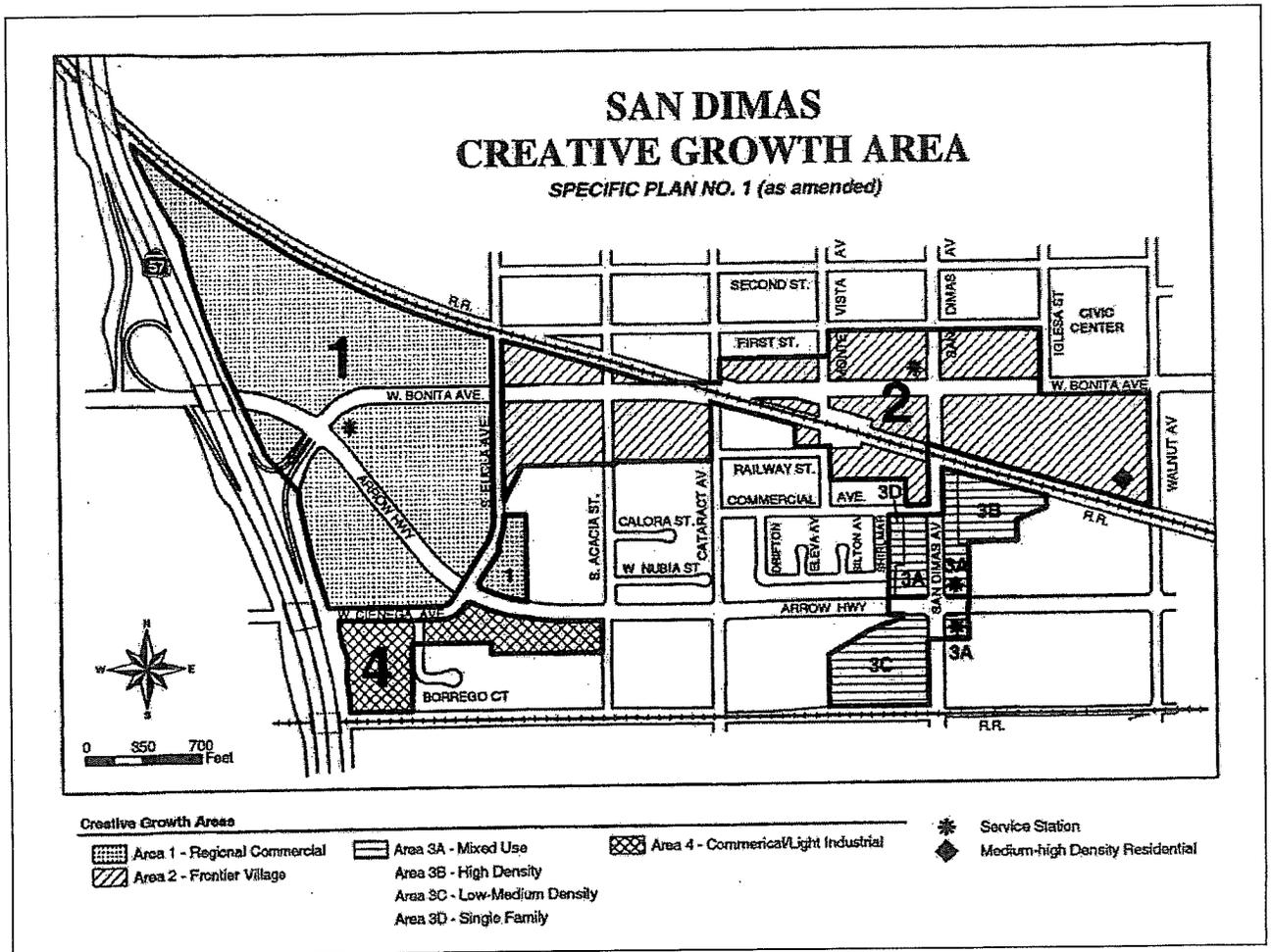
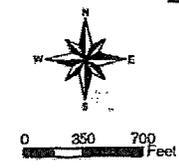
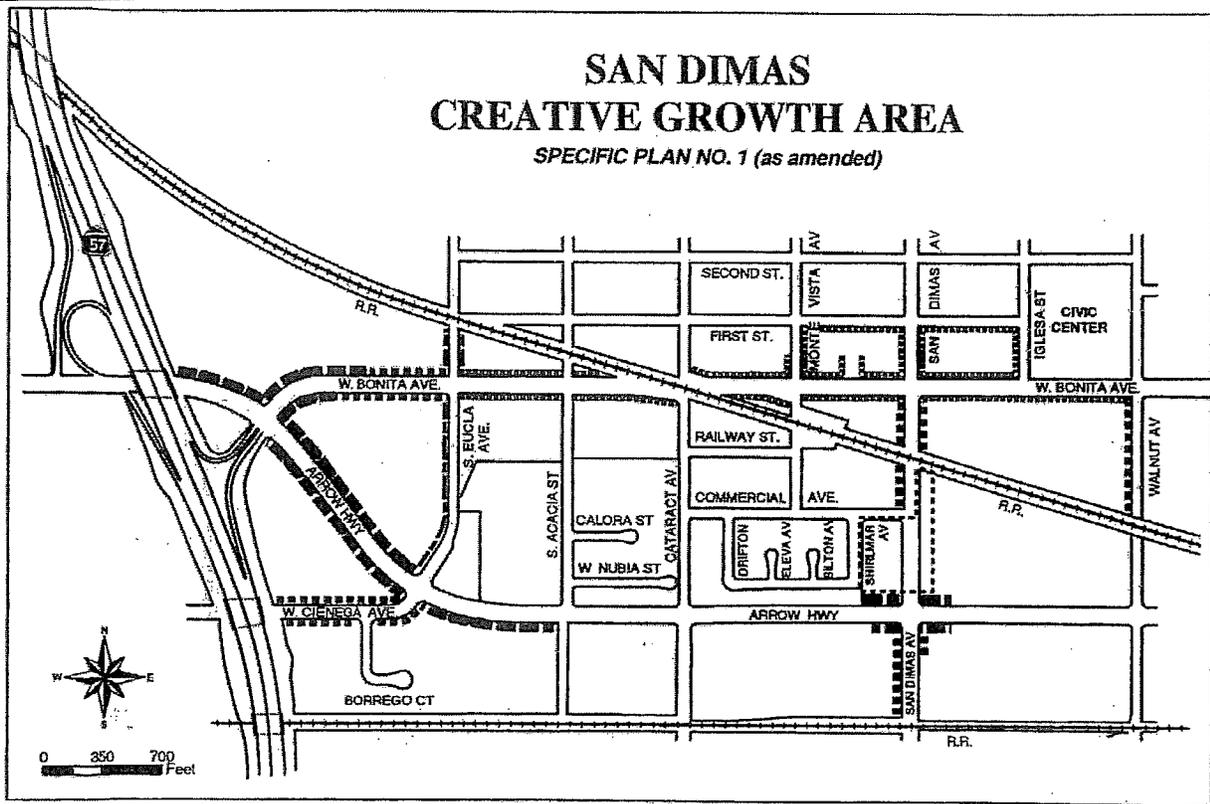


EXHIBIT A – GROWTH AREAS

EXHIBIT G

SAN DIMAS CREATIVE GROWTH AREA

SPECIFIC PLAN NO. 1 (as amended)



Legend

- ■ ■ ■ 25-foot Setback - - - - 10-foot Setback
- ■ ■ ■ ■ 15-foot Setback - - - - - Zero Setback
- - - - - To be determined by City Council

EXHIBIT B - SETBACKS

RESOLUTION PC-1489

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 12-06, A REQUEST TO ALLOW FOR OFF-SALE GENERAL OF BEER AND WINE (TYPE 20 LICENSE) AT GAS & GO LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)

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

Steve Eide Design Group
158 West Orange Street
Covina, CA 91732
on behalf of
Hari Alipuria

WHEREAS, the Conditional Use Permit is described as:

A request to allow for Off-Sale General of Beer and Wine (Type 20 License) at Gas & Go.

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

105 East Highway (APN: 8390-018-023)

WHEREAS, the Gas & Go was previously approved for a Type 20 Off-Sale of beer and wine prior to the City's incorporation; and

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 June 20, 2013 and brought back for approval of the resolution on July 18, 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:

EXHIBIT H

- 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 proposed tenant space is adequate in size to provide for the off-site sale of beer and wine as an accessory use which is compatible with other retail uses and gas stations in the same vicinity and zone.

- 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 located on the northeast corner of San Dimas Avenue and East Arrow Highway. The site is accessible from Arrow Highway which is an improved major arterial street and from San Dimas Avenue which is considered a secondary arterial street. The existing street access and parking will accommodate the proposed use.

- C. The proposed use will not have an adverse effect on abutting property and uses.

The existing off-site sale of beer and wine has not had an adverse effect on the abutting properties and uses nor should the continued off-site sale of beer and wine.

- D. The Conditions stated in the decision are deemed necessary to protect the public, health, safety and general welfare.

It is determined that the conditions imposed will continue protecting the public health, safety, and general welfare.

- 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 Planning Division Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under the Class 2 exemption under State CEQA Guidelines Section 15302 Replacement or Reconstruction. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The

Planning Commission has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that Planning Commission recommends to the City Council approval of Conditional Use Permit 12-06 subject to the applicant's compliance with conditions in "Exhibit A" attached hereto and incorporated herein, and that the decision shall be final unless a timely appeal is filed with the City Council. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 18th day of July, 2013, by the following vote:

AYES: Bratt, Davis, Ensberg, Rahi

NOES: Schoonover

ABSENT: None

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

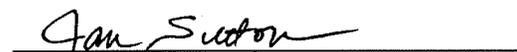

Jan Sutton, Planning Secretary

EXHIBIT A**CONDITIONS OF APPROVAL****Conditional Use Permit No. 12-06**

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall comply with all requirements of the Creative Growth Area 3A – Mixed Use.
3. The applicant shall sign an affidavit accepting all conditions prior to commencing alcohol sales.
4. Conditional Use Permit approval shall expire if approved use has not commenced within one (1) year from the date of approval.
5. Approval is granted for the off-site sale of beer and wine (Type-20 License).
6. Change of the ABC license to a different license type shall first require review and approval of a new Conditional Use Permit Application and associated material and fees.
7. This approval is granted for Gas & Go located at 105 East Arrow Highway, APN 8390-018-023. Any increase of display floor area, or other substantial change in operation relating to alcoholic beverage sales, shall require review and approval of a new Conditional Use Permit Application and associated material and fees.
8. The sale of beer and wine shall commence only within business hours, and shall be prohibited between the hours of 2:00 A.M. and 6:00 A.M.
9. Alcoholic beverages shall not be sold to any persons under the age of 21.

10. The sale of beer, wine and distilled spirits for consumption on-premises is prohibited.
11. The applicant shall comply with all regulations of the Alcoholic Beverage Control Act and shall comply with all licensing conditions imposed by the State of California.
12. 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 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.

End of Conditions

RESOLUTION PC-1498

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 13-07, TO REDUCE THE 25-FOOT SETBACK TO 15 FEET ALONG ARROW HIGHWAY WITHIN THE CREATIVE GROWTH, AREA 3A AND 3C ZONE.

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the applicant;

Steve Eide Design Group
158 West Orange Street
Covina, CA 91732
on behalf of
Hari Alipuria

WHEREAS, the Amendment is described as a request to modify Chapter 18.140.090.C.6.B. to reduce the 25-foot setback to 15 feet along Arrow Highway within the Creative Growth, Area 3A and 3C Zone; and

WHEREAS, the Amendment would affect the following properties: 105 E. Arrow Hwy., 102 E. Arrow Hwy., 105 W. Arrow Hwy., and The Gables at San Dimas (APN: 8382-027-102) within the Creative Growth, Area 3A and 3C Zone; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 16, 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, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area and maintains necessary standards.
- B. The proposed Municipal Code Text Amendment will provide reasonable design alternatives to the required reverse/turn around station design. The alternative design will help allow for future development of the sites that are in need of development.

- C. The proposed Municipal Code Text Amendment is consistent with the General Plan and will help facilitate the development of the site.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 13-07 as set forth in attached Exhibit A.

PASSED, APPROVED and ADOPTED, the 16th day of January, 2014 by the following vote:

AYES: Bratt, Ensberg, Rahi, Schoonover

NOES: None

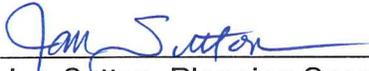
ABSENT: Davis

ABSTAIN: Nones



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton, Planning Secretary

EXHIBIT A

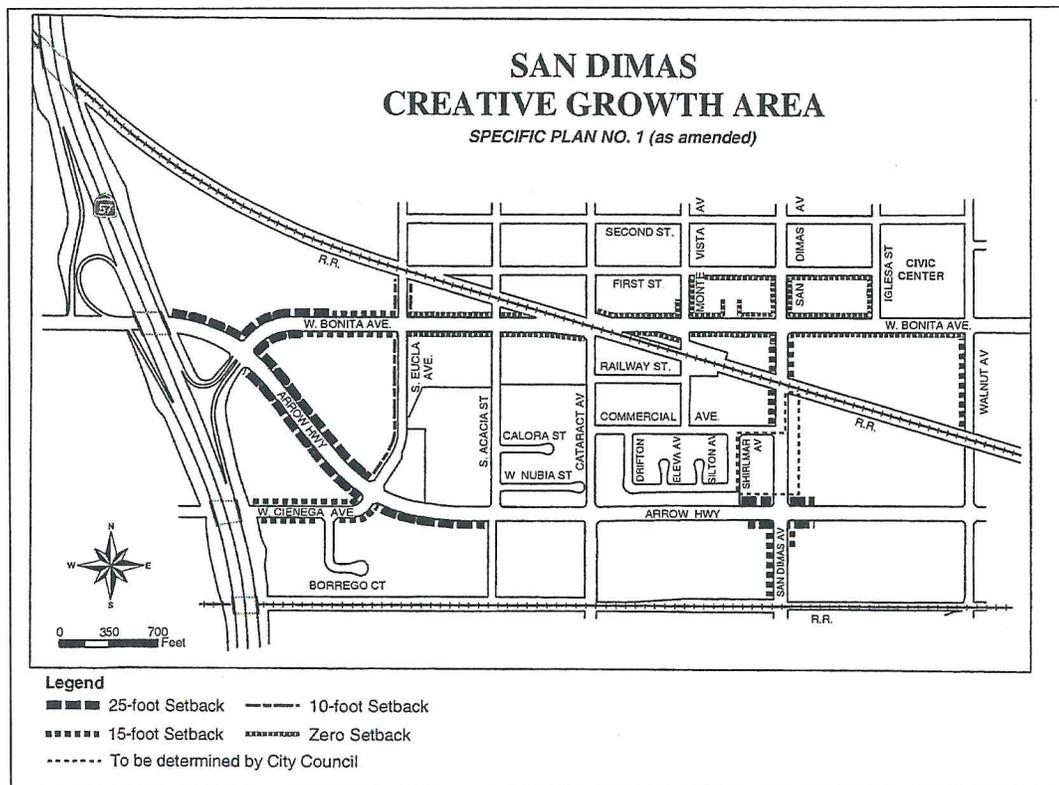
Text in Blue Underline is new

Text in ~~Red Strike-Out~~ is being deleted

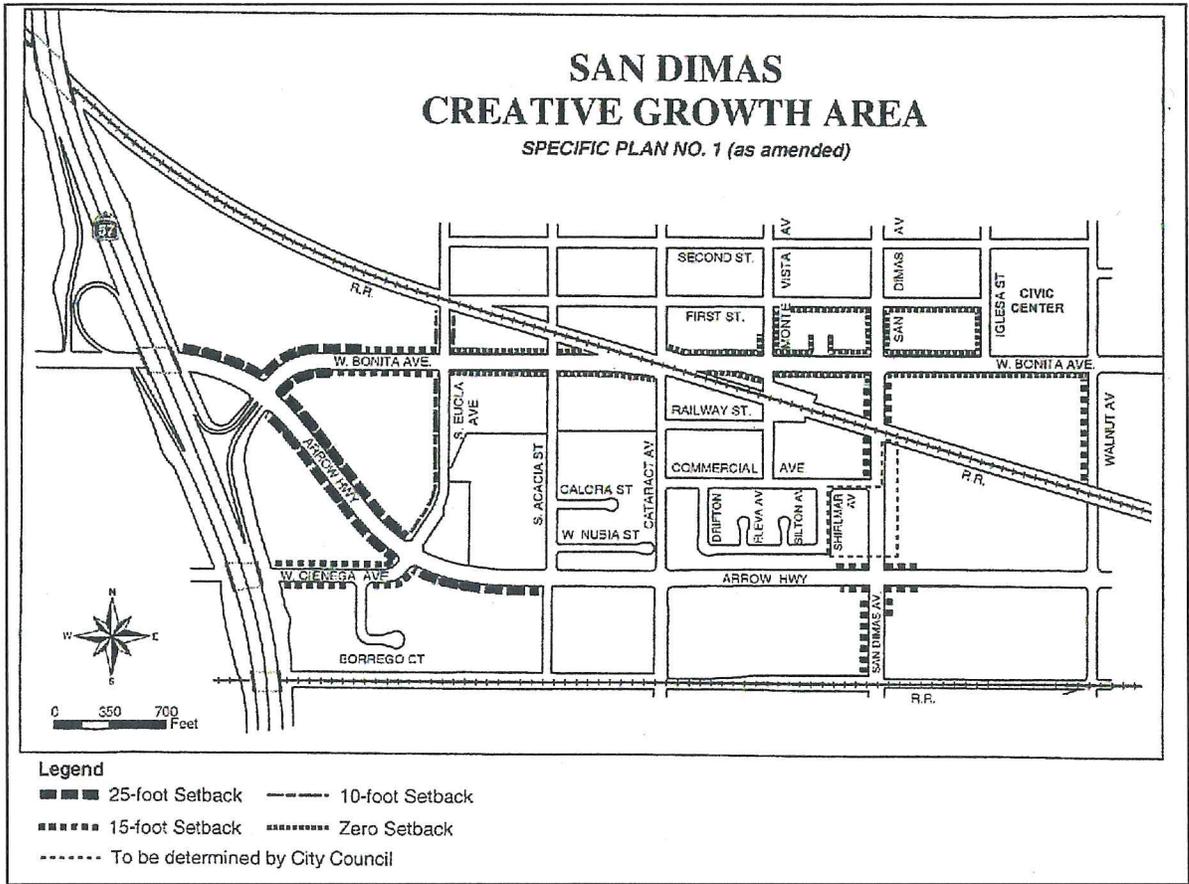
Text in black will remain the same

Code Section 18.140.090.C.6.b. Setbacks.

~~No Provisions. All allowable building setbacks shall be determined by the Development Plan Review Board. As provided in Exhibit B~~



Existing Exhibit B – Shows the 25-foot setback



Amended Exhibit B – Shows the 15-foot setback

RESOLUTION PC-1499

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 12-07, A REQUEST TO CONSTRUCT A 2,561 SQ. FT. GAS STATION ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT ON THE PARCEL LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)

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

Steve Eide Design Group
158 West Orange Street
Covina, CA 91732
on behalf of
Hari Alipuria

WHEREAS, the Conditional Use Permit is described as:

A request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store (2,036 sq. ft.) with a take-out restaurant (525 sq. ft.). The gas pump canopy will be remodeled and expanded but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.

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

105 E. Arrow Highway (APN: 8390-018-023)

WHEREAS, the Planning Commission previously reviewed and recommended approval of CUP 12-07 per Resolution PC 1488 to the City Council on July 18, 2013. At the September 24, 2013, City Council meeting the Council recommended revisions to the project which changed the original layout of the site therefore requiring re-review and re-approval by the Planning Commission of CUP 12-07.

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 January 16, 2014, at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

EXHIBIT H

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

The existing site will be remodeled to an extent that the new development proposed for the site will meet the development standards of the Code.

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

The subject site is located on the northeast corner of San Dimas Avenue and East Arrow Highway. The Site can be accessed from either improved arterial streets. The expected increase in traffic flow will not be significant since both streets will be able to handle any additional vehicles and not create a negative effect on traffic flow.

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

The proposed remodel of the gas station is arranged, designed and constructed to blend with the surrounding buildings. The type of material and overall design is in compliance with the Town Core Design Guidelines and the adjacent development; Grove Station. The operation of the gas station with convenience store and take-out restaurant will be compatible with the surrounding uses and will be maintained to be harmonious with the surrounding neighborhood.

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

The project is consistent with Goals Statement L-6 within the General Plan: "Revitalize and improve downtown as a community node." The site currently is in need of major improvements; the buildings are older and worn. The new gas station will improve the appearance of the site and enhance the entrance to the downtown and the surrounding community.

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

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

The Planning Division Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under the CEQA Categorical Exemption per Section 15332, Class 32 – In-Fill Development Project. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The Planning Commission has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

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

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

The proposed architectural character of the project is in conformance with the Early California village theme by incorporating features found in historic downtown areas, such as: antique red brick façade, smooth stucco, semi-arched clear windows with pre-cast decorative trim, parapet walls with dentil relief, goose neck lighting and large store front windows. The exterior cladding materials of smooth stucco and brick that are integrated into the design are key to emulating the early California theme. The overall size of the project was designed in a way to blend in with the adjacent Grove Station development to the north and the recently approved mixed-use project to the west.

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

- a. Buildings, structures and improvements;
- b. Vehicular ingress, egress and internal circulation;
- c. Setbacks;
- d. Height of buildings;
- e. Service areas;
- f. Walls;
- g. Landscaping;
- h. Such other elements as are found to be relevant to the fulfillment of the purposes of this zone.

The remodeled gas station is arranged to avoid traffic congestion and to ensure pedestrian and vehicular safety and welfare are protected. The vehicular circulation was reviewed and approved by the City Engineer. The gas station with convenience store and take-out restaurant will meet the parking requirements for the uses. The project meets minimum setbacks set forth within the Creative Growth Zone. The project is below the maximum building height but is being developed to look like a two-story structure to blend in with the Grove Station to the North. Many of the landscape planters will be reconstructed and replanted with drought tolerant landscaping similar to the plant species planted in the medians along San Dimas Avenue. Design elements incorporated with the proposed project will help integrate the new construction with the surrounding area and services.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Conditional Use Permit 12-07 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 16th day of January, 2014, by the following vote:

AYES: Bratt, Ensberg, Rahi, Schoonover

NOES: None

ABSENT: Davis

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton, Planning Secretary

EXHIBIT A
Conditions of Approval
for
CUP Case No. 12-07

A request to construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant; remodeled and expanded gas canopy, site layout and landscaping at 105 E. Arrow Highway (APN: 8390-018-023).

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 No. ***** 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 Creative Growth, Area 3A – Mixed Use zone.
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 City Council on *** , 2014.
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 the lot 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. 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.
14. 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

15. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on December 12, 2013, 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.
16. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
17. 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.
18. 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.
19. 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.
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 standard plan and 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 landscape construction documents.
24. 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.
25. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
26. 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.
27. 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

28. 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.
29. 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.
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, 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

31. The Developer/Applicant shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
32. 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.
33. 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.
34. 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, accessible/adaptable units, public/common use areas, swimming pool, etc.
35. The Developer/Applicant shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
36. The Developer/Applicant shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
37. 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.

38. 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.
39. 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.
40. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
41. The Developer/Applicant shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
42. 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.
43. Prior to removing the existing structure on the property, the Developer/Applicant shall obtain a Demolition Permit from the Building and Safety Division.

ENGINEERING DIVISION – (909) 394-6250

44. 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).
45. 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 Developer/Applicant shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. 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.

46. For all projects which disturb less than one (1) acre of soil, Developer/Applicant shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
47. 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)
48. The Developer/Applicant shall provide full street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Approach	Drive	Street Lights	Street Trees	Street	Equestrian Trail	Median Island	Bike Trail	Other
San Dimas Ave	x		x	x			x					
Arrow Highway	x		x	x								
Notes:												

49. The Developer/Applicant shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
50. 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.
51. 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.
52. 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.
53. 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.
54. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.
55. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
56. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.

PARKS & RECREATION – (909) 394-6230

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

58. 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 PC-1500

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-19, A REQUEST TO DEMOLISH THE EXISTING 1,568 SQ. FT. GAS STATION ATTENDANT BUILDING/CONVENIENCE STORE AND CONSTRUCT A NEW 2,561 SQ. FT. ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT. THE GAS PUMP CANOPY WILL BE REMODELED AND EXPANDED BUT REMAIN IN THE SAME LOCATION. THE REST OF THE SITE WILL BE COMPLETELY REMODELED AND RE-LANDSCAPED. PROPERTY ADDRESS: 105 E. ARROW HIGHWAY (APN: 8390-018-023).

WHEREAS, an application was filed for DPRB review by:

Steve Eide Design Group
158 West Orange Street
Covina, CA 91732
on behalf of
Hari Alipuria

WHEREAS, the Development Plan Review Board Case No. 12-19 is described as:

A request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled and expanded but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.

WHEREAS, DPRB Case No. 12-19 applies to the following described real property:

105 E. Arrow Highway (APN: 8390-018-023)

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, 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.

EXHIBIT H

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on January 16, 2014, at the hour of 7:00 p.m., with all testimony received being made a part of the public record: and

NOW, THEREFORE, in consideration of the evidence received at the 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:

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

The proposed development of a complete remodel of the site is in accordance with the zoning and development standards of the zone. The proposed gas station is designed to complement the newly built Grove Station to the north which is in the Creative Growth Area 3A Zone that also allows for gas stations with a food use.

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

The proposed development and future circulation patterns of the site have been reviewed by the traffic safety committee which made several recommendations which were conditioned as part of the approval for the project to help decrease any traffic and safety issues. The project is not anticipated to significantly increase traffic flow to the site but any increase will be mitigated by the improved site layout and circulation configurations.

3. The development is in general accord with all elements of the general plan, zoning ordinance and all other ordinances and regulations of the City.

The proposed construction meets the intent of the General Plan land use designation and complies with all zoning and development standards of Creative Growth Area 3A – Mixed Use zone.

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

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

The proposed architectural character of the project is in conformance with the early California village theme by incorporating features found in

historic downtown areas, such as: brick, a dentil cornice, stucco, and large storefront windows. The exterior cladding materials of smooth stucco and brick that are integrated into the design are key to emulating the early California theme. The overall size of the project was designed in a way to blend in with the surrounding neighborhood to the north and south of the project and to connect with the mixed use buildings of the Grove Station.

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

- a. Buildings, structures and improvements;
- b. Vehicular ingress, egress and internal circulation;
- c. Setbacks;
- d. Height of buildings;
- e. Service areas;
- f. Walls;
- g. Landscaping;
- h. Such other elements as are found to be relevant to the fulfillment of the purposes of this zone.

The proposed project is arranged to avoid traffic congestion and to ensure pedestrian and vehicular safety and welfare are protected. The vehicular circulation was reviewed and approval recommended by the City Engineer and the Traffic Safety Committee. The proposed project meets all minimum setbacks set forth within the Creative Growth Zone. The project is designed to help connect with the existing surrounding neighborhood. The proposed landscape will incorporate species that are currently in the nearby area. Design elements incorporated with the proposed project were to help integrate the new construction with the surrounding area and services.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of DPRB Case No. 12-19 subject to the applicant's compliance with conditions in "Exhibit A", attached hereto and incorporated herein, and that the decision shall be final unless a timely appeal is filed with the City Council. A copy of this Resolution shall be mailed to the applicant.

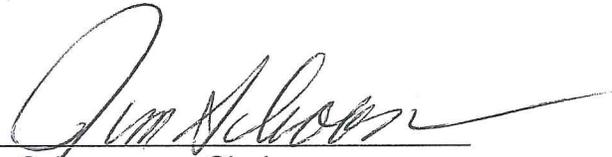
PASSED, APPROVED and ADOPTED, the 16th day of January 2014, by the following vote:

AYES: Bratt, Ensberg, Rahi, Schoonover

NOES: None

ABSENT: Davis

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

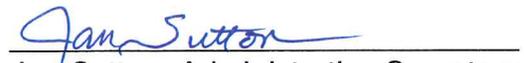

Jan Sutton, Administrative Secretary

EXHIBIT A
Conditions of Approval
for
DPRB Case No. 12-19

A request to construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant; remodeled gas canopy, site layout and landscaping at 105 E. Arrow Highway (APN: 8390-018-023).

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 Conditions of Approval 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 Creative Growth, Area 3A – Mixed Use zone.
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 on December 12, 2013.
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 the lot 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. 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.
14. 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

15. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on December 12, 2013, 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.
16. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
17. 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.
18. 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.
19. 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.
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 standard plan and 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. The trash enclosure shall be finished with the same materials as the proposed building.
23. Gas meters, backflow prevention devices, healy tank, propane tank 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. The finished material of the screening enclosure shall be the same as the proposed building. Location of this equipment shall be clearly noted on landscape construction documents.
24. 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.
25. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
26. 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.
27. 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.
28. The Developer/Applicant shall provide for a five-foot deep ADA easement along the two driveway approaches off of Arrow Highway.
29. The Developer/Applicant shall revise the plans to show a ladder instead of a stair well to access the attic space in order to reduce the possibility of using this area for other uses other than placement of mechanical equipment for the coolers and restaurant equipment.
30. The Developer/Applicant shall revise the plans to show the attic windows as clear and not obscured glass. Shutter or other window coverings shall be

installed prior to final if it is determined by the Director of Development Services that the coverings are esthetically needed.

LANDSCAPE

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. 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.
33. 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, 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

34. The Developer/Applicant shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
35. 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.
36. 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.
37. 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, accessible/adaptable units, public/common use areas, swimming pool, etc.

38. The Developer/Applicant shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
39. The Developer/Applicant shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
40. 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.
41. 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.
42. 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.
43. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
44. The Developer/Applicant shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
45. 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.
46. Prior to removing the existing structure on the property, the Developer/Applicant shall obtain a Demolition Permit from the Building and Safety Division.

47. The Developer/Applicant shall consider lowering the height of the parapet wall and consider increasing the overall width of the entrance tower element.
48. The Developer/Applicant shall comply with the Traffic Safety Committee recommendations as follows:
 - a. The west driveway on Arrow Highway shall be converted to an exist only driveway and shall be reduced to an 18-foot width.
 - b. The driveway entrance on San Dimas Ave. shall remain the same size as it currently is at 35 feet wide which will allow for proper access for the gas trucks.
 - c. Relocate the ADA access further north between parking space 3 and 4 to allow for direct access from San Dimas Avenue to the front entrance of the building.

ENGINEERING DIVISION – (909) 394-6250

49. 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).
50. 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 Developer/Applicant shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. 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.
51. For all projects which disturb less than one (1) acre of soil, Developer/Applicant shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
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 full street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	Pavement	A.C. Side-walk	Approach	Drive	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
San Dimas Ave	x		x	x			x				
Arrow Highway	x		x	x							
Notes:											

54. The Developer/Applicant shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
55. 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.
56. 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.
57. 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.
58. 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.
59. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.
60. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
61. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.

PARKS & RECREATION – (909) 394-6230

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

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, January 16, 2014 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi (arrived 7:06 p.m.)
Senior Planner Marco Espinoza
Planning Secretary Jan Sutton

Absent

Commissioner John Davis

CALL TO ORDER AND FLAG SALUTE

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

CONSENT CALENDAR

1. Approval of Minutes: December 19, 2013 (Ensberg absent)

Approval of the minutes was postponed due to lack of quorum of Commissioners present at the meeting.

At the conclusion of the public hearing a motion was made by Bratt, seconded by Rahi to approve the Consent Calendar. Motion carried 3-0-1-1 (Davis absent, Ensberg abstain).

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 13-07; CONDITIONAL USE PERMIT 12-07; AND DPRB CASE NO 12-19** - A request to amend Code Section 18.140.090.C.6.b to reduce the 25-foot setback to 15 feet along Arrow Highway within the Creative Growth, Area 3A and 3C Zone. There is also a request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled and expanded but remain in the same location, while the rest of the site will be completely remodeled and re-landscaped, located at 105 E. Arrow Highway. (APN: 8390-018-023)

Staff report presented by **Senior Planner Marco Espinoza** who stated the Commission is reviewing three out of four applications, the fourth one being Conditional Use Permit 12-06 for the off-site sale of beer and wine that the Commission has already recommended approval of and will be contained in the recommendation that goes to the City Council for consideration. As previously discussed, this project is located at the northeast corner of San Dimas Avenue and Arrow Highway, with two driveways on Arrow and one driveway on San Dimas Avenue. The remodel will relocate the attendant building/convenience store to the northeast portion of the property, with the gas pumps and canopy staying in their current location with four drive aisles. The driveway nearest the intersection on Arrow Highway will be reduced in size and made an exit-only driveway, as will be the new driveway added to the north portion of the property. The design of the building will mimic that used at Grove Station with an early-California industrial feel utilizing brick, a clay-tile roof, architectural details on the windows, and a wainscot on the lower portion of the building.

Commissioner Rahi arrived at 7:06 p.m.

When this item was presented to City Council in September 2013, they reviewed MCTA 10-06 regarding the requirement for a reverse/turnaround design, along with the other applications. The Council deleted that particular design requirement, and also discussed reducing the required landscape setback from 25 feet to 15 feet. The Applicant introduced an alternate driveway design for the north property line, which Council directed back to the Traffic Safety Committee for review. The Committee reviewed four options and ADA access. They felt the exit-only design was the best and relocated the ADA access along with some other minor site changes.

The City Council had asked Staff to review the possibility of reducing the landscape setback. Staff determined it would improve the project without negatively affecting the other properties in the area and went over the various developments on each of the corners. When Staff took the project back to the Board to review using the reduced setbacks, the Applicant was able to address the main concerns regarding the awkward gas pump and canopy design by accommodating four drive aisles underneath the canopy. The Board then recommended approval of the improved design. Staff is recommending the Planning Commission recommended approval of Municipal Code Text Amendment 13-07, Conditional Use Permit 12-07 and DPRB Case No. 12-19 to the City Council.

Commissioner Bratt asked how the gas station on the south side of Arrow was constructed without being in compliance with the 25-foot setback requirement.

Senior Planner Espinoza stated that gas station was constructed quite some time ago and probably before that standard was put in place.

Commissioner Ensberg asked if this needs to go to the City Council, and when could the Applicant start construction if the Commission approves the project.

Senior Planner Espinoza stated they need to go to City Council for final approval, and stated the Applicant cannot submit construction plans until the Council has approved the code amendment for the reduction of the setback area.

Commissioner Bratt asked how the exit-only driveways would be controlled, and if there was currently a sidewalk along San Dimas Avenue from the corner to the driveway.

EXHIBIT I

Senior Planner Espinoza stated there will be signage installed indicating the two driveways were to be exit-only. He added there is a sidewalk along the project area on San Dimas Avenue.

Commissioner Rahi asked if there will be a sign at the north driveway indicating no-right-turn allowed.

Senior Planner Espinoza stated there will not be a sign prohibiting a right-hand turn.

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

Cris Klingerman, 920 S. Village Oaks Drive, Covina, Attorney for the Owner, stated at the September 2013 meeting they presented their design to the City Council and explained how they were trying to bring a complementary building to the downtown area. The Council indicated they did not like the design of the canopy over the gas pumps and felt having a 15-foot setback with enhanced landscaping would be more attractive and would make the canopy look better. The Council asked that this go back through the Traffic Safety Committee which made some excellent suggestions. When the revised plan was taken to DPRB, they received a positive recommendation, and feel they have presented a wonderful project that will be attractive to the surrounding community. He requested the Commission recommend approval.

Hari Alipuria, 105 E. Arrow Highway, Owner, stated he concurred with Mr. Klingerman and that he appreciates all the comments from the City Council, Planning Commission, DPRB and Traffic Safety Committee that have improved the project. He thanked them for their time and hoped they would approve his project.

Commissioner Bratt asked if the building had a second story.

Cris Klingerman, Attorney, stated because of the elevation change from their property to Grove Station they wanted to blend in so added a second-story façade to their one-story building.

Chairman Schoonover stated it was addressed at DPRB that this would not be used as occupied space.

Richard Nassar, stated he was here with his father Fred Nasser, and wasn't sure if the Commission was aware of their issue from previous meetings.

Commissioner Ensberg stated he believed they had an ongoing dispute with Mr. Alipuria that some contractual obligation from many years ago has not been met so they wanted to appear and preserve whatever right they believe they have and that is why they come to the meetings to have it put into the record.

Richard Nassar stated the Commission seems to be aware of their issue. He stated they tried to do the same type of project in the past and enlarge the business when they owned the property but were made to comply with the 25-foot easement, and asked why they are allowing it to be changed to 15 feet now and why other businesses in San Dimas have to comply with the larger setback.

Commissioner Ensberg asked when they sold the property.

Richard Nassar stated they sold the property in 2004.

Commissioner Ensberg stated it has been 10 years and that the surrounding area has changed, and sometimes when circumstances change, the development standards can change. What is acceptable now may not have been then, and vice versa. He stated they do not have any ownership in the property except for the purported claim they have, and why they were not allowed to do something in 2004 is not before the Commission tonight.

Richard Nassar stated it seemed like they have already made their decision and whether it was ten years or five years ago, they were very strict on the setback requirement. He added they were also not allowed to use the easement in the back when there was a lot less traffic but now it is being considered.

Commissioner Ensberg stated they are not making the final decision tonight, that the City Council will have the final approval.

Fred Nassar, 11090 Seven Pines Drive, Rancho Cucamonga, stated he owned the property for 28 years and when they tried to redevelop the property they were told no because he could not comply with the 25-foot setback. Now he felt they were making everything very easy for Mr. Alipuria. He stated he lost a lot of money when he sold the property, and that he couldn't reduce the setback but now they are allowing it. He wanted to be informed of any other meetings regarding this property.

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

Commissioner Ensberg felt this project has been laboriously studied and the Applicant has moved through the process over a long period of time. Changes have been made to harmonize with the surrounding development in the best interest of the community, and stated he was in support.

Commissioner Rahi stated he was in support last time, and felt what was presented tonight was even better than before, so he also was in support.

Chairman Schoonover stated this proposal has been ongoing for several years now, but the changes in the Code and changes in the design have made it a much better project and he was in support.

RESOLUTION PC-1498

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 13-07, TO REDUCE THE 25-FOOT SETBACK TO 15 FEET ALONG ARROW HIGHWAY WITHIN THE CREATIVE GROWTH, AREA 3A AND 3C ZONE

RESOLUTION PC-1499

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF CONDITIONAL USE PERMIT 12-07, A REQUEST TO CONSTRUCT A 2,561 SQ. FT. GAS STATION ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT ON THE PARCEL LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)

RESOLUTION PC-1500

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING TO THE CITY COUNCIL APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-19, A REQUEST TO DEMOLISH THE EXISTING 1,568 SQ. FT. GAS STATION ATTENDANT BUILDING/CONVENIENCE STORE AND CONSTRUCT A NEW 2,561 SQ. FT. ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT. THE GAS PUMP CANOPY WILL BE REMODELED AND EXPANDED BUT REMAIN IN THE SAME LOCATION. THE REST OF THE SITE WILL BE COMPLETELY REMODELED AND RE-LANDSCAPED. PROPERTY ADDRESS: 105 E. ARROW HIGHWAY (APN: 8390-018-023)

MOTION: Moved by Ensberg, seconded by Rahi to adopt Resolutions PC-1498, PC-1499 and PC-1500 recommending the City Council approve Municipal Code Text Amendment 13-07, Conditional Use Permit 12-07 and DPRB Case Number 12-19 as presented tonight. Motion carried 4-0-1 (Davis absent).

The Commission returned to the Consent Calendar for consideration.

ORAL COMMUNICATION

3. Assistant City Manager for Community Development

Senior Planner Espinoza asked if any of the Commissioners were interested in attending the 2014 Planning Commissioners Institute. Commissioners Bratt, Rahi and Schoonover stated they might possibly be interested.

4. Members of the Audience

No communications were made.

5. Planning Commission

In response to Commission questions, **Senior Planner Espinoza** named the tenants that will occupy the shops building at the Costco center, and stated that they have not received any complaints about parking conflicts between the Bank of the West and Olive Garden. He stated Staff is meeting next week with a developer who is looking at adding more restaurants on the undeveloped pad.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Rahi to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 7:38 p.m. to the regular Planning Commission meeting scheduled for Thursday, February 6, 2014, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved:

DRAFT

EXHIBIT I

ORDINANCE NO. 1228

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-07, TO AMEND CODE SECTION 18.140.090.C.6.b AND EXHIBIT "B" TO REDUCE THE 25-FOOT SETBACK TO 15 FEET ALONG ARROW HIGHWAY WITHIN THE CREATIVE GROWTH, AREA 3A AND 3C ZONE.

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

SECTION 1. Title 18, Chapter 18.140.090.C.6.b and associated Exhibit "B" of the San Dimas Municipal Code shall be amended, as provided for in Exhibit "A".

SECTION 2. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED THIS XX DAY OF XXXX, 2014.

Curt Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1228 was regularly introduced at the regular meeting of the City Council on February 11, 2014, and was thereafter adopted and passed at the regular meeting of the City Council held on _____, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance No. 1228, to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

EXHIBIT "A"

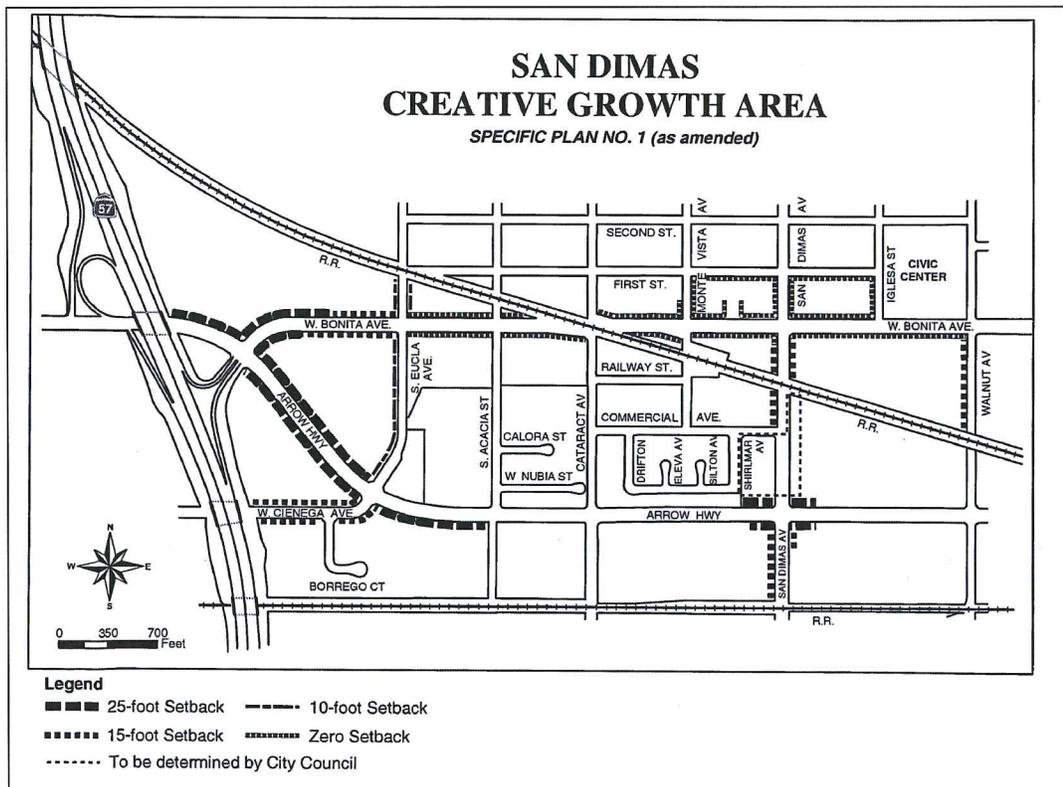
Text in Blue Underline is new

Text in ~~Red Strike-Out~~ is being deleted

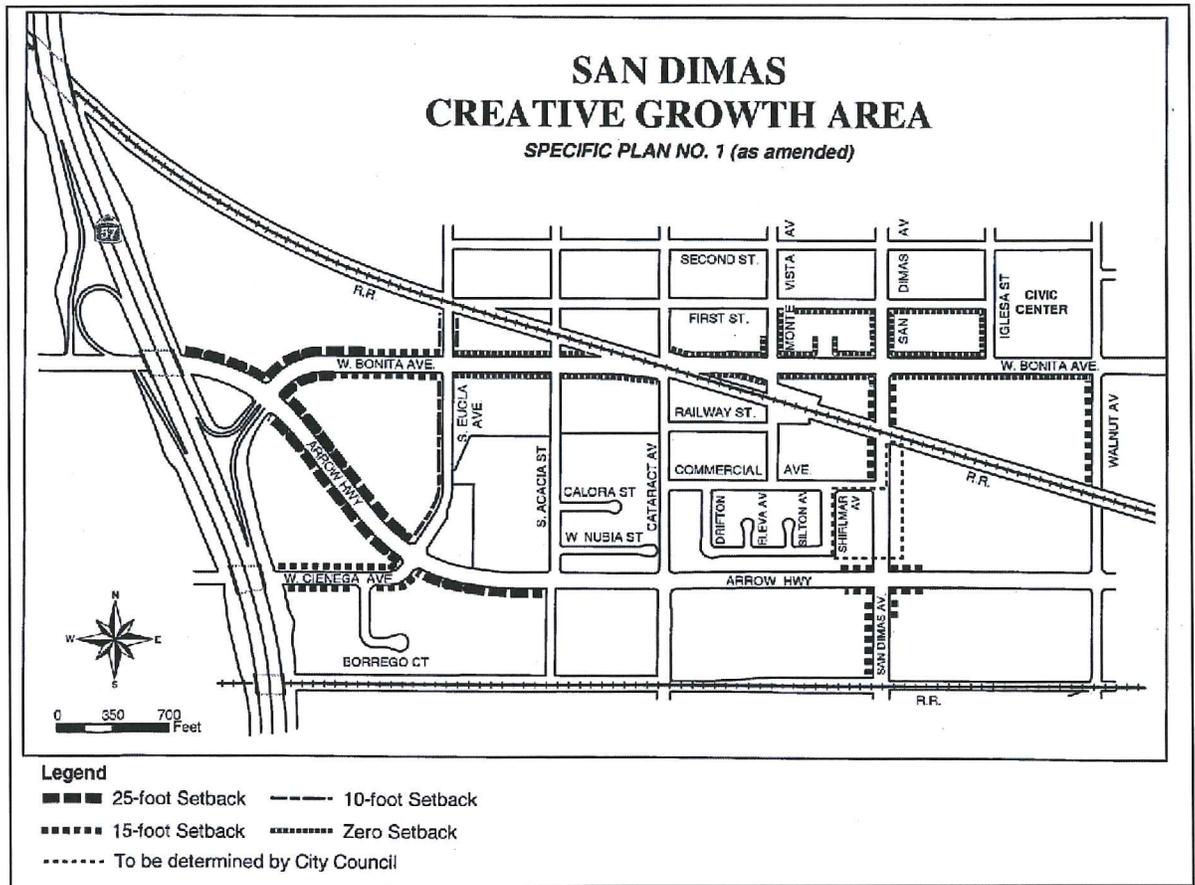
Text in black will remain the same

Code Section 18.140.090.C.6.b. Setbacks.

~~No Provisions. All allowable building setbacks shall be determined by the Development Plan Review Board. As provided in Exhibit B~~



Existing Exhibit B – Shows the 25-foot setback



Amended Exhibit B – Shows the 15-foot setback

RESOLUTION NO. 2014-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-19, A REQUEST TO DEMOLISH THE EXISTING 1,568 SQ. FT. GAS STATION ATTENDANT BUILDING/CONVENIENCE STORE AND CONSTRUCT A NEW 2,561 SQ. FT. ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT. THE GAS PUMP CANOPY WILL BE REMODELED AND EXPANDED BUT REMAIN IN THE SAME LOCATION. THE REST OF THE SITE WILL BE COMPLETELY REMODELED AND RE-LANDSCAPED. PROPERTY ADDRESS: 105 E. ARROW HIGHWAY (APN: 8390-018-023).

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

Steve Eide Design Group
158 West Orange Street
Covina, CA 91732
on behalf of
Hari Alipuria

WHEREAS, Development Plan Review Board Case No. 12-19 is described as:

A request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant. The gas pump canopy will be remodeled and expanded but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.

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

105 E. Arrow Highway (APN: 8390-018-023)

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

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on February 11, 2014, at the hour of 7:00 p.m., with all testimony received being made a part of the public record: and

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

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

The proposed development of a complete remodel of the site is in accordance with the zoning and development standards of the zone. The proposed gas station is designed to complement the newly built Grove Station to the north which is in the Creative Growth Area 3A Zone that also allows for gas stations with a food use.

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

The proposed development and future circulation patterns of the site have been reviewed by the traffic safety committee which made several recommendations which were conditioned as part of the approval for the project to help decrease any traffic and safety issues. The project is not anticipated to significantly increase traffic flow to the site but any increase will be mitigated by the improved site layout and circulation configurations.

3. The development is in general accord with all elements of the general plan, zoning ordinance and all other ordinances and regulations of the City.

The proposed construction meets the intent of the General Plan land use designation and complies with all zoning and development standards of Creative Growth Area 3A – Mixed Use zone.

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

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

The proposed architectural character of the project is in conformance with the early California village theme by incorporating features found in historic downtown areas, such as: brick, a dentil cornice, stucco, and large storefront windows. The exterior cladding materials of smooth stucco and brick that are integrated into the design are key to emulating the early California theme. The

overall size of the project was designed in a way to blend in with the surrounding neighborhood to the north and south of the project and to connect with the mixed use buildings of the Grove Station.

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

- a. Buildings, structures and improvements;
- b. Vehicular ingress, egress and internal circulation;
- c. Setbacks;
- d. Height of buildings;
- e. Service areas;
- f. Walls;
- g. Landscaping;
- h. Such other elements as are found to be relevant to the fulfillment of the purposes of this zone.

The proposed project is arranged to avoid traffic congestion and to ensure pedestrian and vehicular safety and welfare are protected. The vehicular circulation was reviewed and approval recommended by the City Engineer and the Traffic Safety Committee. The proposed project meets all minimum setbacks set forth within the Creative Growth Zone. The project is designed to help connect with the existing surrounding neighborhood. The proposed landscape will incorporate species that are currently in the nearby area. Design elements incorporated with the proposed project were to help integrate the new construction with the surrounding area and services.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby Development Plan Review Board Case No. 12-19 subject to the applicant's compliance with conditions, attached hereto and incorporated herein in "Exhibit A." A copy of this Resolution shall be mailed to the applicant.

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 11th DAY OF FEBRUARY 2014.

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

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution was by the City Council of the City of San Dimas at its regular meeting on February 11, 2014, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debra Black, Deputy City Clerk

EXHIBIT A
Conditions of Approval
for
DPRB Case No. 12-19

A request to construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant; remodeled gas canopy, site layout and landscaping at 105 E. Arrow Highway (APN: 8390-018-023).

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 Conditions of Approval 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 Creative Growth, Area 3A – Mixed Use zone.
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 on December 12, 2013.
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 the lot 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. 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.
14. 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

15. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on December 12, 2013, 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.
16. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be

utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.

17. 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.
18. 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.
19. 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.
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 standard plan and 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. The trash enclosure shall be finished with the same materials as the proposed building.
23. Gas meters, backflow prevention devices, healy tank, propane tank 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. The finished material of the screening enclosure shall be the same as the proposed building. Location of this equipment shall be clearly noted on landscape construction documents.

24. 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.
25. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
26. 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.
27. 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.
28. The Developer/Applicant shall provide for a five-foot deep ADA easement along the two driveway approaches off of Arrow Highway.
29. The Developer/Applicant shall revise the plans to show a ladder instead of a stair well to access the attic space in order to reduce the possibility of using this area for other uses other than placement of mechanical equipment for the coolers and restaurant equipment.
30. The Developer/Applicant shall revise the plans to show the attic windows as clear and not obscured glass. Shutter or other window coverings shall be installed prior to final if it is determined by the Director of Development Services that the coverings are esthetically needed.

LANDSCAPE

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. 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.
33. 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, 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

34. The Developer/Applicant shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
35. 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.
36. 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.
37. 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, accessible/adaptable units, public/common use areas, swimming pool, etc.
38. The Developer/Applicant shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
39. The Developer/Applicant shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
40. 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.

41. 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.
42. 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.
43. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
44. The Developer/Applicant shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
45. 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.
46. Prior to removing the existing structure on the property, the Developer/Applicant shall obtain a Demolition Permit from the Building and Safety Division.
47. The Developer/Applicant shall consider lowering the height of the parapet wall and consider increasing the overall width of the entrance tower element.
48. The Developer/Applicant shall comply with the Traffic Safety Committee recommendations as follows:
 - a. The west driveway on Arrow Highway shall be converted to an exist only driveway and shall be reduced to an 18-foot width.
 - b. The driveway entrance on San Dimas Ave. shall remain the same size as it currently is at 35 feet wide which will allow for proper access for the gas trucks.
 - c. Relocate the ADA access further north between parking space 3 and 4 to allow for direct access from San Dimas Avenue to the front entrance of the building.

ENGINEERING DIVISION – (909) 394-6250

49. 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).

50. 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 Developer/Applicant shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. 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.
51. For all projects which disturb less than one (1) acre of soil, Developer/Applicant shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
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 full street improvements on all streets within the limits of the development. Improvements to include curbs and gutters,

sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Approach Drive	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
San Dimas Ave	x		x	x		x				
Arrow Highway	x		x	x						
Notes:										

54. The Developer/Applicant shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
55. 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.
56. 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.
57. 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.
58. 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 1/2" 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.
59. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.
60. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
61. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.

PARKS & RECREATION – (909) 394-6230

62. The Developer/Applicant shall provide street trees, with permanent irrigation system, throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
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. 2014-08

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-06, A REQUEST TO ALLOW FOR OFF-SALE GENERAL OF BEER AND WINE (TYPE 20 LICENSE) AT GAS & GO LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)

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

Steve Eide Design Group
158 West Orange Street
Covina, CA 91732
on behalf of
Hari Alipuria

WHEREAS, the Conditional Use Permit is described as:

A request to allow for Off-Sale General of Beer and Wine (Type 20 License) at Gas & Go.

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

105 E. Arrow Highway (APN: 8390-018-023)

WHEREAS, the Gas & Go was previously approved for a Type 20 Off-Sale of beer and wine prior to the City's incorporation; and

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 February 11, 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 proposed tenant space is adequate in size to provide for the off-site sale of beer and wine as an accessory use which is compatible with other retail uses and gas stations in the same vicinity and zone.

- 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 located on the northeast corner of San Dimas Avenue and East Arrow Highway. The site is accessible from Arrow Highway which is an improved major arterial street and from San Dimas Avenue which is considered a secondary arterial street. The existing street access and parking will accommodate the proposed use.

- C. The proposed use will not have an adverse effect on abutting property and uses.

The existing off-site sale of beer and wine has not had an adverse effect on the abutting properties and uses nor should the continued off-site sale of beer and wine.

- D. The Conditions stated in the decision are deemed necessary to protect the public, health, safety and general welfare.

It is determined that the conditions imposed will continue protecting the public health, safety, and general welfare.

- 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 Planning Division Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under the Class 2 exemption under State CEQA Guidelines Section 15302 Replacement or Reconstruction. In addition, there is no substantial evidence that the project may have a significant effect on the

environment. The City Council has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Conditional Use Permit 12-06 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 11th DAY OF FEBRUARY 2014.

Curt Morris, Mayor of the City of San Dimas

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2014-08 was passed and adopted at the regular meeting of the City Council held on the 11th day of February 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

CONDITIONS OF APPROVAL

Conditional Use Permit No. 12-06

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall comply with all requirements of the Creative Growth Area 3A – Mixed Use.
3. The applicant shall sign an affidavit accepting all conditions prior to commencing alcohol sales.
4. Conditional Use Permit approval shall expire if approved use has not commenced within one (1) year from the date of approval.
5. Approval is granted for the off-site sale of beer and wine (Type-20 License).
6. Change of the ABC license to a different license type shall first require review and approval of a new Conditional Use Permit Application and associated material and fees.
7. This approval is granted for Gas & Go located at 105 East Arrow Highway, APN 8390-018-023. Any increase of display floor area, or other substantial change in operation relating to alcoholic beverage sales, shall require review and approval of a new Conditional Use Permit Application and associated material and fees.
8. The sale of beer and wine shall commence only within business hours, and shall be prohibited between the hours of 2:00 A.M. and 6:00 A.M.
9. Alcoholic beverages shall not be sold to any persons under the age of 21.

10. The sale of beer, wine and distilled spirits for consumption on-premises is prohibited.
11. The applicant shall comply with all regulations of the Alcoholic Beverage Control Act and shall comply with all licensing conditions imposed by the State of California.
12. 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 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.

End of Conditions

RESOLUTION NO. 2014-09

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 12-07, A REQUEST TO CONSTRUCT A 2,561 SQ. FT. GAS STATION ATTENDANT BUILDING AND CONVENIENCE STORE WITH A TAKE-OUT RESTAURANT ON THE PARCEL LOCATED AT 105 EAST ARROW HIGHWAY (APN: 8390-018-023)

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

Steve Eide Design Group
158 West Orange Street
Covina, CA 91732
on behalf of
Hari Alipuria

WHEREAS, the Conditional Use Permit is described as:

A request to demolish the existing 1,568 sq. ft. gas station attendant building/convenience store and construct a new 2,561 sq. ft. attendant building and convenience store (2,036 sq. ft.) with a take-out restaurant (525 sq. ft.). The gas pump canopy will be remodeled and expanded but remain in the same location. The rest of the site will be completely remodeled and re-landscaped.

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

105 E. Arrow Highway (APN: 8390-018-023)

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 February 11, 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. That the site or proposed use is adequate in size and shape to accommodate the use and all yards, spaces, walls and fences, parking and loading, landscaping and other features required by this ordinance to adapt the use with land and uses in the neighborhood.

The existing site will be remodeled to an extent that the new development proposed for the site will meet the development standards of the Code.

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

The subject site is located on the northeast corner of San Dimas Avenue and East Arrow Highway. The Site can be accessed from either improved arterial streets. The expected increase in traffic flow will not be significant since both streets will be able to handle any additional vehicles and not create a negative effect on traffic flow.

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

The proposed remodel of the gas station is arranged, designed and constructed to blend with the surrounding buildings. The type of material and overall design is in compliance with the Town Core Design Guidelines and the adjacent development; Grove Station. The operation of the gas station with convenience store and take-out restaurant will be compatible with the surrounding uses and will be maintained to be harmonious with the surrounding neighborhood.

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

The project is consistent with Goals Statement L-6 within the General Plan: "Revitalize and improve downtown as a community node." The site currently is in need of major improvements; the buildings are older and worn. The new gas station will improve the appearance of the site and enhance the entrance to the downtown and the surrounding community.

The project complies with all the requirements and development standards related to Creative Growth Area 3 Zone and all other

policies and practices of the City. The proposed project is consistent with the City of San Dimas General Plan.

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

The Planning Division Staff has determined that the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) and the City's CEQA Guidelines. The project qualifies under the CEQA Categorical Exemption per Section 15332, Class 32 – In-Fill Development Project. In addition, there is no substantial evidence that the project may have a significant effect on the environment. The City Council has reviewed the Planning Division's determination of exemption, and based on its own independent judgment, concurs in the staff's determination of exemption.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Conditional Use Permit 12-07 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 11th DAY OF FEBRUARY 2014.

Curt Morris, Mayor of the City of San Dimas

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2014-09 was passed and adopted at the regular meeting of the City Council held on the 11th day of February 2014, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

EXHIBIT A
Conditions of Approval
for
CUP Case No. 12-07

A request to construct a new 2,561 sq. ft. attendant building and convenience store with a take-out restaurant; remodeled and expanded gas canopy, site layout and landscaping at 105 E. Arrow Highway (APN: 8390-018-023).

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 No. 2014-09 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 Creative Growth, Area 3A – Mixed Use zone.

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 City Council on February 11, 2014.
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 the lot 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. 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.
14. 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

15. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on December 12, 2013, 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.
16. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
17. 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.
18. 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.
19. 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.
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 standard plan and 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 landscape construction documents.
 24. 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.
 25. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
 26. 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.
 27. 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

28. 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.
29. 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.

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, 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

31. The Developer/Applicant shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
32. 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.
33. 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.
34. 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, accessible/adaptable units, public/common use areas, swimming pool, etc.
35. The Developer/Applicant shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
36. The Developer/Applicant shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
37. 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.

38. 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.
39. 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.
40. Fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
41. The Developer/Applicant shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
42. 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.
43. Prior to removing the existing structure on the property, the Developer/Applicant shall obtain a Demolition Permit from the Building and Safety Division.

ENGINEERING DIVISION – (909) 394-6250

44. 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).
45. 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 Developer/Applicant shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. 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.

46. For all projects which disturb less than one (1) acre of soil, Developer/Applicant shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
47. 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)
48. The Developer/Applicant shall provide full street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	Pavement A.C.	Side-walk	Approach Drive	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
San Dimas Ave	x		x	x		x				
Arrow Highway	x		x	x						
Notes:										

49. The Developer/Applicant shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
50. 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.
51. 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.
52. 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.
53. 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.
54. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.
55. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
56. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.

PARKS & RECREATION – (909) 394-6230

57. The Developer/Applicant shall provide street trees, with permanent irrigation system, throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
58. 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