



AGENDA
REGULAR CITY COUNCIL MEETING
TUESDAY, MAY 27, 2014, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

**NOTE: RECEPTION AT 6:30 P.M. FOR DISTINGUISHED SERVICE TO YOUTH AWARD
RECIPIENTS IN CITY HALL LOBBY**

COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

2. RECOGNITIONS – Distinguished Service to Youth

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

a. Members of the Audience

4. CONSENT CALENDAR

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

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

(1) **RESOLUTION NO. 2014-25**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF MAY, 2014.

b. Approval of minutes for special meetings of April 22, 2014, May 13, 2014 and regular meeting of May 13, 2014.

c. Approval of City's Statement of Investment Policy: This investment statement outlines the policies for maximizing the efficiency of the City's cash management system.

d. **ORDINANCE NO. 1226**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-05, AMENDING CHAPTER 18.20 RESIDENTIAL ZONES GENERALLY AND OTHER SECTIONS OF THE MUNICIPAL CODE TO ALLOW THE KEEPING OF CERTAIN TYPES OF FOWL IN A LIMITED NUMBER AS HOUSEHOLD PETS –
SECOND READING AND ADOPTION

END OF CONSENT CALENDAR

5. PUBLIC HEARINGS

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

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

- 1) **RESOLUTION NO. 2014-26**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2014-2015 FOR OPEN SPACE DISTRICT NO. 1 (TRACT 32818, BOULEVARD DEVELOPMENT.)

- 2) **RESOLUTION NO. 2014-27**, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2014-2015 FOR OPEN SPACE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT 32841, NORTHWOODS.)

- b. Setting the Special City-wide parcel tax for Fiscal Year 2014-2015.

- 1) **RESOLUTION NO. 2014-28**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITYWIDE PARCEL TAX FOR FISCAL YEAR 2014-2015 TO BE USED FOR LANDSCAPE MAINTENANCE PURPOSES

- c. **MUNICIPAL CODE TEXT AMENDMENT 14-01** - To consider possible revisions to the permitted and conditionally permitted uses, which may include offices (without retail), various indoor recreation uses, grocery stores, day care uses, and other non-retail uses, within Chapter 18.140 Creative Growth Zone relative to Area 1 – Regional Commercial and to consider possible revisions to the parking standards for shopping centers currently set forth in Chapter 18.156 – **FIRST READING AND INTRODUCTION**

- 1) **ORDINANCE NO. 1230** - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 14-01, MAKING CERTAIN REVISIONS TO THE PERMITTED, CONDITIONAL AND PROHIBITED USE LISTS IN CREATIVE GROWTH ZONE, AREA 1 AND TO THE PARKING STANDARDS APPLICABLE TO SHOPPING CENTERS

6. OTHER MATTERS

- a. Consider increase to Business License Fees.

- 1) **RESOLUTION NO. 2014-29**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, SETTING THE BUSINESS LICENSE FEES RATES FOR FISCAL YEAR 2014-15.

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) Re-appointment to Parks and Recreation Commission
 - a. Thomas Diaz
 - b. Kevin Kenney
 - c. Frank Neal
 - d. Kathryn Perkins
 - 2) Councilmembers' report on meetings attended at the expense of the local agency.
 - 3) Individual Members' comments and updates.

8. CLOSED SESSION

- a. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR**
(Recess to closed session pursuant to Government code Section 54956.8)

Property: Assessor Parcel Number 8665-001-005

Negotiating Parties:

For City: Blaine Michaelis, City Manager; Larry Stevens, Assistant City Manager for Community Development; and Mark Steres, City Attorney

For Seller: NJD Limited; Agent: Travis W. Gillmore, Phelps-Tointon, Inc.

Under Negotiation: Potential property acquisition and the conditions under which the transaction would take place

9. ADJOURNMENT

The next meeting is 7:00 p.m. on June 10, 2014.

AGENDA STAFF REPORTS: COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET: <http://cityofsandimas.com/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 AT 245 EAST BONITA AVENUE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

POSTING STATEMENT: ON MAY 23, 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); ALSO AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM/MINUTES.CFM.

***W**HEREAS, the City of San Dimas established the Distinguished Service to Youth Awards Program in 1977; and,*

***W**HEREAS, the Parks and Recreation Commission annually solicits nominations from the community in order to recognize citizens who have demonstrated exceptional service to San Dimas youth, and to create awareness of the need for citizens to become involved in youth programs; and,*

***W**HEREAS, the following honorees have been selected to receive the 2014 Distinguished Service to Youth Awards because they have rendered outstanding service to the youth of San Dimas; and,*

***W**HEREAS, the recipients in the Volunteer Category, the J. Michael Dutton Memorial Service to Youth Award are: Jan & Dave Knudson and,*

***W**HEREAS, the recipients in the Professional Category are: Brian Elliott, Josh Harnden, Earlene Kelly, Daniel Sandt, Samar Yassine and,*

***W**HEREAS, the recipient in the Group Category is: San Dimas Rodeo, San Dimas Senior Citizens Club and SC Velo Cycling Club*

***N**OW THEREFORE, BE IT RESOLVED, I, Curtis Morris, Mayor of the City of San Dimas, John Ebiner, Mayor Pro Tem, Councilmembers, Emmett Badar, Denis Bertone and Jeff Templeman do hereby recognize and honor the recipients of the 2014 Distinguished Service to Youth Awards.*

***I**N WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of San Dimas to be affixed this 27th day of May 2014.*

RESOLUTION NO. 2014-25

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTH OF MAY 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: 05/30/14 (147689 - 147807) in the amount of
\$820,980.20.

PASSED, APPROVED AND ADOPTED THIS 27th DAY OF MAY 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 May 27th, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Debra Black, Deputy City Clerk

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	ACCOUNT
BANK OF AMERICA										
147689	05/30/14	ACOSTA/SANDRA	.00017 REFUND/SR CTR RENTAL	317.00				N	D	001.341.002
147690	05/30/14	ALBERTSON'S	10488 COUNCIL/STAFF MTG 5/13	45.90		013532		N	D	001.4110.021.000
147691	05/30/14	ALESHIRE & WYNDER,	10913 MONTHLY RETAINER AP 8	500.00		28145		N	D	001.4170.020.000
147691	05/30/14	ALESHIRE & WYNDER,	10913 SPECIAL PROJECTS APR 7	850.50		28145		N	D	001.4170.020.000
147691	05/30/14	ALESHIRE & WYNDER,	10913 SUCCESSOR AGENCY AP 4	441.50		288148		N	D	038.4120.020.000
147691	05/30/14	ALESHIRE & WYNDER,	10913 HOUSING AGENCY APR 14	1,226.00		288148		N	D	038.4802.020.000
147691	05/30/14	ALESHIRE & WYNDER,	10913 REIMBURSEMENT APR 14	953.00		288148		N	D	038.4802.020.000
147691	05/30/14	ALESHIRE & WYNDER,	10913 REAL PROPERTY APR 14	1,780.00		288148		N	D	038.4802.020.000
147691	05/30/14	ALESHIRE & WYNDER,	10913 LITIGATION APR 14	34,237.00		288148		N	D	038.4802.020.000
*CHECK TOTAL										
147692	05/30/14	AMERINATIONAL COMM.	12314 DEF W/MONITORING MAR/1	25.80		14-00615		N	D	001.214.020
147692	05/30/14	AMERINATIONAL COMM.	12314 DEFERRED/MONIT APR/14	51.80		14-00615		N	D	001.214.020
*CHECK TOTAL										
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	3.15		14007936207		N	D	001.4410.029.000
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	10.50		14007936207		N	D	001.4410.029.000
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	10.50		14007936207		N	D	001.4410.029.000
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	10.50		14007936207		N	D	001.4410.029.000
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	31.55		14007936207		N	D	001.4410.029.000
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	10.50		14007936207		N	D	001.4410.029.000
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	19.80		14007936207		N	D	001.4410.029.000
147693	05/30/14	AMERIPRIDE UNIFORM	10505 UNIFORMS	17.50		14007936207		N	D	001.4410.029.000
*CHECK TOTAL										
147694	05/30/14	AREA D	10618 2013-14 AREA D MEMB	1,674.95		1318		N	D	001.4212.020.001
147695	05/30/14	BANFIELD/CORY	12111 UMPIRE FORFEIT FEE 5/9	20.00				M	D	001.367.003
147696	05/30/14	BARRON/ANGELA	.00009 REFUND/PETITE FEET	9.00				N	D	001.367.001
147697	05/30/14	BLATTNER/JENNIFER	.00005 REFUND/PETITE FEET	9.00				N	D	001.367.001
147698	05/30/14	BMI	10374 MUSIC LIC 5/1/14-4/30	330.00		25053639		N	D	001.4190.016.000
147699	05/30/14	BROWN LLP/RUBIN	12257 ANALYSIS & TAX PREP	2,900.00		609977		M	D	003.4410.020.001
147699	05/30/14	BROWN LLP/RUBIN	12257 ANALYSIS & TAX PREP	3,750.00		609978		M	D	003.4410.020.001
*CHECK TOTAL										
147700	05/30/14	CARLOS/ROMAN	12317 UMPIRE FEE 5/14/14	20.00				M	D	001.367.003
147701	05/30/14	CBBYOND	12524 113731 5/8-6/7/14	885.57		14525004		N	D	001.4190.020.034
147701	05/30/14	CBBYOND	12524 113732 6/8-6/7/14	594.92		14530219		N	D	001.4190.020.034
*CHECK TOTAL										
147702	05/30/14	CHAO/TAICHUN (AMANDA	.00013 REFUND/PIANO	35.00				N	D	001.367.001

WARRANT DATE VENDOR

BANK OF AMERICA

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT
147703	05/30/14	CHARTER OAK MOBILE H	11850 JUNE RENT-RESCHKE #14 245.00
147704	05/30/14	COAST FITNESS REPAIR	11649 SERVICE FITNESS EQUIP 185.80
147705	05/30/14	COLLEY AUTO CARS INC	12096 #27 MAINTENANCE 49.45
147705	05/30/14	COLLEY AUTO CARS INC	12096 #22 MAINTENANCE 1,019.75
147705	05/30/14	COLLEY AUTO CARS INC	12096 #22 MAINTENANCE 1,692.27
147706	05/30/14	COMMUNITY SENIOR SER	10620 GET ABOUT #69384-6948 600.00
147706	05/30/14	COMMUNITY SENIOR SER	10620 GET ABOUT #69384-6948 400.00
147707	05/30/14	COMPUTER SERVICE COM	11690 APRIL W.O. #3089-31 6,445.19
147707	05/30/14	COMPUTER SERVICE COM	11690 APRIL W.O. #3089-31 7,965.73
147708	05/30/14	CORODATA	10678 APR/14 RECORD STORAGE 87.61
147709	05/30/14	CROWN CASTLE USA, IN	.00001 REFUND BUS. LIC FEE 123.80
147710	05/30/14	CSG CONSULTANTS INC	10871 BLDG PLAN REVIEW AP 1,657.50
147711	05/30/14	CT WEST	10781 TESCO-22 BATTERIES 1,422.45
147711	05/30/14	CT WEST	10781 TESCO-22 BATTERIES/ 1,242.60
147711	05/30/14	CT WEST	10781 TESCO-22 BATTERIES/ 4,087.50
147712	05/30/14	D.H. MAINTENANCE SER	11950 MAY-WALKER HOUSE 85.00
147712	05/30/14	D.H. MAINTENANCE SER	11950 MAY-LADERA MARCHANT 881.00
147712	05/30/14	D.H. MAINTENANCE SER	11950 MAY-CITY HALL COMM 3,537.00
147712	05/30/14	D.H. MAINTENANCE SER	11950 MAY-SR. CTR/COMM B 1,541.00
147712	05/30/14	D.H. MAINTENANCE SER	11950 MAY-SER. CLUB 7,172.00
147713	05/30/14	DAILY BULLETIN	11961 APRIL-LEGAL ADVERTI 1,946.16
147714	05/30/14	DEPARTMENT OF JUSTIC	10155 APR/14 FINGERPRINT AP 128.00
147715	05/30/14	DJP ENGINEERING INC	12379 SIGN INSPECT/LETTER P 360.00
147715	05/30/14	DJP ENGINEERING INC	12379 LONE HILL PAVMT REH 2,458.84
147716	05/30/14	ED'S AUTO PARTS	12188 UNIT #20 BATTERY 304.98
147717	05/30/14	ELLIS/NICOLE	10965 MILEAGE REIMB 4/30-5/7 42.00
147718	05/30/14	ENGEL/SYDNEY	.00008 REFUND/PETITE FEET 9.00
147719	05/30/14	EWING IRRIGATION PRO	12340 IRRIGATION SUPPLIES 99.23

CLAIM INVOICE

PO#

F 9 S ACCOUNT

N D	034.341.034		
N D	001.4430.015.000	57419	
N D	001.4342.020.001	59353	
N D	001.4342.020.001	59445	
N D	001.4342.011.000	59445	
N D	072.214.172	GATIIX0414	
N D	072.4125.442.000	GATIIX0414	
N D	007.4345.020.002	4/30/14	
N D	007.4341.020.003	4/30/14	
N D	001.4190.019.000	RS4086503	
N D	001.4190.020.000		
N D	001.4311.020.001	B140194	
N D	007.4345.020.002	1374	
N D	007.4345.020.002	1376	
N D	007.4345.020.002		
N D	003.4410.023.001	16612	
N D	001.4410.023.000	16612	
N D	001.4411.023.000	16612	
N D	001.4412.023.000	16612	
N D	001.4430.023.000		
N D	001.4120.010.000	0000173715	
N D	001.4150.020.000	032784	
N D	001.4310.020.006	10007-4	
N D	073.4841.601.003	11024-6	
M D	001.4342.011.000		
N D	001.4309.012.000	176917	
N D	001.367.001		
N D	008.4415.033.000	7962092	

WARRANT DATE	VENDOR	DISBURSEMENT JOURNAL	AMOUNT	PO#	CLAIM	INVOICE	INVOICE
BANK OF AMERICA		DESCRIPTION					
147719	05/30/14 EWING IRRIGATION PRO	12340 IRRIGATION SUPPLIES	78.00		*CHECK	7978356	N D 008.4415.033.000
147720	05/30/14 F & H TIRE CO	10701 #23 TIRE SERVICE	999.46		*CHECK	IN00082197	N D 001.4342.011.000
147721	05/30/14 FAITH FIRE EXTINGUISHERS	10246 FIRE EXTINGUISHER SER	162.50			2704	M D 003.4410.015.000
147721	05/30/14 FAITH FIRE EXTINGUISHERS	10246 FIRE EXTINGUISHER SER	179.99			2705	M D 001.4410.015.000
147721	05/30/14 FAITH FIRE EXTINGUISHERS	10246 FIRE EXTINGUISHER SER	147.99			2706	M D 001.4410.015.000
147721	05/30/14 FAITH FIRE EXTINGUISHERS	10246 FIRE EXTINGUISHER SER	463.43		*CHECK	TOTAL	M D 001.4342.033.000
147722	05/30/14 FALCON SIGNS	10432 INSTALL/ARROW, BONITA	744.00			HNDHM	M D 001.4309.033.001
147722	05/30/14 FALCON SIGNS	10432 SIGNS/INSTALL, & REMOV	944.00		*CHECK	OFFICE	M D 001.4309.033.001
147723	05/30/14 FEDERAL EXPRESS CORP	12358 3 SHIPMENTS	194.37		*CHECK	TOTAL	N D 001.4190.017.000
147724	05/30/14 FLORES/CHRISTINA	.00007 REFUND/PETITE FEET	9.00				N D 001.367.001
147725	05/30/14 GAS COMPANY/THE	16323 111 417 3800 3	40.24				N D 001.4410.022.002
147725	05/30/14 GAS COMPANY/THE	16323 132 417 3300 3	72.27				N D 001.4410.022.002
147725	05/30/14 GAS COMPANY/THE	16323 122 417 3300 3	42.29				N D 001.4410.022.002
147725	05/30/14 GAS COMPANY/THE	16323 151 317 3300 6	977.25		*CHECK	TOTAL	N D 001.4342.022.002
147726	05/30/14 GIOVINETTI/MARLENE	.00015 REFUND/TITANIC EXPERIE	34.00				N D 001.367.002
147727	05/30/14 GLENDORA SIGNS	12808 DEPOSIT HUDU SIGNS	1,500.00			14571	M D 008.4415.033.000
147728	05/30/14 GLOBAL SWEEPING SOLU	10520 CREDIT/CM616965 2/26	614.79CR			CM616965	N D 001.4342.011.002
147728	05/30/14 GLOBAL SWEEPING SOLU	10520 DIRT SHOES	673.64		*CHECK	TOTAL	N D 001.4342.011.002
147729	05/30/14 GOLDEN WATER	16323 244 300000009	96.52				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	22.27				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	41.71				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	147.17				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	250.55				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	203.20				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	24.80				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	281.30				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	322.79				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	227.80				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	351.80				N D 001.4415.022.004
147729	05/30/14 GOLDEN WATER	16323 244 300000009	30.45				N D 001.4342.022.004

Disbursement Journal

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
147736	05/30/14	BANK OF AMERICA						
147737	05/30/14	HI-SHEEN	MAY JANITORIAL SERVIC	476.50		275		M D 001.4342.020.003
147738	05/30/14	HINDERLITER DE LLAMA	SALES TAX 2ND QUART	1,187.10		0022454-IN		N D 001.4190.020.007
147738	05/30/14	HOLIDAY ROCK COMPAN	FOB SCHOOL MIX	488.97		658742		N D 001.4341.033.000
147738	05/30/14	HOLIDAY ROCK COMPAN	FOB SCHOOL MIX	406.35		658863		N D 001.4341.033.000
147738	05/30/14	HOLIDAY ROCK COMPAN	STREET MATERIALS	457.38		659684		N D 001.4341.033.000
			TOTAL	1,352.70		*CHECK		
147739	05/30/14	HOMETOWN RENTALS	DRILL BIT CASE	50.00		149511-1		N D 001.4414.015.000
147739	05/30/14	HOMETOWN RENTALS	PROPANE FUEL	47.92		149746-1		N D 001.4341.033.000
			TOTAL	97.92		*CHECK		
147740	05/30/14	ICC	MEMBERSHIP-E. BEILSTE	125.00		3003928		N D 001.4311.016.000
147741	05/30/14	INLAND OFFICE PRODUC	OFFICE SUPPLIES	460.37		851742		N D 001.4190.030.000
147741	05/30/14	INLAND OFFICE PRODUC	OFFICE SUPPLIES	126.17		851754		N D 001.4190.030.000
147741	05/30/14	INLAND OFFICE PRODUC	OFFICE SUPPLIES	324.43		852279		N D 001.4190.030.000
			TOTAL	910.97		*CHECK		
147742	05/30/14	INLAND VALLEY HUMANE	HUMANE SOCIETY JUN 10	539.33				N D 001.4210.413.000
147743	05/30/14	JAIME JR'S MOBILE HO	EARTHQUAKE BRACING	2,300.00		196513		M D 034.4802.851.040
147744	05/30/14	KEYSER MARSTON ASSOC	APRIL AFFORDABLE HO	1,120.00		0027209		N D 034.4802.865.512
147745	05/30/14	KJ SERVICES ENVIRONM	RECYCLE OIL PGRM FEB-	680.00		8074		M D 001.4190.460.041
147746	05/30/14	L.A. CO. DEPT OF PUB	LABOR & EQUIPMENT	2,949.87		PW 14051208638		N D 006.4310.020.002
147746	05/30/14	L.A. CO. DEPT OF PUB	LABOR & EQUIPMENT	1,956.26		PW 14051208754		N D 006.4310.020.002
147746	05/30/14	L.A. CO. DEPT OF PUB	TRAFFIC SIG MAINTENANC	94.19		14051208898		N D 007.4345.020.002
147746	05/30/14	L.A. CO. DEPT OF PUB	TRAFFIC SIG MAINTENANC	16.98		14051208898		N D 007.4345.020.001
			TOTAL	5,017.30		*CHECK		
147747	05/30/14	L.A. CO. DEPT OF PUB	FOOTHILL BLVD/SD W 23	942.50		SA140000277		N D 012.210.001
147747	05/30/14	L.A. CO. DEPT OF PUB	FOOTHILL BLVD/SD WA	8,878.31		SA140000277		N D 012.4841.652.020
147747	05/30/14	L.A. CO. DEPT OF PUB	CATCH BASIN CLEAN	14,577.31		SA140000351		N D 001.4341.024.020
			TOTAL	47,398.23		*CHECK		
147748	05/30/14	L.A. COUNTY SHERIFF	APRIL CONTRACT SER	350,886.00		144077NH		N D 001.4210.020.006
147748	05/30/14	L.A. COUNTY SHERIFF	APRIL CONTRACT SER	37,974.66		144077NH		N D 001.4210.020.012
147748	05/30/14	L.A. COUNTY SHERIFF	APRIL CONTRACT SER	18,987.33		144077NH		N D 001.4210.020.021
147748	05/30/14	L.A. COUNTY SHERIFF	APRIL CONTRACT SER	4,816.58		144077NH		N D 001.4210.020.008
147748	05/30/14	L.A. COUNTY SHERIFF	APRIL CONTRACT SER	6,915.83		144077NH		N D 001.4210.020.009
147748	05/30/14	L.A. COUNTY SHERIFF	APRIL CONTRACT SER	16,872.22		144077NH		N D 001.4210.020.016
147748	05/30/14	L.A. COUNTY SHERIFF	APRIL CONTRACT SER	16,783.22		144077NH		N D 001.4210.020.016
147748	05/30/14	L.A. COUNTY SHERIFF	S.T.A.R. DEPUTY APR	17,252.72		144200FN		N D 001.4210.020.019
			TOTAL	453,492.72		*CHECK		
147749	05/30/14	LA VERNE POWER EQUIP	PARTS & REPAIRS	25.00		45907		M D 001.4341.033.000

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#
147749	05/30/14	LA VERNE POWER EQUIP	426.14	*CHECK	M D 008.4415.033.000
			451.14	TOTAL	
147750	05/30/14	LAE ASSOCIATES	1,060.00		N D 073.4841.662.000
147751	05/30/14	LANCE, & LUNCH	5,537.00		M D 001.4190.020.000
147751	05/30/14	LANCE, & LUNCH	1,274.00		M D 038.4120.020.521
147751	05/30/14	LANCE, & LUNCH	1,274.00		M D 072.4120.020.521
			10,500.00	*CHECK	
			14.76	TOTAL	
147752	05/30/14	LEE/JOHN	26.88		N D 001.4150.012.000
147753	05/30/14	LINN - CSB/CAROLE	1,006.00		M D 001.4420.034.002
147754	05/30/14	LOPEZ/ALEX	500.00		N D 001.341.002
147755	05/30/14	LOWE'S HOME IMPROVEM	26.240		N D 001.4430.033.000
147755	05/30/14	LOWE'S HOME IMPROVEM	18.200		N D 001.4410.033.000
147755	05/30/14	LOWE'S HOME IMPROVEM	23.000		N D 001.4410.033.922
147755	05/30/14	LOWE'S HOME IMPROVEM	471.888		N D 008.4414.020.015
147755	05/30/14	LOWE'S HOME IMPROVEM	11.27.41		N D 001.4410.033.000
147755	05/30/14	LOWE'S HOME IMPROVEM	309.66		N D 001.4410.033.922
			286.96	*CHECK	
			02478	TOTAL	
			09755	TOTAL	
			17726	TOTAL	
			19835	TOTAL	
			60436	TOTAL	
			72429	TOTAL	
			114778	*CHECK	
			114778	TOTAL	
147756	05/30/14	MAR-CO EQUIPMENT CO	2,070.65		N D 001.4342.011.002
147756	05/30/14	MAR-CO EQUIPMENT CO	3,226.20		N D 001.4342.020.001
147757	05/30/14	MARIPOSA LANDS CAPES	2,494.37		N D 001.4414.020.004
147757	05/30/14	MARIPOSA LANDS CAPES	6,537.24		N D 008.4414.020.001
147757	05/30/14	MARIPOSA LANDS CAPES	7,965.99		N D 008.4414.020.011
147757	05/30/14	MARIPOSA LANDS CAPES	2,961.20		N D 008.4414.020.005
147757	05/30/14	MARIPOSA LANDS CAPES	3,984.05		N D 008.4414.020.019
147757	05/30/14	MARIPOSA LANDS CAPES	2,310.17		N D 022.4125.455.000
147757	05/30/14	MARIPOSA LANDS CAPES	3,366.55		N D 072.4125.455.000
			162.03	*CHECK	
			181.87	TOTAL	
147758	05/30/14	MARSAN TURF & IRRIGA	389351		N D 075.4443.020.001
147758	05/30/14	MARSAN TURF & IRRIGA	389383		N D 075.4443.020.001
			5117568	*CHECK	
			5117568	TOTAL	
147759	05/30/14	MATHISEN OIL COMPANY	3,511.01		N D 001.4342.011.001

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
147759	05/30/14	BANK OF AMERICA						
			DISBURSEMENT JOURNAL					
147760	05/30/14	MC LAY SERVICES INC	14565 DYED DIESEL FUEL	1,362.70	*CHECK	5117569		N D 001.4342.011.001
147760	05/30/14	MC LAY SERVICES INC	14580 PREV. MAINT MAY/14	4,873.71		TOTAL		
147760	05/30/14	MC LAY SERVICES INC	14580 MAY-PREVENTATIVE MAINT	699.00	*CHECK	44570		N D 003.4410.015.000
				108.00		TOTAL		N D 053.4410.023.000
				804.00				
147761	05/30/14	MC LAY SERVICES INC	14580 1538 AVENIDA ENTRAD	7,500.00		44162		N D 040.4112.820.821
147762	05/30/14	MDK CIRCUIT BREAKERS	10972 RECONDITIONED BREAKER	490.50		5708		M D 053.4410.041.000
147763	05/30/14	MYFLEETCENTER.COM	12278 OIL CHANGE UNIT #29	42.84		407094		N D 001.4342.020.001
147764	05/30/14	PACIFICWEST ENERGY S	10783 HVAC SERVICES 1/1-1	3,450.00		1319		N D 012.4412.041.001
147765	05/30/14	PARTIES UNLIMITED	15032 DEPOSIT/UAU 6/13/14	450.00				M D 001.4420.013.003
147766	05/30/14	PAVECO CONSTRUCTION	11815 PAVEMENT REPAIRS	4,317.19		S D 14-004		N D 002.4841.559.005
147766	05/30/14	PAVECO CONSTRUCTION	11815 PAVEMENT REPAIRS	4,043.73		S D 14-005		N D 002.4841.559.005
147766	05/30/14	PAVECO CONSTRUCTION	11815 PAVEMENT REPAIRS	1,478.63		S D 14-006		N D 002.4841.559.005
147766	05/30/14	PAVECO CONSTRUCTION	11815 PAVEMENT REPAIRS	14,382.39		S D 14-007		N D 012.4841.813.003
147767	05/30/14	PHOENIX GROUP INFORM	12381 APR/14 ADMIN CITATIONS	4.30		0420141188		N D 001.4309.020.000
147767	05/30/14	PHOENIX GROUP INFORM	12381 APRIL/14 CITATIONS	1,122.44		0420141188		N D 001.4210.411.000
147768	05/30/14	PONCE/HEATHER	.00011 REFUND/PETITE FEET	9.00				N D 001.367.001
147769	05/30/14	POOL & ELECTRICAL PR	11151 SODIUM BICARBONATE	57.23		07305244		N D 001.4430.033.000
147770	05/30/14	PUMP MAN INC	10172 PUMP SYSTEM MAINT.	2,531.00		210847		N D 001.4410.023.922
147771	05/30/14	Q PRESS	11124 SUMMER/2014 FRONTIER	9,079.91		2014113		M D 001.4190.010.004
147771	05/30/14	Q PRESS	11124 SUMMER/2014 FRONTIER	7,338.00		2014113		M D 072.4120.016.000
147771	05/30/14	Q PRESS	11124 POSTAGE-SUMMER FRONT	1,838.31		2014114		M D 001.4190.010.004
147771	05/30/14	Q PRESS	11124 POSTAGE-SUMMER FRONT	1,499.00		2014114		M D 072.4120.016.000
				11,803.22		TOTAL		
147772	05/30/14	QUALITY INSTANT PRIN	15661 BUSINESS CARDS	46.87		32270		N D 001.4190.018.000
147773	05/30/14	QUILL CORPORATION	15663 HP 564 BLACK INK	34.47		2603755		N D 001.4190.030.001
147773	05/30/14	QUILL CORPORATION	15663 HALF FOLD BLANK CARDS	9.27		2603755		N D 001.4190.030.001
147773	05/30/14	QUILL CORPORATION	15663 HALF FOLD BLANK CARDS	26.51		2603755		N D 001.4190.030.000
				70.25		TOTAL		
147774	05/30/14	QUINTANAR/ELIZABETH	11540 MILEAGE REIMB APR/14	30.24				N D 001.4150.012.000
147775	05/30/14	RADIANT WATER INC	15682 SOFT WATER JUNE/14	25.00				N D 001.4430.019.000

WARRANT DATE VENDOR
BANK OF AMERICA

F 9 S ACCOUNT

CLAIM INVOICE

PO#

DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#
TERMITE TREAT	385.00		2014194-01	
TERMITE TREAT	385.00		2014195-01	
DRYWOOD TREAT	385.00		2014195-01	
DRYWOOD TREAT	385.00		2014195-01	
APR-PEST	45.00		2014195-01	
APR-PEST	45.00		2014195-01	
APR-PEST	35.00		2014195-01	
APR-PEST	35.00		2014195-01	
APR-PEST	150.00		2014195-01	
APR-PEST	150.00		2014195-01	
APR-PEST	28.00		2014195-01	
APR-PEST	28.00		2014195-01	
MAY-PEST	30.00		2014195-01	
MAY-PEST	45.00		2014195-01	
MAY-PEST	35.00		2014195-01	
MAY-PEST	35.00		2014195-01	
MAY-PEST	100.00		2014195-01	
MAY-PEST	75.00		2014195-01	
MAY-PEST	28.00		2014195-01	
MAY-PEST	28.00		2014195-01	
MAY-PEST	1,653.00		2014195-01	
*CHECK TOTAL				
POSTAGE BY PHONE JU	1,500.00			
TRAFFIC CONTROL SIGNS	204.54		13133	
DRAWING REVISION	95.00		13207	
*CHECK TOTAL				
JAN-DEV PLAN CHK/EN	4,729.50		22186	
APR-DEV PLAN CHK/EN	3,351.50		22399	
APR-DEV PLAN CHK/EN	458.50		22400	
APR-DEV PLAN CHK/EN	2,070.50		22401	
APR-DEV PLAN CHK/EN	327.50		22402	
APR-DEV PLAN CHK/EN	2,756.25		22403	
APR-DEV PLAN CHK/EN	14,393.75		22404	
*CHECK TOTAL				
REFUND/PETITE FEET	18.00		26985	
MATERIAL/EQUIP/LABO	1,157.54		26986	
MATERIAL/EQUIP/LABO	2,499.95		26986	
MATERIAL/EQUIP/LABO	6,019.89		26986	
*CHECK TOTAL				
JUNE/14 PROMO SERVI	3,750.00			
CREDIT INV# 161921	71.72		161922	
MASK FACE REPLACE	18.19		3250161477	
SPRAYPAINT/MASKING	24.58		3250161508	
TARP POLY BLUE	24.58		3250161519	

DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#
TERMITE TREAT	385.00		2014194-01	
TERMITE TREAT	385.00		2014195-01	
DRYWOOD TREAT	385.00		2014195-01	
DRYWOOD TREAT	385.00		2014195-01	
APR-PEST	45.00		2014195-01	
APR-PEST	45.00		2014195-01	
APR-PEST	35.00		2014195-01	
APR-PEST	35.00		2014195-01	
APR-PEST	150.00		2014195-01	
APR-PEST	150.00		2014195-01	
APR-PEST	28.00		2014195-01	
APR-PEST	28.00		2014195-01	
MAY-PEST	30.00		2014195-01	
MAY-PEST	45.00		2014195-01	
MAY-PEST	35.00		2014195-01	
MAY-PEST	35.00		2014195-01	
MAY-PEST	100.00		2014195-01	
MAY-PEST	75.00		2014195-01	
MAY-PEST	28.00		2014195-01	
MAY-PEST	28.00		2014195-01	
MAY-PEST	1,653.00		2014195-01	
*CHECK TOTAL				
POSTAGE BY PHONE JU	1,500.00			
TRAFFIC CONTROL SIGNS	204.54		13133	
DRAWING REVISION	95.00		13207	
*CHECK TOTAL				
JAN-DEV PLAN CHK/EN	4,729.50		22186	
APR-DEV PLAN CHK/EN	3,351.50		22399	
APR-DEV PLAN CHK/EN	458.50		22400	
APR-DEV PLAN CHK/EN	2,070.50		22401	
APR-DEV PLAN CHK/EN	327.50		22402	
APR-DEV PLAN CHK/EN	2,756.25		22403	
APR-DEV PLAN CHK/EN	14,393.75		22404	
*CHECK TOTAL				
REFUND/PETITE FEET	18.00		26985	
MATERIAL/EQUIP/LABO	1,157.54		26986	
MATERIAL/EQUIP/LABO	2,499.95		26986	
MATERIAL/EQUIP/LABO	6,019.89		26986	
*CHECK TOTAL				
JUNE/14 PROMO SERVI	3,750.00			
CREDIT INV# 161921	71.72		161922	
MASK FACE REPLACE	18.19		3250161477	
SPRAYPAINT/MASKING	24.58		3250161508	
TARP POLY BLUE	24.58		3250161519	

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
147783	05/30/14	SAN DIMAS HARDWARE I	23.28		3352162093		N D 001.4410.023.922
147783	05/30/14	SAN DIMAS HARDWARE I	27.33		3352161504-2		N D 001.4410.033.000
			917.62	*CHECK TOTAL			
147784	05/30/14	SAN GABRIEL VALLEY Y	520.00				N D 001.4420.013.003
147785	05/30/14	SCP DISTRIBUTORS LLC	62.45		31558349		N D 001.4430.033.000
147785	05/30/14	SCP DISTRIBUTORS LLC	54.06		31558470		N D 001.4430.033.000
			116.51	*CHECK TOTAL			
147786	05/30/14	SELBY/JENNIFER	9.00				N D 001.367.001
147787	05/30/14	SIECKE/WARREN C	1,235.00		6205		M D 001.4345.020.001
147788	05/30/14	SMART & FINAL	146.43		133167		N D 110.213.735
147788	05/30/14	SMART & FINAL	115.31		139759		N D 110.213.735
147788	05/30/14	SMART & FINAL	41.59		139766		N D 001.4420.033.000
147788	05/30/14	SMART & FINAL	43.58		140972		N D 003.4410.033.000
			346.91	*CHECK TOTAL			
147789	05/30/14	SMART & FINAL	68.92		3/5/14		N D 001.4420.034.003
147790	05/30/14	SOUTHERN CALIF EDISO	73.78				N D 007.4345.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	13.60				N D 034.4802.865.512
147790	05/30/14	SOUTHERN CALIF EDISO	3.00				N D 034.4802.865.512
147790	05/30/14	SOUTHERN CALIF EDISO	150.99				N D 007.4341.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	41.74				N D 007.4341.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	175.34				N D 007.4341.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	87.60				N D 007.4341.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	358.10				N D 027.4801.561.022
147790	05/30/14	SOUTHERN CALIF EDISO	85.06				N D 008.4414.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	24.24				N D 001.4415.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	53.21				N D 001.4415.022.001
147790	05/30/14	SOUTHERN CALIF EDISO	30.97				N D 034.4802.865.512
147790	05/30/14	SOUTHERN CALIF EDISO	51.13				N D 034.4802.865.512
			43,476.46	*CHECK TOTAL			
147791	05/30/14	STEVENS/LARRY	1,861.80				N D 001.4308.021.000
147792	05/30/14	SUWANCHATUPORN/YAOWA	17.50				N D 001.367.001
147793	05/30/14	TAYLOR/DAN	99.00				N D 001.367.001
147794	05/30/14	TAYLOR/TANYA	240.00				N D 001.4420.034.011
147795	05/30/14	TECS ENVIRONMENTAL C	300.00				N D 001.4341.024.020

SNDIMS-0514

WARRANT DATE VENDOR
BANK OF AMERICA

147796 05/30/14 TOOLS-R-US, INC
147797 05/30/14 TOYOTA MOTOR CREDIT
147798 05/30/14 TRENKLER/JANICE
147799 05/30/14 UNDERGROUND SERVICE
147800 05/30/14 UNITED ROTARY BRUSH
147801 05/30/14 VAN LEEUWEN/GABE
147802 05/30/14 VARIABLE SPEED SOLUT
147803 05/30/14 VERIZON
147804 05/30/14 VERIZON CALIFORNIA
147805 05/30/14 WATERLINE TECHNOLOGI
147806 05/30/14 WEST COAST MOBILE HO
147807 05/30/14 WHORTON/STAN
BANK OF AMERICA

Disbursement Journal
DESCRIPTION AMOUNT

12392 SRVC REPAIR/ROTO HAMM 165.91
16682 JUNE/14 RAV4 ELEC VEH 327.00
00014 REFUND/PAGEANT OF MAST 53.50
17056 APRIL NEW TICKET CHAR 172.50
15805 MATERIAL KIT/RECONDIT 865.67
15805 MATERIAL KIT/RECOND 114.91
11570 1 HR SHOW LUAU 6/13 200.00
11576 BI ANNUAL PUMP MAIN 1,015.00
10469 1127771672 INTERNET 49.99
10469 1235259413 INTERNET 179.98
17164 909 147-5405 21.08
17164 909 592-6732 128.78
10242 HYPOCHLORITE SOLUTION 389.70
10242 HYPOCHLORITE SOLUTION 332.28
10242 HYPOCHLORITE SOLUTION 396.85
10242 HYPOCHLORIC ACID 317.48
10242 HYPOCHLORIC ACID 1,640.31
10205 MOBILE HOME REHAB 2,935.00
10856 UMPIRE FORFEIT FEE 5/8 20.00

TOTAL

820,980.20

F 9 S ACCOUNT

PO#

CLAIM INVOICE

N D 001.4341.033.000 694584
N D 071.4190.041.006
N D 001.367.002
N D 001.4310.016.000 420140631
N D 001.4342.011.002 279744
N D 001.4342.011.002 278834
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M D 001.4420.013.003
N D 001.4414.015.000 10892
N D 001.4190.020.034
N D 001.4190.020.034
*CHECK TOTAL
N D 001.4210.022.000
N D 001.4411.022.003
*CHECK TOTAL
N D 001.4430.033.000 5267523
N D 001.4430.033.000 5268926
N D 001.4430.033.000 5268648
N D 001.4430.033.000 5268649
*CHECK TOTAL
N D 034.4802.851.040 1652
N D 001.367.003

ACS FINANCIAL SYSTEM
05/21/2014 13:56:11
WARRANT DATE VENDOR
REPORT TOTALS:

GL540R-V07.24 PAGE 12
CITY OF SAN DIMAS

F 9 S ACCOUNT
PO#

Disbursement Journal

CLAIM INVOICE

AMOUNT

820,980.20

DESCRIPTION

RECORDS PRINTED - 000370

Disbursement Journal

ACS FINANCIAL SYSTEM
 05/21/2014 13:56:11

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL FUND	609,228.16
002	STATE GAS TAX	12,393.77
003	WALKER HOUSES ILLC FUND	5,906.13
006	SEWER EXPANSION	4,564.50
007	CITY WIDE LIGHTING DISTRICT	37,972.10
008	LANDSCAPE PARCE REPLACEMENT	2,606.03
012	INFRASTRUCTURE DEVELOPMENT	9,772.33
020	COMMUNITY PARK PARKING DIST	5,604.50
027	CIVIC CENTER PARTY 2-1-1-12	20,027.21
034	HOUSING AUTHORITY CG 2-1-12	7,500.00
038	SUCCESSOR DEV BLOCK GRANT	458.82
040	COMMUNITY DEVELOPMENT & OPERATIO	5,246.82
053	EQUIPMENT REPLACEMENT DIST	3,138.87
070	GOLF COURSE MAINTENANCE	3,181.87
071	AIR QUALITY MANAGEMENT DIST	3,181.87
072	PROP A LOCAL TRANSPORTATION	3,181.87
073	PROP C LOCAL TRANSPORTATION	3,181.87
075	LANDSCAPE MAINTENANCE DIST	3,181.87
110	TRUST AND AGENCY	820,980.20
TOTAL	ALL FUNDS	820,980.20

BANK	NAME	DISBURSEMENTS
CHEK	BANK OF AMERICA	820,980.20
TOTAL	ALL BANKS	820,980.20



MINUTES
REGULAR CITY COUNCIL
SUCCESSOR AGENCY MEETING
TUESDAY, MAY 13, 2014, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

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

STAFF

City Manager Blaine Michaelis
City Attorney Mark Steres
Assistant City Manager Development Services Larry Stevens
Assistant City Manager Administrative Services Ken Duran
Director of Parks and Recreation Theresa Bruns
Director of Public Works Krishna Patel
Deputy City Clerk Debra Black
Associate Planner Jennifer Williams

1. CALL TO ORDER AND FLAG SALUTE

Mayor Morris called the meeting to order at 7:04 p.m. and led the flag salute.

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

a. Members of the Audience

- 1) Kassidy Cuccia-Aguirre ASB President San Dimas High provided updates on recent student activities.
- 2) Galen Gillotte San Dimas Library provided updates on upcoming activities at the library and announced Amy Crow's promotion and move to the Claremont Library.
- 3) Rhonda Beltran Director of Development with McKinley Children's Center announced the upcoming Raging Rubber Duck Race at Raging Waters and invited the community.

- 4) Alline Kranzer thanked city staff for their help with Festival of Arts and commented on the various art events the city is able to host.
- 5) Judy Neilson thanked the city for allowing the Sheriff's Forum to be held at the Stanley Plummer Community Building and spoke on the issue of the National Recreation Area.
- 6) Dan Hargis San Dimas resident shared comments in opposition to the Care Meridian facility.
- 7) Carolyn Gonzalez spoke on the issue of the National Recreation Area.
- 8) Marvin Ersher San Dimas resident thanked staff for installing the pictures of past Councilmembers who have served the city.

3. CONSENT CALENDAR

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

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

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

RESOLUTION NO. 2014 - 23, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF APRIL AND MAY 2014

- b. Approval of minutes for the regular City Council meeting of April 22, 2014.
- c. Lupus Awareness Month
- d. Ehlers-Danlos Syndrome Month
- e. Award Cash Contract 2014-02 Arrow Highway and Lone Hill Avenue Improvements
- f. Award Cash Contract 2014-03 Walker House Exterior Recoating Project
- g. San Gabriel Valley Council of Government Updates

Councilmember Bertone urged Councilmembers to read material provided from the Council of Governments.

END OF CONSENT CALENDAR

4. PUBLIC HEARINGS

- a. Presentation of 2014-15 Preliminary Budget – Receive public comment

Assistant City Manager Ken Duran presented staff's report and explained the process for the benefit of the audience. Mayor Morris then opened the public hearing.

1) **Patrick Jones** resident expressed his concerns with the service of Inland Valley Humane Society and the operating costs for the Martin House.

Assistant City Manager Duran responded that the Martin House item shows up as a separate fund because of a tax credit revenue received through renovation funds that are to be used solely for the Martin House.

Mayor Morris announced June 10, 2014 as the date for final approval of the budget and closed the public hearing.

- b. Municipal Code Text Amendment (MCTA) 13-05 – Consideration of a Municipal Code Text amendments to allow a limited number of fowl to be kept as household pets in conjunction with a single-family detached residence in all residential zones and specific plans that allow residential uses, and other minor miscellaneous edits.

ORDINANCE NO. 1226, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-05, AMENDING CHAPTER 18.20 RESIDENTIAL ZONES GENERALLY AND OTHER SECTIONS OF THE MUNICIPAL CODE TO ALLOW THE KEEPING OF CERTAIN TYPES OF FOWL IN A LIMITED NUMBER AS HOUSEHOLD PETS - FIRST READING AND INTRODUCTION

Associate Planner Jennifer Williams presented staff's report and recommended approval of Ordinance No. 1226 with the language originally presented to the Planning Commission regarding the number of fowl permitted (4 fowl maximum on any size lot).

Mayor Morris asked if the Planning Commission had much discussion on allowing 15 assorted fowl.

Associate Planner Williams answered the Planning Commissions interpretation of the existing code would allow for the assorted fowl; however staff's interpretation was that the intention of the code was for birds that are kept as household pets.

Councilmember Bertone asked if roosters or peacocks were allowed anywhere in the city.

Assistant City Manager of Community Development Larry Stevens responded roosters are not, peacocks not sure.

Discussion continued on the issue of roosters and peacocks.

Mayor Morris opened the public hearing at 7:53 p.m.

Speaking in favor of the ordinance:

- 1) Dennis Phillips resident, expressed that the Planning Commission understood the Issue and made their recommendation of 15 fowl, Council should approve the ordinance and let everyone have the recommended number of fowl.

Speaking in opposition to the ordinance:

- 1) Marvin Ersher resident suggested moving in moderation.
- 2) Patrick Jones resident, expressed concern over the allowance for 5,000 square foot Lots.

The subject of CC&R's and HOA's was discussed.

Mayor Morris closed the public hearing at 8:05 p.m.

Councilmember Templeman provided a review of the subject for the benefit of the audience and indicated that he would support the Planning Commission's recommendation.

MOTION: The motion to approve Ordinance No. 1226 as presented was made by Councilmember Templeman and seconded by Councilmember Badar. Motion passed unanimously.

Councilmember Templeman left the dais at 8:10 p.m. and returned at 8:12 p.m.

5. PLANNING MATTERS

- a. Development Plan Review Board (DPRB) Case No. 13-12 – Consideration of a request to construct an approximately 9,400 square foot inpatient facility and an approximately 1,650 square foot outpatient facility and associated site improvements at 1136 & 1148 W. Puente Street

RESOLUTION NO. 2014 – 24, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DPRB CASE NO. 13-12, A REQUEST TO CONSTRUCT AN APPROXIMATELY 9,400 SQUARE FOOT INPATIENT FACILITY AND AN APPROXIMATELY 1,650 SQUARE FOOT OUTPATIENT FACILITY AND ASSOCIATED SITE IMPROVEMENTS AT 1136 & 1148 W. PUENTE STREET (APN's 8448-020-069 AND 8448-020-070)

Associate Planner Jennifer Williams presented staff's report with recommendation to approve subject to conditions.

Councilmember Templeman noted that he did sit on the DPRB but did not vote on the item.

It was emphasized that only the design, landscape and architecture would be discussed.

Mayor Morris invited the developer to speak.

Keith Underwood with Care Meridian shared that they have worked with staff, DPRB and Council, in trying to address as many concerns as possible and feels that a quality product will be built.

Councilmember Ebiner left the dais at 8:35 p.m. and returned at 8:37 p.m.

Patrick Jones a resident supports the Care Meridian project and reminded Council that in the past parts of the community were opposed to the KinderCare and 76 Station and they do not speak for the majority of Via Verde. He also added that he does not speak for the majority of Via Verde but those that he has spoken with are excited with the project.

Jan Bartolo a resident opposed the Care Meridian project by stating that the tree selections made for the project are not appropriate, and expressed concern over the city and staff's management of the project. She asked of the restrictions placed on the developer during construction.

Dan Hargis a resident opposed to the Care Meridian project spoke of the need for better fencing to and security cameras.

Marvin Ersher a resident opposed to the Care Meridian project and addressed some of the design features of the facility and felt that the same standards should be applied throughout the city.

In rebuttal Keith Underwood replied that their project does share some of the same design features and staff continues to work with them and improving the quality of the project.

Discussion continued on the various design features of the project.

Councilmember Templeman spoke of the DPRB and staff's involvement on this project and feels that everyone did a good job and he is supportive of the ordinance.

MOTION: A motion was made by Councilmember Templeman to approve and read Resolution No. 2014-24 by title; the motion was seconded by Councilmember Badar. Motion passed by vote of four to one with Councilmember Bertone voting against.

Councilmember Bertone expressed that in the past he has requested the notice requirement be expanded for the public to be informed of development projects and would have liked for staff to have done so on this project; and although he is not against the project he will vote no because of the notification process.

Councilmember Ebiner stated that the building should be integrated into the community and that has not been achieved.

Councilmember Badar stated that staff recognized the problems from the beginning and was able to help Care Meridian moved to a better project and overall this will be good for San Dimas. He stated that he has some concerns on the back fence and hopes that gets addressed but he will support the motion.

Mayor Morris stated he would vote in favor of the motion that was recommended by staff and DPRB.

Councilmember Bertone left the dais at 9:38 p.m. and returned at 9:41 p.m.

6. OTHER MATTERS

- a. Authorization for paperless filings of Campaign Finance Disclosure Statements

ORDINANCE NO. 1229, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADDING CHAPTER 2.60 TO THE SAN DIMAS MUNICIPAL CODE RELATING TO ELECTRONIC AND PAPER FILING METHODS OF CAMPAIGN FINANCE DISCLOSURE STATEMENTS – **SECOND READING AND ADOPTION**

MOTION: It was moved by Councilmember Badar and seconded by Councilmember Templeman to waive further reading and adopt Ordinance No. 1229. Motion passed by vote of five to one.

- b. Approve adjustments to Dial-A-Cab fares.

George Sparks Administrator of the Dial-A-Cab Program presented findings for the requested fare increases.

MOTION: It was moved by Councilmember Ebiner and seconded by Councilmember Bertone to approve the fare adjustments to the Dial-A-Cab Program.

7. SUCCESSOR AGENCY

- a. Successor Agency Update -Verbal Report

Assistant City Manager Ken Duran reported that staff had the opportunity to communicate with both Assemblyman Holden and Senator Lui that we along with other cities are concerned over the opinions of the Department of Finance regarding the city loans. Staff will continue to keep them posted of any developments.

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 schedule change – May 29th, 2014

- c. City Attorney

Nothing to report.

d. Members of the City Council

- 1) Reappointment Lou Gross, Chester Sasaki and Ed Wolfe to the Senior Citizens Commission.

MOTION: The motion was made by Councilmember Bertone and seconded by Councilmember Templeman to reappoint Lou Gross, Chester Sasaki and Ed Wolfe to The Senior Citizens Commission. The motion passed by vote of five to zero.

- 2) Request to support AB1839 to extend and expand the California Film and Television Tax Credit Program

City Manager Blaine Michaelis presented staff's report on this item.

MOTION: The motion to support AB1839 was made by Councilmember Ebiner and seconded by Councilmember Bertone. The motion passed by a vote of five to zero.

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

Nothing to report.

- 4) Individual Members' comments and updates

Councilmember Templeman reminded everyone of the dangers of the Tiger Mosquito and that continued precautions are necessary.

Councilmember Bertone announced San Dimas Day at the Fair on Friday, September 12, 2014.

He asked how the order of the agenda is planned and asked to think about this going forward.

City Attorney Mark Steres shared some agendas show as a line item "Reorder of Agenda" which allows for a Councilmember to request an item be heard at any point during the meeting.

The meeting adjourned to closed session at 10:17 p.m.

9. CLOSED SESSION

CONFERENCE WITH LABOR NEGOTIATOR – G.C. Section 54957.6

City Representative: Blaine Michaelis, City Manager
Employee Group: San Dimas Employees' Association

No reportable action taken during closed session. Adjourned at 11:05 p.m.

10. ADJOURNMENT

The next meeting is May 27, 2014, 6:30 p.m. for a reception to honor Distinguished Service to Youth Honorees.

Respectfully submitted

Debra Black, Deputy City Clerk



MINUTES
CITY COUNCIL STUDY SESSION
MONDAY, MAY 13, 2014, 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

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

City Manager Blaine Michaelis
Assistant City Manager Ken Duran
Assistant City Attorney Mark Steres
Assistant City Manager for Community Development Larry Stevens
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Captain Don Slawson

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 5:00 p.m.

2. ORAL COMMUNICATIONS

None.

3. Staff Presentation of 2014-15 Budget

Mr. Duran explained that the format of the meeting will be that he will provide a general overview of the proposed budget and then each department will provide a few highlights from their department budgets. He referenced the line item budget and detailed narrative notes that were provided in the agenda packet.

Mr. Duran went over the schedule which breaks down the beginning fund balance, overall revenue and expenditures and ending fund balance for the general fund and each of the special funds.

Mr. Duran presented some of the significant items from the Administrative Services budget.

Mr. Patel presented some of the significant projects included in the Public Works budget. In response to a question he described the handicap ramp replacement projects.

Mr. Patel explained the continued program to replace the street lamps in the town core with the decorative lamps. There was discussion on the coverage and intensity of the decorative lights. Mr. Patel commented that staff is studying the lamp fixtures and placement of the lamps.

Mr. Patel explained that staff will be preparing a scope of work and go out to bid for a contract for a portion of the street sweeping next year but the budget does not reflect those contract costs at this time.

Ms. Bruns reviewed the revenue projections for recreation and Swim and Racquet Club for next year. In response to a question she explained the proposed interior improvements to the Club next year. It was suggested that staff consider moving up upgrades to the weight room equipment and exterior improvements to next year.

Ms. Bruns provided the highlights of the Parks and Recreation budget and projects for next year. In response to a question Ms. Bruns commented that there have been some requests for lighting of the walking path at Via Verde Park. She explained the difference between additional security lighting and the intensity of lighting that would be necessary for after dark use of the walking path. Councilman Templeman commented that he hopes the marquee at the Swim and Racquet Club will be completed next year and that it should be an electronic message board.

Ms. Bruns explained that the majority if not all of the transportation expense for adult excursions is paid for from Proposition A funds and as those funds are being stretched there may be some consideration for participants to pay for a portion of the expense. It was suggested that the issue should be presented to the Senior Citizens Commission.

Councilman Templeman asked if the cost of a shade structure for the Walker House patio was included in the budget. Mr. Michaelis responded that money for patio furniture or improvements to the patio had not been included because staff is looking for input from the new concessionaire. He added once more information is known from him it will be brought back for consideration.

Mr. Stevens presented highlights on the revenues and expenditures from the Community Development Department budget. He commented that a budget for downtown lighting and potential business assistance program will be brought back separately.

Mr. Michaelis reported that staff has recently learned that it looks like the County may agree to dedicate the land necessary for the realignment of Golden Hills Road without charging a dedication fee. He added that the City had previously received grant funds for mitigation and has \$80,000 available for the city's contribution towards the road.

Carolyn Anderson-Carrao and Karen Gaffney presented the annual report from the Chamber of Commerce.

4. Adjournment

The meeting adjourned at 6:55 p.m.



MINUTES
CITY COUNCIL/AUTHORITY STAFF RETREAT
MONDAY, April 22, 2014 6:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

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

City Manager Blaine Michaelis
Assistant City Manager Ken Duran
City Attorney Ken Brown
Assistant City Manager for Community Development Larry Stevens
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Captain Don Slawson

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 6:00 p.m.

2. ORAL COMMUNICATIONS

None.

3. Presentation regarding upcoming proposal for changes to the city's street sweeping program

Mr. Patel provided an overview of his report on the current street sweeping operations, annual costs for providing services, costs for equipment replacements and options for future operations. He highlighted the advantages and disadvantages for contracting for all or a portion of the operations.

Councilman Bertone commented that he feels there are some issues such as basketball hoops in the street and maintenance issues that should be reported by sweeper operators.

Mr. Patel presented a graph showing the cost difference of the various options. There were several questions to clarify and understand the differences in cost over time.

In response to a question Mr. Patel commented that the intention is to keep the current staffing and transition them to another crew. In response to another question he commented that if there is a need to increase the frequency of sweeping due the MS4 permit the impacts would be proportional for each option.

There were some questions and discussions on issues such as abilities to adjust days of week scheduling, consistency of contract staffing and supervising the contract. After further discussion Mr. Michaelis

summarized that staff will seriously look at a phase in of a contract situation and bring back more details as part of the budget process.

Mayor Morris called a recess of the study session at 6:30 to attend Ken Brown's reception and the regular City Council Meeting.

The City Session resumed at 9:10 with all present.

4. Approach to downtown decorative lighting – current options, possible standards and program

Mr. Stevens reviewed his staff report regarding the lack of existing standards for decorative lighting in the downtown, previous attempts to come up with a uniform plan and recent requests by some merchants. Specifically, he reviewed his recent meeting with the owner of Pozettos to understand his desires and constraints.

Mr. Stevens also reviewed a chart of possible lighting opportunities as outlined in his staff report. There was discussion on the desire to have some type of lighting in the trees. There was also discussion on a program to provide some type of financial assistance for businesses to provide lighting enhancements for their business.

Councilman Templeman mentioned that it would also be helpful to move the outdoor dining up against the building. Mayor Morris pointed out the difficulties in doing that and maintaining an adequate sidewalk path. There was discussion on the pros and cons of moving the outdoor seating in front of Pozettos.

Mr. Stevens presented some thoughts of having a loan program similar to the façade program for lighting and outdoor dining improvements. In response to a question Mr. Brown commented that this type of program would be legal.

There was further discussion on the feasibility of moving the outdoor dining area up against the building. Mr. Stevens stated that the city engineer will look at the area and do a rough lay-out. There was also further discussion on a financial assistance program to assist business with making lighting and other improvements. Mr. Stevens responded that staff will look at what the lighting standards might be and the details of an assistance program. Mr. Stevens also confirmed that it was the council consensus for staff to explore options for decorative lights in the public right of way and to look at how it is done in other downtowns.

5. Policy direction regarding recent planning procedural requests – Developer study sessions and meetings prior to the public review process; more coordinated approach to the development of underutilized properties; shopping center

Mr. Stevens reported that there are currently several developers that have been seeking study sessions or individual meetings with Councilmembers to obtain feedback on their proposed or pending projects. He added that based upon prior direction from Council staff has discouraged these preliminary types of meetings and encourages community meetings initiated by the developer. He gave a couple of recent examples of projects. He asked for Council direction on a policy on conducting study sessions early on in the process.

The Council had discussion on the benefits of early study sessions and the potential risks. There was discussion on the process that was taken for some of the existing proposals. There was discussion on study sessions for specific projects versus discussions on general zone changes. Mr. Stevens offered to

draft a sample policy that would address when it is appropriate for a study session such as zone changes, whether it should be jointly with the Planning Commission and what the notice requirements should be.

There was discussion on what feedback and direction is appropriate and legal for the Council to give at this type of study session.

Mayor Morris commented that he feels that for properties that are underutilized or difficult to develop the City may want to initiate a study session prior to a specific development application. Mr. Stevens responded that development opportunity sites could be identified and discussed, like a General Plan review. Mayor Morris used the M & E site as an example to have a discussion on the Council's willingness to consider a zone change and modifications or removal of the structure.

Tony Canzoneri commented that as an example his company has had discussions with most of the property owners on Village Court about a project that would require zone changes and he doesn't want to go any further without knowing if there is a desire to change the General Plan. He also stated that he has looked at the M & E site and would need to know the Council's policy on the packing house if he is going to continue considering the site. Mayor Morris responded that it would be good for the Council to have a discussion on the desires for the packing house in general. Mr. Stevens offered to bring back a draft policy.

6. Adjournment

The meeting adjourned at 10:45 p.m.



MINUTES
CITY COUNCIL/AUTHORITY STAFF RETREAT
MONDAY, MARCH 31, 2014 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

Mayor Curtis W. Morris
Mayor Pro Tem Denis Bertone
Councilmember Emmett Badar
Councilmember John Ebner (arrived 5:10 p.m.)
Councilmember Jeff Templeman

City Manager Blaine Michaelis
Assistant City Manager Ken Duran
City Attorney Ken Brown
Assistant City Attorney Mark Steres
Assistant City Manager for Community Development Larry Stevens
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Captain Don Slawson

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 5:00 p.m.

2. Update on the city's actions involving 2013 Building Code requirements regarding retrofitting plumbing fixtures for water conservation involving pre-1994 homes when a building permit is required

Building Superintendent Beilstein distributed a handout of questions and answers on the new requirement. He clarified what types of permits that trigger the new requirement and went over the self-certification form and process that the city is using.

3. Overview and summary of software update for Code Enforcement, Building Inspection, Counter work – concepts the staff is looking at.

Mr. Michaelis reviewed his staff report that summarized some of the key features of new permit software the city staff is investigating. Mr. Beilstein gave a presentation on the history of the permit software and the need to upgrade the existing software. He also described all of the additional modules available with the new software

In response to a question Mr. Beilstein explained that the storing of the information in a cloud environment has many safety features and a 99% uptime.

Mr. Beilstein explained preliminary estimated costs of the new software and cost to migrate existing information to the new system. Mr. Michaelis added that staff is still evaluating what existing software would be advantageous to migrate under the umbrella of the proposed system and that decision will have an impact on the cost.

The consensus of the Council was that it sounds necessary to upgrade to the new platform. Mr. Michaelis stated that staff will bring back more details on the funding with the budget presentation in May.

4. Dial-a-cab- presentation regarding current issues and anticipated recommendations for 2014-15

Mr. Duran reviewed his staff report describing that the cost of the San Dimas Dial-a-cab service has been rising in recent years due to increased ridership to the point that it exceeds the available funds from the Proposition A funding source. George Sparks, Pomona Valley Transportation Authority Administrator went over his report analyzing the situation and making recommendations to reduce the cost to the city. He reviewed several options for fare increases and or shrinking the boundaries for out of town destinations.

The Council asked questions and discussed the proposed options. Mr. Sparks indicated that he is recommending Option 3, to raise all in-city fares by \$.50 and out-of-town fares by \$1.00 and also to limit out of town destinations to medical trips only. The Council had further discussion on the impacts of reducing the boundaries or limiting trips. It was the consensus of the Council to consider the option # 3 fare increase but to not limit the boundaries. Councilman Ebner stated the he would also like to see an option for a \$.50 increase for seniors and disabled and a \$1.00 increase for general public out-of-town fares. Mr. Sparks will revise his report and bring it back to the Council for formal action.

5. Housing Authority Board Action: Receive Presentation and recommendations regarding changes to the city's Affordable Housing Program for the sale of owner occupied homes

Mr. Michaelis reviewed his staff report explaining that this item is recommending changes that affect the sale of the affordable ownership units in the Grove Station project. He explained that the City has had very little interest by buyers in the units, with one of the main reasons being the 45 year affordability restriction. He added that we hired Keyser Marsden to review the situation and provide recommendations on changes to the affordability covenants, primarily to an equity sharing arrangement. He explained how the changes would work and walked through a sample scenario.

Mayor Morris expressed concerns with someone buying the units to flip them and make a profit. Mr. Michaelis explained some of the protections that would limit that potential. There was discussion on the buyer income requirements.

Councilman Ebner asked if there is a limit to the number of residents. Mr. Michaelis explained that there can be but it is by Council policy.

In response to a question Mr. Brown explained that the Authority has the ability to change their requirements now because with the dissolution of the redevelopment agency the law changed.

There was some discussion on whether interest should be added on the principal balance but it was agreed that it is not necessary. After further discussion the consensus of the Council is that they are comfortable with the proposed changes. Mr. Michaelis reported that the item will be brought back to the Authority at the next meeting for formal consideration.

6. Storage Containers – review of Council adopted policy

Mr. Stevens reviewed the staff report materials on the discussions and direction on the current policy on cargo and storage containers from 2010. He added that at the time the primary concern was containers on retail property in downtown. He added that at the time the policy was to prohibit them on residential property.

Councilman Templeman asked if the size of the lot could be considered if they were to be allowed. Mr. Stevens responded that it could but was not discussed in 2010.

Councilman Badar asked is they could be allowed if they can't be seen from the street. Mr. Stevens responded that that issue was not discussed in 2010 and added that even if not seen from the street they could have impacts for neighbors.

In response to a question Senior Planner Espinosa stated that he can't recall any containers on 7,500 square foot lots, but maybe on 10,000 and above.

Councilman Templeman asked if existing lots could be grandfathered in but not allow new ones. Mr. Stevens responded that if grandfathered in the question is for how long and how many. There were questions on the varying lot sizes of different areas in the city.

In response to a question Mr. Stevens commented that staff is not sure how many containers may currently be on residential lots because the prior report didn't consider allowing them in residential areas. There was discussion on consideration for allowing existing containers on residential lots of a certain size. Councilman Bertone commented that he doesn't agree that they should be allowed. Mayor Morris added that he had a problem with grandfathering them in because it gives those people a right that isn't given to new users.

There was discussion on building permit and set back requirements for containers. It was noted by Mr. Stevens that most of existing containers we are aware of do not meet set back requirements.

There was discussion on should existing containers be allowed to stay on larger residential lots and if so what type of permitting process should be required. Mr. Stevens summarized the discussion as it appears that there is support to accommodate containers that are currently in place with a specific amount of time for them to remain. There was discussion on whether this would apply to all single family zones or just single family agricultural. It was the consensus to consider just single family agricultural lots and that they shouldn't be required to be moved on the property. Mr. Stevens stated that he will bring back some ideas for a permitting process with a fair amortization to allow them to remain.

Council asked staff to suspend enforcement of existing code enforcement cases pertaining to containers until the issue is brought back to the Council. Mr. Stevens clarified that the suspension of enforcement only pertains to containers and not other potential violations.

Piet Van Gaalen commented that he spoke to many residents who have containers and they are willing to dress them up, but existing owners would like to keep use of them as long as they own the property.

Claudia Cook, thanked the Council for their consideration of the matter and explained how they are used for horse feed and storage.

7. 211-221 West Bonita Ave. request to be included in the parking district – discussion of options and possible direction

Mr. Stevens provided a history of the downtown parking district that extends from Iglesia to Monte Vista. He explained that when the district was formed businesses within the district paid an assessment to be part of the district and make use of the public parking that was created by the district. He added that the

property owners at 211, 217 and 221 Bonita are outside the district and have made a request to be added to the district. He further added that by not being in the district they are required to provide for all required parking on their property. He outlined potential options contained in his staff report.

Mayor Morris expressed concern with adding them into the district without them paying their fair share of an assessment with interest. Mr. Stevens pointed out that other similar properties outside the district have been developed with including the required on-site parking.

There was discussion on the potential options including requiring and in-lieu fee that could be used to develop additional off-site parking. Mr. Stevens summarized the discussion as the Council is not inclined to consider a buy in to the district but they may consider some type of in-lieu fee. Mr. Stevens mentioned that the City may be receiving a grant for further downtown planning and the in-lieu fee concept could be reviewed as part of that study. The consensus of the Council was to study the in-lieu fee concept.

8. Walnut Creek Project Update

Mr. Stevens reported that the City has secured the grant from the County for phase one development. He added that the City will be initiating the environmental review. He responded to a question that the review will need to consider the full master plan development and not just phase one.

Councilman Bertone commented that the Council needs to anticipate that the park may be more popular than we think. He referenced the increasing popularity of the Claremont Wilderness Park.

The Council agreed to continue the retreat to April 22 at 6:00 p.m. to consider the remaining three items.

9. Council Comments

Councilman Bertone referenced another derogatory newspaper article about the Sheriff's Department and asked if Contract Cities has discussed concerns with the negative issues. Mr. Michaelis responded that he attended a Contract Cities City Managers Meeting where the Acting Sheriff spoke and was very upfront with addressing the allegations.

10. Adjournment

The meeting adjourned at 8:55 p.m.



Agenda Item Staff Report

TO: Honorable Mayor and Council Members
for the meeting of May 13, 2014

FROM: Blaine Michaelis, City Manager

INITIATED BY: Barbara Bishop, Finance/IS Manager

SUBJECT: Statement of Investment Policy

SUMMARY

Annual approval of Statement of Investment Policy

BACKGROUND

The City is required each year to have our Statement of Investment Policy approved by City Council. Attached is a copy of the policy (no change from previous year) that needs to be added to the May 13, 2014 Consent Calendar for approval by the City Council.

RECOMMENDATION

It is therefore recommended that the City Council receive, approve and file the attached Statement of Investment Policy.



CITY OF SAN DIMAS

STATEMENT OF INVESTMENT POLICY

PURPOSE – OBJECTIVE

This Annual Statement of Investment Policy is submitted pursuant to City practices and along the guidelines developed by the California Municipal Treasurers Association, the California County Treasurers Association, and the California Society of Municipal Finance Officers to be presented to the Chief Executive Officer and to the Legislative Body. This investment statement outlines the policies for maximizing the efficiency of the City's cash management system.

Procedures have been established to facilitate the monitoring and forecasting of revenues and expenditures, thus enabling the investment of funds to the fullest possible extent.

POLICY

The City of San Dimas operates its temporary pooled idle cash investments under prudent person rule (Civil Code Sect. 2261, et seq.)* This affords the City a broad spectrum of investment opportunities provided the investment is deemed prudent and is allowable under current legislation of the State of California (Government Code Section 53600 et seq.). Investment transactions are the responsibility of the City Treasurer. Investments may be made in the following media:

- ◆ Securities of the U.S. Government, or its agencies
- ◆ Certificates of Deposit (or Time Deposits) placed with commercial banks and/or savings and loan companies
- ◆ Negotiable Certificates of Deposit
- ◆ Local Agency Investment Fund (State Pool) Demand Deposits
- ◆ Repurchase Agreements (Repos)
- ◆ Passbook Savings Account Demand Deposits

Criteria for selecting investments and the order of priority are:

1. Safety
2. Liquidity (No Security shall be purchased for a term longer than can be reasonably held and which would subject the City to market risk on an investment)
3. Yield

* The prudent person rules states, in essence, that "in investing...property for the benefit of another, a trustee shall exercise the judgment and care, under the circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs..."

5/22/2014

Statement of Investment Policy (Continued)

Safekeeping. Securities purchased from brokers/dealers shall be held in third party safekeeping by the trust department of the local agency's bank or other designated third party trust, in the local agency's name and control, whenever possible.

Investment Limitations. Security purchases and holdings shall be maintained within statutory limits imposed by the California Government Code. Current limits are: Banker's Acceptances – 40%, Section 53601(f); Commercial Paper – 30%, Section 53601 (g), and Negotiable Certificates of Deposit 30%, Section 53601(h).

The basic premise underlying the City's investment philosophy is, and will continue to be, to insure that money is always safe and available when needed.

ORDINANCE NO. 1226

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 13-05 TO AMEND CHAPTER 18.20 RESIDENTIAL ZONES GENERALLY AND OTHER SECTIONS OF THE MUNICIPAL CODE TO ALLOW THE KEEPING OF CERTAIN TYPES OF FOWL IN A LIMITED NUMBER AS HOUSEHOLD PETS

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

SECTION 1. Title 18 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 27th DAY OF MAY, 2014.

Curtis W. 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. 1226 was regularly introduced at the regular meeting of the City Council on May 13th, 2014, and was thereafter adopted and passed at the regular meeting of the City Council held on May 27th, 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 1226 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

EXHIBIT A

Municipal Code Text Amendment 13-05

*New text changes are in Blue and Underlined

*Deleted text is in ~~Red and Strikethrough~~

Definitions Section- Chapter 18.08

Chapter 18.08 Definitions

18.08.310 Household pets.

“Household pets” are defined for the purposes of this title as dogs, and cats, ~~or other domestic animals of similar size~~; rats, white mice, guinea pigs, hamsters, or similar small animals; birds; fowl; and fish, reptiles, amphibians, and turtles as described and regulated in Chapter 18.20 Residential Zones Generally. (Ord. 1007 § 2 (part), 1993; Ord. 37 § 144, 1961)

Residential Zones Generally- Chapter 18.20

Chapter 18.20 Residential Zones Generally

18.20.010 Applicability.

As used in this chapter, “residential zones” means zones SF, SFA, SFDR, SFH, AL, MFD, MF, ~~MF-30, MF-D, -10, MF-15, MF-20~~ and those specific plans which permit or conditionally permit residential uses. (Ord. 931 § 3, 1990; Ord. 37 § 201, 1961)

18.20.060 Animals.

A. Household pets may be kept as an incidental use in residential zones under the following conditions:

1. Such pets shall not be kept in such number or under such conditions that create a neighborhood nuisance from noise, odors, dust or appearance.
2. Not more than three adult dogs or cats ~~or three similar domestic animals or three animals of~~ any combination ~~of the above~~ thereof may be kept.
3. Not more than three small animals, such as guinea pigs, rabbits, hamsters, or white mice, or any combination thereof, may be kept.

4. Not more than a total of fifteen song birds such as canaries, parakeets, and finches, parrots, or similar birds typically kept indoors as household pets ~~or fowl~~ shall be kept, ~~none of which shall be chickens~~.
5. Fowl may be kept as household pets only as described under the following circumstances:
 - a. Fowl kept as household pets may only be kept on lots 5,000 square feet in area or greater.
 - i. On lots ranging from 5,000 square feet to 10,999 square feet in size, chickens (hens only) may be kept at a maximum total of four chickens.
 - ii. On lots ranging from 11,000 square feet to 20,000 square feet in size, chickens (hens only), ducks, and geese may be kept at a maximum total combination of four fowl.
 - iii. On lots 20,001 square feet or larger, chickens (hens only), ducks, and geese may be kept at a maximum total combination of fifteen fowl.
 - b. Fowl kept as household pets may only be kept as an incidental use to a detached, single-family residence in zones which permit single-family residential uses. Fowl are not permitted on multiple family properties or on attached duplex type developments.
 - c. Fowl kept as household pets may be kept as pets and for egg-laying purposes for the sole use of the residents of the property. On-site slaughter and selling or distributing of eggs is prohibited in conjunction with the keeping of fowl for household pets.
 - d. An appropriate coop enclosure must be provided to house fowl with a minimum of four (4) square feet per fowl. Coops may not exceed six (6) feet in height or one hundred twenty (120) square feet in area and must comply with the setback requirements for accessory structures in the zone they are located in as well as required distance separations as required by the County Health Code and as Section 18.20.060(C) below, and in no case shall coops be located closer than five (5) feet to a property line or be visible from the public right-of-way. When allowed outside their coops, fowl must be kept within adequate fences no greater than six (6) feet in height so that they do not have access to neighboring property. Fowl must be kept inside their coops between dusk and dawn.
 - e. Clean water must be provided for all fowl, and an appropriately sized water source for bathing must be provided for ducks and geese.
 - f. Feed for fowl must be stored in rodent proof containers and feeders.
 - g. Fowl must be kept in a sanitary manner and in accordance with all County Health Code requirements.
6. No venomous animals nor any animal that cannot be or is not actually prevented from invading or becoming a nuisance to neighboring premises may be kept.

B. The keeping of roosters and peacocks is prohibited in the City. ~~Provided further, however, in R-A zones in parcels of eleven thousand square feet or larger with a minimum width of eighty feet and containing not more than one dwelling unit, domesticated animals in addition to the household pets as limited in subsection (A) of this section shall be permitted within the following limitations, and solely for the use of the family residing on the parcel:~~

- ~~1. Rabbits, not to exceed one buck and four does;~~
- ~~2. Fowl for meat purposes, not to exceed twenty-five;~~
- ~~3. Chickens for eggs, not to exceed twenty layers;~~
- ~~4. Calves, not to exceed one calf under two years of age, and non older;~~
- ~~5. Goats, not to exceed two mil goats and one young goat.~~

C. All animals shall be properly housed at a distance of not less than thirty-five feet from any residence. If allowed outside their houses, animals shall be kept within adequate fences so that they do not have access to neighboring property.

D. Homing pigeons which are not kept or raised for the market or other commercial purposes, may be kept and liberated for exercise or racing within not less than ~~twenty~~ thirty-five feet from any door, window or other opening of any dwelling, ~~except neighboring property where the distance shall be thirty five feet.~~

1. Definition. "Homing pigeon" means a pigeon trained to return home from a distance. Such homing pigeons can be identified by a seamless leg band issued by the American Racing Pigeon Union and marked with the letters AU and the figures designating the year issued and serial number.
2. A permit in writing authorizing the keeping and liberating for exercise and racing of such homing pigeons shall be obtained from the planning department. Each application for a permit to keep and liberate for exercise and racing of homing pigeons shall be made upon forms to be furnished for that purpose by the city signed by the applicant and filed with the city. No such application shall be received for filing unless accompanied by a filing fee of five dollars.
3. A permit to keep homing pigeons for exercise and racing shall be issued by the city subject to and upon compliance by the applicant with the following conditions:
 - a. All feed for such homing pigeons shall be stored in containers which offer protection against rodents;
 - b. All food scraps and droppings shall be removed from the premises at least once a week and disposed of in a sanitary manner;
 - c. The lofts or pigeon houses where such homing pigeons are kept shall be soundly constructed, properly maintained and adequately landscaped to blend with and conform to the surrounding area;

- d. The lofts or pigeon houses shall be maintained in a sanitary condition and in compliance with the health regulations of the city and those promulgated by the state racing pigeon organization;
 - e. The city or its duly authorized representative shall have the right to inspect each loft and pigeon house at such times as it shall deem advisable;
 - f. No more than one hundred pigeons, inclusive of nestlings, shall be kept on any one lot or parcel of ground located within the city.
4. Subject to a finding by the director of planning of compliance with all city requirements, each permit issued pursuant to the provisions of this section shall be valid for a period of one year and shall be renewable on the payment to the city of a renewal fee in the sum of five dollars annually.
 5. The planning director may revoke any permit granted under this section after a hearing subsequent to ten days' written notice to the permittee if a material violation of the permit has occurred. Anyone aggrieved by the decision of the planning director may within ten days after receipt of notice of the planning director's decision appeal the decision in writing to the planning commission. (Ord. 368 § 1, 1972; Ord. 120 § 2, 1964; Ord. 37 § 206, 1961)

Single-Family Residential Zone- Chapter 18.24

Chapter 18.24 Single-Family Residential Zone

18.24.020 Uses Permitted

A. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission may deem, pursuant to the provisions of Chapter 18.192, to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in Section 18.24.040.

B. The following uses are permitted:

1. Primary Uses.
 - a. Single-family residential units,
 - b. Manufactured housing on a permanent foundation in areas zoned S-F 7500;
2. Incidental Uses.
 - a. Home occupations,
 - b. Household pets, [as described and regulated in Section 18.20 Residential Zones Generally](#), ~~provided not more than three such pets or any combination thereof are maintained. Such pets shall not create a nuisance from noise, odor or dust,~~

- c. Nonhabitable accessory buildings or structures, including, but not limited to the following:
 - i. Private garage or carport,
 - ii. Garden greenhouse,
 - iii. Recreation room,
 - iv. Pool bathhouse. (Ord. 1062 § 1 (part), 1996; Ord. 969 § 1 (A), 1992; Ord. 747 § 1, 1981; Ord. 659 § 1, 1979; Ord. 565 § 2, 1977; Ord. 412 § 2 (part), 1973; Ord. 37 § 223.02, 1961)

Single-Family Agricultural Zone- Chapter 18.28

Chapter 18.28 Single-Family Agricultural Zone

18.28.010 Purpose.

The SF-A single-family agriculture zone is intended to provide for the development of single-family residential homes at urban standards, with not more than one dwelling unit permitted on any lot or parcel, and permitting certain domestic animals. (Ord. 487 § 2 (part), 1975; Ord. 37 § 3.02.00, 1961)

18.28.020 Uses permitted.

Property in the SF-A zone may be used for:

A. Any use permitted in the S-F zone subject to all regulations applying to the S-F zone.

B. Wholesale nurseries, orchards, the raising of field crops. This subsection does not permit roadside stands, retail sale from the premises, or advertising signs of any nature.

C. Animal Keeping.

1. In [addition to those animals permitted under Section 18.20 Residential Zones Generally, in](#) the SF-A zone, on parcels of eleven thousand square feet or larger, containing not more than one dwelling unit, domestic animals shall be permitted within the following limitations, and solely for the use of the family residing on the parcel:
 - a. Rabbits, not to exceed one buck and four does;
 - b. Fowl for meat purposes, not to exceed twenty-five;
 - c. Chickens for eggs, not to exceed twenty layers;
 - d. Calves, not to exceed one calf under two years of age, and none older;
 - e. Goats, not to exceed three;
 - f. Sheep, not to exceed three;

~~g. Homing pigeons, in accordance with the provisions of subsection D of Section 18.20.020;~~

~~h. g.~~ Horses, in accordance with the provisions of Section 18.28.040.

~~g. h.~~ Potbellied pigs, in accordance with the provisions of Section

~~h. i.~~ Wildlife care and rehabilitation facilities in accordance with the provisions of Section 18.28.060.

2. All animals shall be properly housed at a distance of not less than thirty-five feet from any residence. If allowed outside their houses, animals shall be kept within adequate fences so that they do not have access to neighboring property. (Ord. 1074 § 1, 1997; Ord. 558 § 1, 1976; Ord. 487 § 2 (part), 1975; Ord. 37 § 3.02.01, 1961)

18.28.030 Uses permitted by conditional use permit.

The following uses may be permitted by conditional use permit:

A. Aviaries. This use shall be permitted on parcels of not less than one acre. Any structures used in connection with the use shall be located in accordance with the provisions of the county health code.

B. Churches and religious institutions. (Ord. 558 § 2, 1976; Ord. 37 § 3.02.02, 1961)

18.28.040 Keeping of horses.

In the SF-A zone, horses may be quartered and maintained subject to the following conditions:

A. The horses, including ponies, but excluding foals under twelve months, may be maintained under this section only for breeding purposes or for the personal use of the family residing on the lot or parcel.

1. A registered horse breeder may maintain an additional three horses for breeding purposes provided a permit for such purposes has been issued. A permit may be issued to the owner of a stallion for a period of one year, subject to the following conditions:
 - a. The breeder shall maintain the horses on a lot or parcel of one acre minimum, or greater, in size;
 - b. Upon favorable recommendation of a committee appointed by the city council to review the application for permit.

B. Each lot or parcel shall be at least sixteen thousand square feet in size, and no more than two horses shall be kept on any such lot or parcel. One additional horse may be kept for each seven thousand five hundred square feet of land in excess of the original sixteen thousand, provided that the total number of horses maintained shall not exceed five, unless a conditional use permit is obtained. The conditional use permit may have attached to it such conditions that are deemed necessary in order to ensure that the maintenance of horses does not interfere with the reasonable use and enjoyment of the adjacent and surrounding

properties. No fee shall be charged for the conditional use permit required in this subsection.

C. The horses shall be maintained in open corrals containing at least two hundred eighty-eight square feet, e.g., twelve feet by twenty-four feet per horse, in enclosed box stalls containing at least one hundred forty-four square feet, e.g., twelve feet by twelve feet per horse. The corral must be no closer than thirty-five feet from any residence located on the same lot or parcel, and at least eighty feet from any residence located on an adjacent lot or parcel. Corrals shall conform to building setbacks from any public or private streets.

D. The corral areas shall consist of fences of at least five feet in height and of such construction so as to confine the horses.

E. In conjunction with the corrals, there shall be weatherproof roofs of at least sixty-four square feet per horse.

F. Nothing in this chapter shall permit the keeping of horses for any commercial purposes, such as boarding of horses or the keeping of horses not principally for the use of the members of the resident family.

G. The corral and stable areas shall be sprinkled or otherwise treated to a degree so as to prevent the emanation of dust. In addition, all accumulation of manure, mud or refuse shall be eliminated so as to prevent the breeding of flies. (Ord. 1074 § 2, 1997)

18.28.050 Keeping of potbellied pigs as domestic pets.

This section shall authorize the keeping of the breed of swine commonly known as the Vietnamese potbellied pig or shari pig. Said animal shall only be allowed to be maintained as a domestic pet and shall only be authorized for property with a single-family agriculture (SF-A) zone designation. In addition, the following standards shall apply:

A. The single-family agriculture (SF-A) property shall have a minimum lot or parcel size of sixteen thousand square feet.

B. The potbellied pig animal shall not exceed a height of twenty-two inches and a weight not in excess of one hundred forty pounds.

C. Not more than two potbellied pig animals shall be allowed per residential lot or parcel.

D. The potbellied pig animal shall be licensed in the same manner as dogs are licensed pursuant to Section 6.08.010 of the San Dimas Municipal Code. Furthermore, the owner of the potbellied pig animal shall be subject to the same penalties for failure to obtain a license as a dog owner.

E. The owner or custodian of the potbellied pig animal shall only maintain said animal as a domestic pet and keep the premises where said animal resides in a clean, odor free and sanitary condition at all times.

F. The provisions of Chapter 6.24 which regulate noise from barking dogs shall apply to the sounds emanating from potbellied pigs.

G. It is unlawful and an infraction, subject to punishment in accordance to provisions of Chapter 1.12 of the San Dimas Municipal Code, for any owner or custodian of a potbellied pig animal to allow or permit such animal to be off the premises of the owner or custodian unless such animal is securely restrained by a leash of not more than six feet in length, and of sufficient strength to prevent the escape of said animal. Furthermore, the owner or custodian of said animal shall be a person capable of keeping the animal under effective charge and control.

H. Any potbellied pig animal which molests a passerby or passing vehicles, attacks other animals, trespasses on school grounds, is repeatedly at large, damages and/or trespasses on private or public property, grunts, whines, howls, honks, squeals, screeches, or otherwise makes or creates excessive, continuous or untimely noise, shall be considered and deemed a nuisance. (Ord. 1074 § 3, 1997)

18.28.060 Wildlife care and rehabilitation facilities.

For the purposes of this section, wildlife care and rehabilitation facilities shall be defined as an activity undertaken, as an accessory use on residential property, to restore to a condition of good health, for the purposes of releasing into the wild, animals that naturally and typically inhabit the area, but are not normally domesticated. Wildlife care and rehabilitation facilities may only be permitted as an accessory use on residential property zoned single-family agriculture (SF-A). In addition, the following standards shall apply:

A. The minimum lot or parcel size necessary to maintain the wildlife care and rehabilitation facility shall be not less than sixteen thousand square feet.

B. This section shall only authorize those facilities which are permitted by, and operated pursuant to, the provisions of the state of California Department of Fish and Game as a designated wildlife care and rehabilitation facility.

C. A wildlife care and rehabilitation facility shall be subject to review by, and shall receive the approval of, the Director of Community, Development pursuant to the provisions of Chapter 18.12.050C of the San Dimas Municipal Code.

D. The wildlife care and rehabilitation facility shall maintain a valid permit and approval as required by subsections B and C of this section at all times, or the approval shall become null and void.

E. The wildlife care and rehabilitation facility shall meet and maintain all conditions and standards set forth in Section 679, Title 14, California Code of Regulations. All activities involving wildlife care and rehabilitation shall be carried out in accordance with those regulations and permit conditions.

F. The owner/operator shall produce and shall maintain on the location any permit and/or certification issued by the state of California, Department of Fish and Game authorizing the operation of a wildlife care and rehabilitation facility. Such evidence must be produced when requested by the city staff, officers of the Pomona Valley Humane Society and/or any peace officer.

G. The owner/operator or custodian of a wildlife rehabilitation facility shall keep, or cause to be kept, the subject premises in a clean, odor free and sanitary condition at all times.

H. It is unlawful and an infraction, subject to punishment in accordance with Chapter 1.12 of the San Dimas Municipal Code for any owner/operator or custodian of any wildlife care and rehabilitation facility to allow or permit any animal to be off the premises. This provision does not apply to the transfer of an animal to and/or by a bona fide institution authorized in writing by the local warden of the California Department of Fish and Game. (Ord. 1074 § 4, 1997)

Single-Family Hillside Zone- Chapter 18.32

Chapter 18.32 Single-Family Hillside Zone

Chapter 18.32.030 Uses Permitted

Buildings, structures and land shall be used, structurally altered or enlarged only for the uses permitted in this section:

A. Primary Uses.

1. Single-family residential units;
2. Watershed and flood-control facilities;
3. Grazing;
4. Public parks and open areas;
5. Public and private trails.

B. Incidental Uses.

1. Home occupations, per the provisions of Section 18.184.010;
2. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#), ~~per the provisions of Section 18.20.060. (Ord. 1062 § 1 (part), 1996; Ord. 969 § 2 (A), 1992; Ord. 609 § 1 (part), 1981; Ord. 37 § 223.54, 1961)~~

Single-Family Downtown Residential Zone- Chapter 18.35

Chapter 18.35 Single-Family Downtown Residential Zone

18.35.020 Uses permitted.

In the SF-DR zone, building, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the uses enumerated below. All uses shall be subject to the property development and general development standards in Sections 18.35.040 and 18.35.050.

A. Single-family residential dwelling units.

B. Incidental uses.

1. Home occupations;
2. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#). ~~Provided not more than three such pets or any combination thereof are maintained. Such pets shall not create a nuisance from noise, odor or dust.~~

C. Nonhabitable accessory buildings or structures, including, but not limited to the following:

1. Private garage;
2. Garden greenhouse;
3. Recreation room;
4. Workshop;
5. Freestanding patio covers and decks;
6. Swimming pools and spas.

Multiple Family (MF) Zone- Chapter 18.42

Chapter 18.42 Multiple-Family (MF) Zone

18.42.020 Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses. All uses shall be subject to the property development standards set forth in this chapter.

A. Primary Uses.

1. Single-family dwelling, when located on lots which comply with the minimum lot area requirements of the SF-7500 zone.

B. Incidental Uses.

1. Home occupations.
2. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#). ~~-, provided that not more than three such pets or any combination thereof may be kept. (Ord. 965 § 2, 1992)~~

Multiple-Family 30 Units Per Acre Zone- Chapter 18.44

Chapter 18.44 Multiple-Family Thirty Units Per Acre (MF-30) Zone

18.44.020 Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses. All uses shall be subject to the property development standards set forth in this chapter.

A. Primary Uses.

1. Apartments, condominiums, townhouses and similar multiple-family developments.
2. Senior citizen housing projects.
3. Transitional and supportive housing.

B. Incidental Uses.

1. Home occupations.
2. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#), ~~provided that not more than three such pets or any combination thereof may be kept.~~
3. Day care centers, day nurseries, and nursery schools as an accessory use only. (Ord. 1215 § 2, 2013)

Multiple-Family Duplex Zone- Chapter 18.48

Chapter 18.48 MF-D Multiple-Family Zone – Duplex

18.48.020 Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the uses enumerated below, other than those uses the commission may deem to be similar and not detrimental to the public health, safety and welfare pursuant to the provisions of Chapter 18.192 of this title. All uses shall be subject to the property development standards in Section 18.48.040.

A. Primary Uses.

1. Single-family residential dwellings.
2. Duplex residential dwellings.
3. Manufactured housing on a permanent foundation where it is the only dwelling unit on the parcel.

B. Incidental Uses.

1. Home occupations.
2. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#), ~~provided not more than three such pets or any combination thereof may be kept. (Ord. 747 § 2, 1981; Ord. 384 § 2, 1972; Ord. 37 § 231.36, 1964)~~

Residential Planned Development (RPD) Zone- Chapter 18.52

Chapter 18.52 RPD Residential Planned Development Zone

18.52.010 Created.

There is created an RPD residential planned development overlay zone. Whenever it is placed on the official zoning map, the designation RPD shall be indicated after the zoning designation of the underlying zone. The standards of the RPD zone may take precedent over the standards of the underlying zone if the planning commission determines that the imposition of the RPD standards will result in an enhanced development which is in keeping with the intent and goals of the city's general plan. Permitted uses in the RPD zone shall be permitted in

addition to the uses permitted in the underlying zone. The RPD zone shall not be overlaid over a principal zone other than ~~R-1*~~, S-F or SF-A. (Ord. 638 § 1, 1978; Ord. 355 § 1 (part), 1971; Ord. 291 (part), 1970; Ord. 37 § 242.1, 1961)

~~* Editor's Note: The provisions of the R-1 zone have been superseded by more recent ordinances. Users of the code are advised to consult the city clerk for the most up-to-date requirements.~~

18.52.020 Purpose.

The purpose of the residential planned development zone is to promote residential amenities beyond those expected under a conventional development, to achieve greater flexibility in design, to encourage well-planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development. In implementing planned development, it is further declared that the purpose of this chapter is to reduce development problems in hillside areas and to preserve areas of natural scenic beauty through the encouragement of integrated planning, integrated design and unified control of development. This zone permits flexibility in site design and variety in development and further encourages the preservation of natural features in open space through innovative design and land planning. (Ord. 355 § 1 (part), 1971; Ord. 291 (part), 1970; Ord. 37 § 242.2, 1961)

18.52.030 Uses permitted.

A. Residential Uses. Any use permitted in the principal ~~R-1*~~ zone over which the RPD zone is placed is subject to all limitations and conditions of that zone.

B. Open Space Uses. Noncommercial parks, gardens, playgrounds, golf courses and other open space uses are permitted in the RPD zone. Various noncommercial facilities such as clubhouses, swimming pools, tennis courts and horticultural conservatories may be included in such open space uses.

C. Uses Permitted by Conditional Use Permit. If a conditional use permit has first been obtained as provided in Chapter 18.200, property in the RPD zone may be used for a planned residential development subject to approval by the commission. Such approval by the commission shall be based upon findings that the plan complies with the purpose of planned residential development as set forth in Section 18.52.020, provides as well or better for light and air, for public safety and convenience, the protection of property values and the preservation of general welfare of the community than if developed as provided in subsection A of this section, and shall be subject to all of the provisions of Section 18.52.020. (Ord. 355 § 1 (part), 1971; Ord. 291 (part), 1970; Ord. 37 § 242.3, 1961)

~~* Editor's Note: The provisions of the R-1 zone have been superseded by more recent ordinances. Users of the code are advised to consult the city clerk for the most up-to-date requirements.~~

Light Agricultural (A-L) Zone- Chapter 18.64

Chapter 18.64 A-L Light Agricultural Zone

18.64.010 Purpose.

The A-L light agricultural zone is intended to promote the orderly development of large open areas of land; to provide appropriate areas for the establishment of agricultural uses; and to serve as an area into which single-family residential development may extend as the demand arises. This zone is intended primarily to provide for agricultural uses but provision is made for a harmonious arrangement of residential development, recreational facilities and community services which are necessary or desirable for the area in which such zone is located. (Ord. 419 § 2 (part), 1975; Ord. 37 § 232.01, 1961)

18.64.020 Uses permitted.

A. Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the commission may deem, pursuant to the provisions of Chapter 18.192, to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in Section 18.64.040.

B. The following uses are permitted:

1. General Uses.

- a. Horticulture and agriculture.
- b. Single-family residences with not more than one residence per lot.
- c. Grazing on permanent pasture of cattle or horses on a lot or parcel of land having an area of not less than five acres; provided that such grazing is not conducted in conjunction with any dairy, livestock feed yard, or livestock sales yard. The number of such animals shall not exceed ten per acre, unweaned offsprings excepted. Such animals shall not be kept within thirty-five feet of any residence.

2. Accessory Uses

- a. Home occupation.
- b. Two horses may be maintained on a lot or parcel of land having an area of sixteen thousand square feet; provided, the horses are kept or maintained for the private use of the family residing on the premises. One additional horse may be kept for each additional seven thousand five hundred square feet; however, the number of horses maintained shall not exceed five per acre. A registered breeder may maintain an additional three horses per acre for breeding purposes, provided a permit for such purposes has been obtained. Horses shall not be maintained within thirty-five feet of any residence. They shall be maintained in a corral area containing at least three hundred square feet for the first horse; an additional two hundred square feet of corral area shall be provided for each

additional horse. Corral areas shall consist of pipe fencing at least five feet in height. Stables shall be provided consisting of structures with weatherproof roofs having an area of sixty square feet for the first horse and an additional thirty-six square feet for each additional horse. The corral and stable areas shall be sprinklered so as to prevent the emanation of dust and odors, and in addition, all accumulations of manure, mud or refuse shall be eliminated so as to prevent the breeding of flies.

- c. Household pets as described and regulated in Section 18.20 Residential Zones Generally, ~~provided not more than three such pets or combination thereof shall be kept. Such pets shall not create a nuisance from noise, odors or dust. In addition, not more than three small animals, such as rabbits, hamsters, guinea pigs or white mice may be kept.~~
- d. The following may be maintained on a parcel of land having a minimum area of ~~sixteen~~ eleven thousand square feet, and provided such are maintained a minimum of thirty-five feet from any residence:
 - i. Rabbits, not to exceed one buck and four does;
 - ii. Fowl for meat purposes, not to exceed twenty-five;
 - iii. Chickens for eggs, not to exceed twenty layers;
 - iv. Calves, not to exceed one calf under two years of age;
 - v. Goats, not to exceed two milk goats and one young goat.
- ~~e. Homing pigeons, which are not kept or raised for the market or other commercial purposes, may be kept and liberated for exercise or racing within not less than thirty-five feet from any door, window or other opening of any residence. A permit in writing authorizing the keeping and liberating for exercise and racing of such homing pigeons shall be obtained from the planning department. Each application for a permit shall be accompanied by a filing fee of five dollars. Each permit shall be issued by subject to the following conditions:

 - ~~i. All feed for such homing pigeons shall be stored in containers which offer protection against rodents;~~
 - ~~ii. All food scraps and droppings shall be removed from the premises at least once a week and disposed of in a sanitary manner;~~
 - ~~iii. The lofts or pigeon houses shall be soundly constructed, properly maintained and adequately landscaped to blend with and conform to the surrounding area;~~
 - ~~iv. The lofts or pigeon houses shall be maintained in a sanitary condition and in compliance with the health regulations of the city and those promulgated by the state racing pigeon organization;~~
 - ~~v. No more than one hundred pigeons, inclusive of nestlings, shall be kept.~~~~

~~The city or its duly authorized representative shall have the right to inspect each loft and pigeon house at such times as it shall deem advisable. The planning director may revoke any permit granted under this subsection after a hearing subsequent to ten days' written notice to the permittee if any material violation of the permit has occurred. Anyone aggrieved by the decision of the planning director may within ten days after receipt of notice of the decision appeal the decision in writing to the planning commission.~~

- f. Accessory buildings or structures including but not limited to:
 - i. Caretaker residences;
 - ii. Windmills, silos, buildings or structures for the protection of farm equipment, water wells, water reservoirs and storage tanks;
 - iii. Stands for the purpose of displaying and selling agriculture products produced on the premises; provided, that the floor area of such stands shall not exceed three hundred square feet and not more than one stand shall be permitted on a lot or parcel of land. (Ord. 419 § 2 (part), 1975; Ord. 37 § 232.02, 1961)

18.64.030 Uses permitted by conditional use permit.

The following uses may be permitted subject to a conditional use permit issued pursuant to Chapter 18.200.

- A. Agricultural worker's living quarters, for persons deriving the major portion of their income from employment on the premises.
- B. Aviaries on a lot or parcel of land having a minimum of one acre.
- C. Cemeteries.
- D. Commercial raising of poultry, fowl and other similar animals of comparable nature, size and form including hatching, marketing on a lot or parcel of land with an area of not less than twenty thousand square feet.
- E. Dairies on a lot or parcel of land with an area of not less than five acres.
- F. Horse boarding facilities, which shall not include the rental of horses.
- G. Recreational vehicle storage lots.
- H. Public utility substations.
- I. Worm farms. (Ord. 499 § 2, 1975; Ord. 419 § 2 (part), 1975; Ord. 37 § 232.03, 1961)

Mobile Home Park Zone- Chapter 18.122

Chapter 18.122 Mobile Home Park Zone

18.122.020 Uses permitted.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered, or enlarged only for the following uses, plus other uses as deemed, pursuant to Chapter 18.192 of this title, to be similar and not more obnoxious or detrimental to the public health, safety and welfare. All uses shall be subject to the property development standards in Section 18.122.050 of this chapter.

A. Primary Uses.

1. Residential mobile home units within a planned mobile home park;
2. Accessory buildings and structures including, but not limited to administrative office(s), caretaker residence, recreation buildings and facilities, laundry facilities, maintenance and storage structures, accessory billiard uses, and other buildings and structures intended to provide direct support and service to the residential mobile home park and tenants;
3. Minor retail sales and services of items and services directly related to the maintenance and operation of mobile homes and/or the park tenants; provided that there shall be no sign(s) visible from any adjoining street advertising such sales and/or service.

B. Incidental uses.

1. Home occupations;
2. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#), ~~provided that not more than three such pets, or any combination thereof, may be kept. (Ord. 1065 § 2 (part), 1997)~~

Specific Plan No. 3- Chapter 18.502

Chapter 18.502 Specific Plan No. 3

18.502.080 Permitted uses.

Permitted uses in the specific plan area are as follows:

A. Detached single-family residences.

B. Public parks and open space. (Ord. 1136 § 1 (part), 2003)

18.502.090 Incidental uses.

Incidental uses in the specific plan area are as follows:

A. Home occupations per Section 18.184.010 of this title;

B. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#).

(Ord. 1136 § 1 (part), 2003)

Specific Plan No. 4- Chapter 18.504

Chapter 18.504 Specific Plan No. 4

AREA I

18.504.050 Permitted uses.

A. In the Specific Plan No. 4 area, the following primary uses are permitted in the “residential development” portion of lots:

1. Single-family residences. (Ord. 1137, Exh. A (part), 2003)

18.504.060 Incidental and accessory uses.

A. In the Specific Plan No. 4 area, the following uses are permitted when incidental or accessory to an approved primary use:

1. In the “residential development” portion of all lots in Specific Plan No. 4:
 - a. Detached garages;
 - b. Swimming pools;
 - c. Storage sheds and workshops up to two hundred square feet;
 - d. [Household pets as described and regulated in Section 18.20 Residential Zones Generally](#); ~~Keeping of three adult dogs or three cats or any combination not to exceed three total;~~
 - e. ~~Keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice;~~
 - f. ~~Keeping of fifteen song birds (no chickens, roosters, ducks, geese or similar fowl);~~
 - g. e. Noncommercial agricultural and gardening uses including greenhouses up to two hundred square feet;
 - h. f. Other similar uses which the development plan review board determines are consistent with the spirit and intent of this chapter. (Ord. 1137, Exh. A (part), 2003)

AREA 2

18.504.250 Permitted uses.

A. The following primary uses are permitted in the “residential development” portion of lots:

1. Single-family residences.
(Ord. 1137, Exh. A (part), 2003)

18.504.260 Incidental and accessory uses.

A. The following uses are permitted when incidental or accessory to an approved primary use:

1. In the “development” portion of all lots:
 - a. Detached garages;
 - b. Swimming pools;
 - c. Storage sheds and workshops up to two hundred square feet;
 - d. [Household pets as described and regulated in Section 18.20 Residential Zones Generally](#); ~~Keeping of three adult dogs or three cats or any combination not to exceed three total;~~

- ~~e. Keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice;~~
- ~~f. Keeping of fifteen song birds (no chickens, roosters, ducks, geese or similar fowl);~~
- ~~g.~~ e. Other similar uses which the development plan review board determines are consistent with the spirit and intent of this chapter.

2. In the “non-development” portion of all lots:
 - a. Keeping of horses, in accordance with Chapter 18.112 of this title and in accordance with Section 18.504.330;
 - b. Paddocks and corral areas, in accordance with Section 18.504.330;
 - c. Native landscape in accordance with Section 18.504.180;
 - d. Fencing in accordance with Section 18.504.210;
 - e. Nonpaved accessway from the development portion of the lot to the corral area.
 - f. Tack sheds, not to exceed fifty square feet, design and location subject to city approval on lots where horsekeeping is approved subject to Section 18.504.330. (Ord. 1137, Exh. A (part), 2003)

Specific Plan No. 5- Chapter 18.506

Chapter 18.506 Specific Plan No. 5

18.506.060 Permitted uses.

Buildings, structures and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses:

A. Primary Uses.

1. Single-family residential (attached and detached),
2. Open space,
3. Public utility facilities which provide direct and necessary service to the residential tracts in the specific plan, such as service for water, sewer, electricity, and the like, provided that the proposed facility shall be located a minimum of three hundred feet from the nearest residence, and shall not exceed twenty-five feet in height. All improvements shall be subject to the provisions of Sections 18.506.090 E and F;

B. Incidental Uses.

1. Home occupations,
2. Household pets as described and regulated in Section 18.20 Residential Zones Generally. ~~, pursuant to the provisions of Chapter 18.20 of this title;~~

C. Accessory Uses. The following uses are accessory uses when they are accessory to the primary permitted uses, and when their location and design has first been approved by the development plan review board, unless otherwise provided for in Section 18.12.050:

1. Detached garages and carports,

2. Swimming pools and spas,
3. Fences and walls subject to the provisions of Section 18.506.180,
4. Recreational buildings and facilities including community tennis courts, basketball courts, swimming pools, children's play yards, and the like,
5. Directional and informational signs,
6. Landscape components, including cabanas, cantilevered decks or retaining wall supported patios, decks and swimming pools in accordance with Section 18.12.050,
7. Other accessory uses of a similar nature which the development plan review board finds consistent with the spirit and intent of this specific plan;

Specific Plan No. 7- Chapter 18.510

Chapter 18.510 Specific Plan No. 7

18.510.090 Land uses permitted.

Primary uses in the Specific Plan No. 7 area are as follows:

- A. Detached single-family residential dwellings;
- B. School/park use;
- C. Open space. (Ord. 820 § 1 (B (part)), 1985)

18.510.100 Incidental uses.

Incidental uses in the Specific Plan No. 7 area are as follows:

A. [Household pets as described and regulated in Section 18.20 Residential Zones Generally.](#) ~~The keeping and maintenance of animals subject to the following provisions:~~

- ~~1. The keeping of up to three adult dogs or three cats or any combination not to exceed three total;~~
- ~~2. The keeping of up to three small domestic animals such as rabbits, guinea pigs, or white mice.~~

B. Public utility facilities as approved by the directors of community development and public works.

C. Other uses similar to those stated in subsections B1 and B2 of this section which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 820 § 1 (B (part)), 1985)

18.510.110 Accessory uses.

The following uses are permitted when they are accessory to the primary permitted uses, and when their location and design has first been recommended and approved by the development plan review board as consistent with the spirit and intent of the specific plan.

- A. Detached garages;
- B. Fences and walls subject to the provisions of Section 18.510.300 of this chapter;
- C. Community recreation buildings and recreation facilities;
- D. Guard or security gating structures at community entrance locations;

E. Other accessory uses of a similar nature which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 820 § 1 (B (part)), 1985)

Specific Plan No. 8- Chapter 18.512

Chapter 18.512 Specific Plan No. 8

18.512.060 Uses permitted.

Buildings, structures and land shall be used, structurally altered or enlarged only for the uses permitted by Sections 18.512.070 and 18.512.080. (Ord. 794 § 1 (II (part)), 1983)

18.512.070 Primary uses permitted.

Primary uses in the Specific Plan No. 8 area are as follows:

A. Single-family detached units in accordance with Sections 18.512.240 and 18.512.250 of this chapter;

B. Open space;

~~C. Animal keeping, restricted as follows:~~

- ~~1. Three adult dogs and three cats or any combination not to exceed six total;~~
- ~~2. Up to ten small domestic animals such as rabbits, guinea pigs or white mice;~~
- ~~3. Barnyard animals pursuant to the provisions of Chapter 18.28 of this title;~~

~~D. Non-commercial agricultural activities (family garden, e.g.);~~

~~C. E.~~ Other uses similar to those stated in this section with the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 794 § 1 (II (part)), 1983)

18.512.080 Accessory uses permitted.

Accessory uses in the Specific Plan No. 8 area are as follows:

A. Detached garages and carports;

B. Fences and walls, subject to the provisions of Section 18.512.200;

C. Household pets as described and regulated in Section 18.20 Residential Zones Generally;

D. Animal keeping, restricted as follows:

- 1. Barnyard animals pursuant to the provisions of Chapter 18.28 of this title;

E. Non-commercial agricultural activities (family garden, e.g.);

~~C.~~ F. The following special purpose, or accessory structures as approved by the director of community planning, pursuant to the provisions of Chapter 18.12:

1. Greenhouses, workshops, and storage sheds, when less than six hundred square feet in floor area;
2. Gazebos not in excess of two hundred square feet, and enclosed or covered patios when less than six hundred square feet in floor area,
3. Room additions, when less than six hundred square feet in floor area,
4. Swimming pools and spas where not more than fifty cubic yards of grading and retaining wall and/or cantilevered supports are necessary;

~~D.~~ G. Other accessory uses of a similar nature, which the development plan review board finds to be consistent with the spirit and intent of this specific plan.

(Ord. 897 § 7 (A), 1989; Ord. 794 § 1 (II (part)), 1983)

18.512.090 Conditional uses permitted.

Conditional uses in the Specific Plan No. 8 area are as follows:

A. Greenhouses, workshops, and storage sheds, when six hundred square feet or larger in floor area;

B. Gazebos in excess of two hundred square feet, and enclosed or covered patios, when the floor or roof area of such structure is six hundred square feet or larger;

C. Tennis courts;

D. Decks, that are not attached to the dwelling unit or where more than fifty cubic yards of grading or where retaining wall and/or cantilevered support are necessary;

E. Two-story room additions;

F. Detached domestic quarters.

Note. All conditional uses are subject to review and approval by the development plan review board in accordance with Sections 18.512.240 and 18.512.250 of this chapter. (Ord. 897 § 7 (B), 1989; Ord. 794 § 1 (II (part)), 1983)

Specific Plan No. 9- Chapter 18.514

Chapter 18.514 Specific Plan No. 9

18.514.050 Area One—Residential planned development.

A. Purpose. The purpose of the RPD (residential planned development) area is to promote residential amenities beyond those expected under a conventional development, to achieve greater flexibility in design, to encourage well planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical

characteristics or other circumstances to warrant special methods of development.

B. Permitted Uses. Permitted uses in area one are as follows:

1. Open space uses as permitted in the open space zone as described in Chapter 18.124 of this title;
2. Household pets [as described and regulated in Section 18.20 Residential Zones Generally](#); ~~provided not more than three such pets or any combination thereof are maintained. Such pets shall not create a nuisance of noise, odor, or dust;~~
3. Planned residential development, subject to precise plan review and approval by the planning commission and city council in accordance with Section 18.514.100.

C. Development Standards. Development standards in area one are as follows:

1. All development standards of the residential planned development zone, Chapter 18.52 of this title;
2. Minimum lot area shall be five acres;
3. Visitor parking shall be provided in the ratio of one space for each two dwelling units, and shall be conveniently located to the units served. (Ord. 726 § 1 (4 (A)), 1981)

Specific Plan No. 10- Chapter 18.516

Chapter 18.516 Specific Plan No. 10

18.516.090 Land uses permitted.

Primary uses in Specific Plan No. 10 are as follows:

1. Single-family dwellings, attached and detached;
2. Townhomes;
3. Condominiums. (Ord. 869 § 1 (5), 1987; Ord. 774 § 1 (B (part)), 1982)

18.516.100 Incidental uses.

Incidental uses in Specific Plan No. 10 are as follows:

A. The keeping and maintenance of animals subject to the following provisions:

1. [Household pets as described and regulated in Section 18.20 Residential Zones Generally](#). ~~The keeping of three adult dogs or three cats or any combination not to exceed three total;~~
2. ~~The keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice.~~

B. Other uses similar to those stated in subsection A of this section which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 774 § 1 (B (part)), 1982)

18.516.110 Accessory structures.

Accessory structures allowed in Specific Plan No. 10 are the following uses when they are accessory to the primary permitted uses and when they are constructed

in compliance with all development standards and processes required by Specific Plan No. 10:

- A. Public utility facilities as approved by the directors of community development and public works;
- B. Fences and walls subject to the provisions of Sections 18.516.130 through 18.516.260;
- C. Community recreation buildings and recreation facilities;
- D. Gazebos, cabanas, patios, swimming pools, pool equipment and other such installations determined to be similar by the director of community planning;
- E. Other accessory uses of a similar nature which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 869 § 1 (6), 1987; Ord. 774 § 1 (), 1982)

Specific Plan No. 11- Chapter 18.518

Chapter 18.518 Specific Plan No. 11

18.518.080 Primary uses.

Primary uses in Specific Plan No. 11 are as follows:

- A. Detached single-family residential;
- B. Maid's quarters (when residence exceeds four thousand five hundred square feet minimum);
- C. Open space;
- D. Public and private trails. (Ord. 786 § 1 (B (part)), 1983)

18.518.090 Incidental uses.

Incidental uses in Specific Plan No. 11 are as follows:

A. [Household pets as described and regulated in Section 18.20 Residential Zones Generally;](#) ~~The keeping and maintenance of animals subject to the following provisions:~~

- ~~1. The keeping of up to three adult dogs or three cats or any combination not to exceed three total;~~
- ~~2. The keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice;~~

B. Public utility facilities as approved by the directors of community development and public works;

C. Other uses similar to those stated in subsections A and B of this section which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 786 § 1 (B (part)), 1983)

18.518.100 Accessory uses.

The following uses are permitted when they are accessory to the primary permitted uses, and when their location and design has first been recommended and approved by the development plan review board as consistent with the spirit and intent of the specific plan.

- A. Detached garages and carports;
- B. Fences and walls subject to the provisions of 18.518.260 of this chapter;
- C. Community recreation buildings and recreation facilities;
- D. Guard or security gating structures at community entrance locations;
- E. Other accessory uses of a similar nature which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 786 § 1 (B (part)), 1983)

Specific Plan No. 12- Chapter 18.520

Chapter 18.520 Specific Plan No. 12

18.520.080 Primary uses.

Primary uses permitted in Specific Plan No. 12 are as follows:

- A. Single-family detached dwellings;
- B. Single-family attached dwellings;
- C. Open space. (Ord. 791 § 1 (B (part)), 1983)

18.520.090 Incidental uses.

Incidental uses permitted in Specific Plan No. 12 are as follows:

- A. [Household pets as described and regulated in Section 18.20 Residential Zones Generally.](#) ~~The keeping and maintenance of animals subject to the following provisions:~~
 - ~~1. The keeping of three adult dogs or three cats or any combination not to exceed three total;~~
 - ~~2. The keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice.~~

B. Public utility facilities as approved by the directors of community development and public works.

C. Other uses similar to those stated in subsections A and B of this section which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 791 § 1 (B (part)), 1983)

18.520.100 Accessory uses.

Accessory uses permitted in Specific Plan No. 12 are the following uses when they are accessory to the primary permitted uses, and when their location and design has first been recommended and approved by the development plan review board as consistent with the spirit and intent of the specific plan.

A. Detached garages;

B. Fences and walls subject to the provisions of Article III of this chapter;

C. Community recreation buildings and facilities in attached housing areas;

D. Other accessory uses of a similar nature which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 791 § 1 (B (part)), 1983)

Specific Plan No. 13- Chapter 18.522

Chapter 18.522 Specific Plan No. 13

18.522.070 Land uses permitted.

Land uses permitted in Specific Plan No. 13 are as follows:

A. Townhouses;

B. Open Space Uses. Non-commercial parks, gardens, playgrounds and other open space uses are permitted in the specific plan zone. Various non-commercial facilities such as clubhouses, swimming pools, tennis courts and horticultural conservatories may be included in such open space uses. (Ord. 792 § 1 (B (part)), 1983)

18.522.080 Incidental uses permitted.

Incidental uses in Specific Plan No. 13 are as follows:

A. [Household pets as described and regulated in Section 18.20 Residential Zones Generally.](#) ~~The keeping and maintenance of animals subject to the following provisions:~~

- ~~1. The keeping of three adult dogs or three cats or any combination not to exceed three total;~~
- ~~2. The keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice.~~

B. Other uses similar to those state in subsection A which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 792 § 1 (B (part)), 1983)

Specific Plan No. 15- Chapter 18.524

Chapter 18.524 Specific Plan No. 15

18.524.090 Primary uses.

Primary uses in Specific Plan No. 15 are as follows:

- A. Detached single-family residential dwellings;
- B. Maids' quarters, when the principal residence exceeds four thousand square feet, minimum;
- C. Open space. (Ord. 806 § 1 (B (part)), 1984)

18.524.100 Incidental uses.

Incidental uses in Specific Plan No. 15 are as follows:

- A. [Household pets as described and regulated in Section 18.20 Residential Zones Generally.](#) ~~The keeping and maintenance of animals subject to the following provisions:~~
 - 1. ~~The keeping of up to three adult dogs or three cats or any combination not to exceed three total;~~
 - 2. ~~The keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice;~~
- B. Public utility facilities as approved by the directors of community development and public works.
- C. Other uses similar to those stated in subsections A and B which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 806 § 1 (B (part)), 1984)

18.524.110 Accessory uses permitted.

The following uses are permitted when they are accessory to the primary permitted uses, and when their location and design has first been recommended and approved by the development plan review board as consistent with the spirit and intent of the specific plan.

- A. Detached garages and carports;
- B. Fences and walls subject to the provisions of Section 18.524.310;
- C. Community recreation buildings and recreation facilities;
- D. Guard or security gating structures at community entrance locations;
- E. Other accessory uses of a similar nature which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 806 § 1 (B (part)), 1984)

Specific Plan No. 16- Chapter 18.526

Chapter 18.526 Specific Plan No. 16

18.526.070 Land uses permitted.

Land uses permitted in Specific Plan No. 16 are as follows:

A. Townhouses;

B. Open space uses. Non-commercial parks, gardens, playgrounds and other open space uses are permitted in the specific plan zone. Various non-commercial facilities such as clubhouses, swimming pools, tennis courts and horticultural conservatories may be included in such open space uses. (Ord. 827 § 1 (B (part)), 1985)

18.526.080 Incidental uses.

Incidental uses permitted in Specific Plan No. 16 are as follows:

A. [Household pets as described and regulated in Section 18.20 Residential Zones Generally.](#) ~~The keeping and maintenance of animals subject to the following provisions:~~

- ~~1. The keeping of three adult dogs or three cats or any combination not to exceed three total;~~
- ~~2. The keeping of up to three small domestic animals such as rabbits, guinea pigs or white mice. (Ord. 827 § 1 (B (part)), 1985)~~

Specific Plan No. 22- Chapter 18.536

Chapter 18.536 Specific Plan No. 22

18.536.100 Primary uses.

Primary uses in Specific Plan No. 22 are detached single-family residential dwellings. (Ord. 870 § 1 (B (part)), 1987)

18.536.110 Accessory uses.

Accessory uses in Specific Plan No. 22 are as follows:

A. [Household pets as described and regulated in Section 18.20 Residential Zones Generally.](#) ~~The keeping and maintenance of animals subject to the following provisions:~~

- ~~1. The keeping of up to three adult dogs or three cats or any combination not to exceed three per dwelling;~~
- ~~2. The keeping of up to three small domestic animals such as rabbits, guinea pigs, or white mice per dwelling.~~

B. Public utility facilities as approved by the director of community development and public works.

C. Equestrian and recreational facilities and open space.

D. Other uses similar to those stated in this section which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 870 § 1 (B (part)), 1987)

18.536.120 Accessory structures.

Unless otherwise provided in accordance with Section 18.12.050, the following structures are permitted when they are accessory to the primary permitted uses, and when their location and design have first been reviewed and approved by the development plan review board.

A. Fences and walls subject to the provisions of Section 18.536.230;

B. Community recreation buildings and recreation facilities;

C. Security gating structures at equestrian entrance;

D. Uses such as cabanas and cantilevered and retaining wall supported patios and swimming pools;

E. Other accessory uses of a similar nature which the development plan review board finds consistent with the spirit and intent of this specific plan. (Ord. 897 § 14 (A), 1989; Ord. 870 § 1 (B (part)), 1987)



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of May 27, 2014

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Public Hearing regarding Open Space Maintenance District No. 1 (Tract 32818, Boulevard) and the Adoption of Resolution No. 2014-26

Summary

Conduct a Public Hearing and consider adopting Resolution No. 2014-26, confirming the assessment for fiscal year 2014-2015 for Open Space Maintenance District No. 1 (Tract No. 32818, Boulevard).

BACKGROUND

On April 22, 2014 the City Council adopted Resolution No. 2014-21 approving the Engineer's Report and declaring its intention to levy and collect an assessment for fiscal year 2014-2015 for Open Space Maintenance District No. 1 (Tract No. 32818 - Boulevard) and set a Public Hearing for May 27, 2014.

The Engineer's Report was prepared with the scope of work to include general landscape maintenance, water, and electricity. No increase is proposed in the Assessment rate. The 2013-2014 assessment rate was \$532.58 per parcel and the rate proposed for 2014-2015 will remain at \$532.58. The last increase was adopted for fiscal year 2013-14 at 1.3%, or \$6.83.

A notice of the public hearing was published and mailed to each property owner within the district.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing on the proposed assessment rate for Open Space Maintenance District No. 1 (Tract No. 32818, Boulevard). At the conclusion of the public hearing the City Council may adopt Resolution 2014-26 confirming the diagram and assessment for fiscal year 2014-2015 for Open Space Maintenance District No. 1 (Tract 32818, Boulevard).

Attachments:

- Resolution No. 2014-26
- 2014-2015 Engineer's Report for Boulevard Open Space Maintenance District

RESOLUTION NO. 2014-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM
AND ASSESSMENT FOR FISCAL YEAR 2014-2015 FOR OPEN SPACE DISTRICT NO. 1
(TRACT NO. 32818-BOULEVARD)

WHEREAS, the City Council of the City of San Dimas, County of Los Angeles, State of California, formed Landscape Maintenance District No. 1, pursuant to the Landscaping and Lighting Act of 1972, by adopting Resolution No. 77-57; and

WHEREAS, by Resolution No. 2014-21, adopted on April 22, 2014, the City Council approved the Engineer's Report which indicates the amount of the proposed assessments for the fiscal year 2014-2015, the district boundary, the assessment zones, and detailed description of improvements; and

WHEREAS, in said Resolution No. 2014-21, City Council did declare its intention to levy and collect an assessment within Open Space District 1, for fiscal year 2014-2015, and fixed the 27th day of May, 2014, at 7:00 p.m., as the date and time, and the San Dimas Council Chamber as the place for hearing any objections to the levy of the proposed assessment; and

WHEREAS, notice of said hearing has been posted and published in accordance with law; and

WHEREAS, the said City Council has held said hearing, has afforded all interested persons the opportunity to hear and be heard, and has considered all oral statements and all written protests made or filed by any interested person.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN DIMAS AS FOLLOWS:

1. The assessments, as shown in the Engineer's Report, a copy of which is attached hereto, are approved, and the adoption of this resolution constitutes the levy of said assessments for the 2014-2015 fiscal year.
2. The City Clerk of the City of San Dimas is hereby authorized and directed to file a certified copy of the diagram and assessments with the County Auditor of the County of Los Angeles no later than the 1st day of August, 2014.
3. The City Council hereby orders the annual maintenance program work as set forth in said resolution of intention to be done.

APPROVED AND ADOPTED this 27th day of May 2014.

MAYOR

ATTEST:

CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. 2014-26 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 27, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY CLERK

CITY OF SAN DIMAS
OPEN SPACE MAINTENANCE DISTRICT NO. 1
(TRACT 32818, BOULEVARD DEVELOPMENT)

**ENGINEER'S REPORT
FISCAL YEAR 2014-2015**

SECTION 1. AUTHORITY FOR REPORT

This report is prepared pursuant to the order of the City Council of the City of San Dimas, and in compliance with the requirements of Article 4, Chapter 1, Landscaping and Lighting Act of 1972, and Article XIII D of the California Constitution.

SECTION 2. THE IMPROVEMENTS

The improvements consist of an irrigation system and landscaping within Lot 20 of Tract No. 32818, which was required to be installed by the developer and accepted for maintenance by the City. The plans and specifications for the landscaping are in conformance with the requirements of the conditions of approval of said Tract No. 32818, and City Standards. Reference is hereby made to the said plans and specifications for the exact location and nature of the landscape improvements. Said plans and specifications by reference are hereby made a part of this report, and are on file in the office of the City Engineer.

SECTION 3. DIAGRAM FOR THE ASSESSMENT DISTRICT

A copy of the assessment diagram is on file in the office of the City Engineer.

SECTION 4. ESTIMATE OF COSTS OF THE IMPROVEMENTS

The cost of the initial landscaping of Lot 20 of Tract 32818 was borne by the subdivider; therefore, all assessments relate to maintenance only.

Direct Maintenance Costs:

General Maintenance (by Contract)	\$	3,860
Tree Trimming	\$	1,200
Utilities - Electrical	\$	290
Utilities - Water	\$	3,400
Irrigation Repair	\$	-
Total of Direct Maintenance Costs	\$	8,750

CURRENT ASSESSMENT:	\$	10,119	(\$532.58/parcel)
2014-15 ANNUAL ASSESSMENT:	\$	10,119	(\$532.58/parcel)

2014-15 Fund Balance	\$1,369
Prior Fund Balance	\$3,412
Ending Fund Balance	\$4,781

The City has funded an unrealized balance over time based upon the approval of an annual adjustment to reflect changes in the Consumer Price Index to eventually recuperate this balance over time, and to then begin to develop a fund balance for future extraordinary expenses.

SECTION 5. ASSESSMENT

The following information regarding assessments to individual lots for the 2014-2015 Fiscal Year is contained herein and is to be levied on July 1, 2014. The net amount estimated to be assessed upon the assessable lands within the district is \$10,119 which is apportioned to all assessable lots shown on the attached Assessment Roll.

The landscape district was developed for the benefit and enjoyment of all properties included within the assessment district boundaries, and all parcels benefit equally from the improvements.

Respectfully submitted,



KRISHNA PATEL
DIRECTOR OF PUBLIC WORKS



C27172 P.E.
CITY ENGINEER

CITY OF SAN DIMAS ASSESSMENT ROLL FOR

OPEN SPACE MAINTENANCE DISTRICT NO. 1

Boulevard

ADDRESS	TRACT 32818, LOT NO.	ASSESSOR'S REFERENCE	2013-2014 ASSESSMENT	2014-2015 ASSESSMENT INCREASE	TOTAL 2014-2015 ASSESSMENT
1204 Via Verde	4	8448-021-027	532.58	0.00	532.58
1228 Via Verde	7	8448-021-032	532.58	0.00	532.58
1236 Via Verde	8	8448-021-033	532.58	0.00	532.58
1244 Via Verde	9	8448-021-034	532.58	0.00	532.58
1252 Via Verde	10	8448-021-035	532.58	0.00	532.58
1260 Via Verde	11	8448-021-036	532.58	0.00	532.58
1306 Via Verde	12	8448-021-037	532.58	0.00	532.58
1318 Via Verde	13	8448-021-038	532.58	0.00	532.58
1322 Via Verde	14	8448-021-039	532.58	0.00	532.58
1330 Via Verde	15	8448-021-040	532.58	0.00	532.58
1338 Via Verde	16	8448-021-041	532.58	0.00	532.58
1346 Via Verde	17	8448-021-042	532.58	0.00	532.58
1354 Via Verde	18	8448-021-043	532.58	0.00	532.58
1362 Via Verde	19	8448-021-044	532.58	0.00	532.58
1219 Paseo Dorado	1	8448-021-046	532.58	0.00	532.58
1203 Paseo Dorado	3	8448-021-047	532.58	0.00	532.58
1220 Via Verde	6	8448-021-048	532.58	0.00	532.58
1211 Paseo Dorado	2	8448-021-049	532.58	0.00	532.58
1212 Via Verde	5	8448-021-050	532.58	0.00	532.58
			10119.02	0.00	10119.02



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of May 27, 2014

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Public Hearing regarding Open Space Maintenance District No. 1, Annexation No. 3 (Tract 32841, Northwoods) and the Adoption of Resolution No. 2014-27

Summary

Conduct a Public Hearing and consider adopting Resolution No. 2014-27, confirming the assessment for fiscal year 2014-2015 for Open Space Maintenance District No. 1, Annexation No. 3 (Tract 32841, Northwoods).

BACKGROUND

On April 22, 2014 the City Council adopted Resolution No. 2014-22 approving the Engineer's Report and declaring its intention to levy and collect an assessment for fiscal year 2014-2015 for Open Space Maintenance District No.1, Annexation No.3 (Tract 32841, Northwoods) and set a Public Hearing for May 27, 2014.

The Engineer's Report was prepared with the scope of work to include general landscape maintenance, water, electricity, and irrigation repair. No increase is proposed in the assessment rate. The 2013-2014 assessment rate was \$898.42 per parcel and the rate proposed for 2014-2015 will remain at \$898.42 per parcel.

A notice of the public hearing was published and mailed to each property owner within the district.

RECOMMENDATION

Staff recommends that the City Council conduct a public hearing on the proposed assessment rate for Open Space Maintenance District No.1, Annexation No.3 (Tract 32841, Northwoods). At the conclusion of the Public Hearing the City Council may adopt Resolution No. 2014-27 confirming the diagram and assessment for fiscal year 2014-2015 for Open Space Maintenance District No.1, Annexation No.3 (Tract 32841, Northwoods).

Attachments:

- Resolution No. 2014-27
- 2014-2015 Engineer's Report for Northwoods Open Space Maintenance District

RESOLUTION NO. 2014-27

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, CONFIRMING THE DIAGRAM AND ASSESSMENT FOR FISCAL YEAR 2014-2015 FOR OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 3 (TRACT NO. 32841-NORTHWOODS)

WHEREAS, the City Council of the City of San Dimas, County of Los Angeles, State of California, formed Open Space Maintenance District No. 1, Annexation No. 3, pursuant to the terms and provisions of the Landscaping and Lighting Act of 1972, by adopting Resolution No. 78-38; and

WHEREAS, by Resolution No. 2014-22, adopted on April 22, 2014, the City Council approved the Engineer's Report which indicates the amount of the proposed assessment for the fiscal year 2014-2015, the district boundary, the assessment zones, and detailed description of improvements; and

WHEREAS, in said Resolution No. 2014-22, City Council did declare its intention to levy and collect assessments within Open Space Maintenance District No. 1, Annexation No. 3 for fiscal year 2014-2015, and fixed the 27th day of May, 2014, at 7:00 p.m., as the date and time, and the San Dimas Council Chamber as the place for hearing any objections to the levy of the proposed assessment; and

WHEREAS, notice of said hearing has been posted and published in accordance with law; and

WHEREAS, the said City Council has held said hearing, has afforded all interested persons the opportunity to hear and be heard, and has considered all oral statements and all written protests made or filed by any interested person.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN DIMAS AS FOLLOWS:

1. The assessments, as shown in the Engineer's Report, a copy of which is attached hereto, are approved, and the adoption of this resolution constitutes the levy of said assessments for the 2014-2015 fiscal year.
2. The City Clerk of the City of San Dimas is hereby authorized and directed to file a certified copy of the diagram and assessments with the County Auditor of the County of Los Angeles no later than the 1st day of August, 2014.
3. The City Council hereby orders the annual maintenance program work as set forth in said resolution of intention to be done.

APPROVED AND ADOPTED this 27th day of May 2014.

MAYOR

ATTEST:

CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution No. 2014-27 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 27, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

CITY CLERK

CITY OF SAN DIMAS
OPEN SPACE MAINTENANCE DISTRICT NO.1, ANNEXATION NO. 3
(TRACT 32841, NORTHWOODS DEVELOPMENT)

**ENGINEER'S REPORT
FISCAL YEAR 2014-2015**

SECTION 1 AUTHORITY FOR REPORT

This report is prepared pursuant to the order of the City Council of the City of San Dimas, and in compliance with the requirements of Article 4, Chapter 1, Landscaping and Lighting Act of 1972, and Article XIII D of the California Constitution.

SECTION 2 THE IMPROVEMENTS

The improvements consist of an irrigation system and landscaping of easements within Tract No. 32841, which was required to be installed by the developer and accepted for maintenance by the City. The plans and specifications for the landscaping are in conformance with the requirements of the conditions of approval of said Tract No. 32841, and City Standards. Reference is hereby made to the said plans and specifications for the exact location and nature of the landscape improvements. Said plans and specifications by reference are hereby made a part of this report, and are on file in the office of the City Engineer.

SECTION 3 DIAGRAM FOR THE ASSESSMENT DISTRICT

A copy of the assessment diagram is on file in the office of the City Engineer.

SECTION 4 ESTIMATE OF COSTS OF THE IMPROVEMENTS

The cost of the initial landscaping of Tract 32841 was borne by the subdivider; therefore, all assessments relate to maintenance only.

Direct Maintenance Costs:

General Maintenance (by Contract)	\$16,900
Utilities – Electrical	\$ 880
Utilities – Water	\$14,500
New Planting	\$ 0
Irrigation Repairs or Upgrades	\$ 3,000

Total of Direct Maintenance Costs: \$35,280

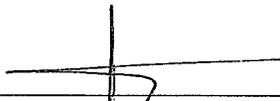
CURRENT ASSESSMENT:	\$34,140 (\$898.42/parcel)
2014-15 ANNUAL ASSESSMENT:	\$34,140 (\$898.42/parcel)

SECTION 5 ASSESSMENT

The following information regarding assessments to individual lots for the 2014-2015 Fiscal Year is contained herein and is to be levied on July 1, 2014. The net amount estimated to be assessed upon the assessable lands within the district is \$34,140, which is apportioned to all assessable lots shown on the attached Assessment Roll.

The landscape district was developed for the benefit and enjoyment of all properties included within the assessment district boundaries, and all parcels benefit equally from the improvements.

Respectfully submitted,



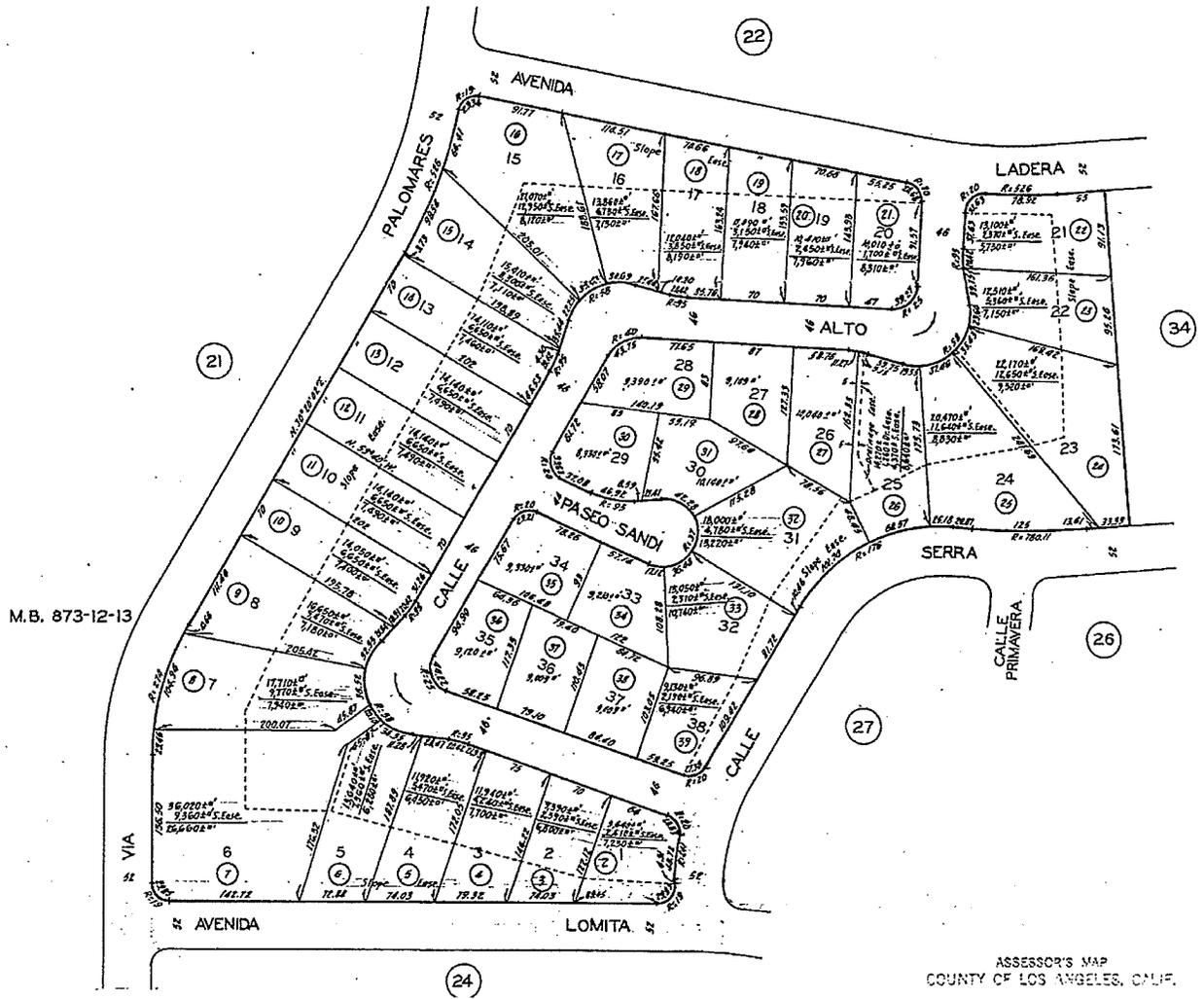
KRISHNA PATEL
DIRECTOR OF PUBLIC WORKS



C27172 P.E.
CITY ENGINEER

CITY OF SAN DIMAS ASSESSMENT ROLL FOR			
OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION No. 3			
Northwoods			
ADDRESS	TRACT 32841, LOT NO.	ASSESSOR'S REFERENCE	2014-2015 ASSESSMENT
1793 Calle Alto	1	8395-023-002	898.42
1789 Calle Alto	2	8395-023-003	898.42
1785 Calle Alto	3	8395-023-004	898.42
1781 Calle Alto	4	8395-023-005	898.42
1777 Calle Alto	5	8395-023-006	898.42
1773 Calle Alto	6	8395-023-007	898.42
1767 Calle Alto	7	8395-023-008	898.42
1765 Calle Alto	8	8395-023-009	898.42
1761 Calle Alto	9	8395-023-010	898.42
1757 Calle Alto	10	8395-023-011	898.42
1753 Calle Alto	11	8395-023-012	898.42
1749 Calle Alto	12	8395-023-013	898.42
1745 Calle Alto	13	8395-023-014	898.42
1741 Calle Alto	14	8395-023-015	898.42
1737 Calle Alto	15	8395-023-016	898.42
1733 Calle Alto	16	8395-023-017	898.42
1729 Calle Alto	17	8395-023-018	898.42
1725 Calle Alto	18	8395-023-019	898.42
1721 Calle Alto	19	8395-023-020	898.42
1719 Calle Alto	20	8395-023-021	898.42
1702 Calle Alto	21	8395-023-022	898.42
1706 Calle Alto	22	8395-023-023	898.42
1710 Calle Alto	23	8395-023-024	898.42
1714 Calle Alto	24	8395-023-025	898.42
1718 Calle Alto	25	8395-023-026	898.42
1722 Calle Alto	26	8395-023-027	898.42
1726 Calle Alto	27	8395-023-028	898.42
1730 Calle Alto	28	8395-023-029	898.42
1121 Paseo Sandi	29	8395-023-030	898.42
1113 Paseo Sandi	30	8395-023-031	898.42
1105 Paseo Sandi	21	8395-023-032	898.42
1102 Paseo Sandi	32	8395-023-033	898.42
1110 Paseo Sandi	33	8395-023-034	898.42
1118 Paseo Sandi	34	8395-023-035	898.42
1780 Calle Alto	35	8395-023-036	898.42
1784 Calle Alto	36	8395-023-037	898.42
1788 Calle Alto	37	8395-023-038	898.42
1792 Calle Alto	38	8395-023-039	898.42
			34,139.96

OPEN SPACE MAINTENANCE DISTRICT NO. 1, ANNEXATION NO. 3
(TRACT 32841, NORTHWOODS DEVELOPMENT)





Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 27, 2014

FROM: Blaine Michaelis, City Manager

INITIATED BY: Theresa Bruns, Director of Parks and Recreation

SUBJECT: Adoption of Resolution No. 2014-28
City Wide Landscape Parcel Tax for Fiscal Year 2014-2015

SUMMARY

Ordinance No. 1086 requires that the voter approved City Wide Landscape Parcel Tax shall be set annually by the City Council following a public hearing. Resolution 2014-28 is presented for Council consideration and review.

BACKGROUND

In November 1997 the voters of the City of San Dimas by a 71% affirmative vote, approved Ordinance No. 1086 adopting a special parcel tax to be levied against properties in the city. The revenues collected from the tax are exclusively used to improve and maintain landscaping and trees in parkways, parks and other public areas.

Ordinance No. 1086 requires that commencing with FY 1999–2000; the special tax shall be set annually by the City Council following a public hearing. The rate of the tax was established by Ordinance No. 1086 but can be adjusted annually to reflect changes in the Consumer Price Index.

Staff requests that the City Council review two options for the City Wide Landscape Parcel Tax rates for FY 2014–2015.

Option 1 - Maintain the landscape parcel tax at the same rate without adjustment for FY 2014-2015.

Option 2 - Adjust the tax by increasing the rate to reflect the change in the Consumer Price Index of 1.0% for March 2014.

<u>Property Classification</u>	<u>Option 1</u> Amount of Tax	<u>Option 2</u> Amount of Tax
Single Family Residential	\$55.28	\$55.83
Commercial/Industrial, per front foot	\$1.66	\$1.68
Non-Profit/Tax Exempt Parcels, per front foot	\$0.35	\$0.35
Multi-Family Residential, per unit	\$40.48	\$40.88
Mobile home Parks, per front foot	\$1.29	\$1.30

Option 1: The current estimated revenue for Option 1 is approximately \$800,000. This amount is the revised budget estimate for FY 2013-14 based upon the current revenues received and the estimated receipts to be received prior to the end of the fiscal year.

Option 2: The revenue estimated for Option 2 is approximately \$808,000, an increase of \$8,000.

Even with the proposed increased rate with Option 2, the parcel tax collections do not cover the total cost for city-wide landscape maintenance. The additional cost is borne by the general fund.

The city-wide landscape assessment revenue and expense is reflected in Fund 8 of the City budget. In addition to the assessment revenue, other revenue in Fund 8 includes reimbursement from the Bonita Unified School District for a share of the SportsPlex maintenance costs. Total revenue in Fund 8 for FY 2014-2015, with Option 2 increase in the assessment tax, is projected at \$825,970. The total estimated expenditures in Fund 8 for FY 2014-2015 are \$923,350. The expenditures will exceed revenues even with the proposed increase. An estimated fund balance of \$76,042 as well as a \$21,338 transfer from the general fund will be applied to cover the difference in expense to revenue. Should no increase be approved (Option 1) the transfer from the general fund will be \$29,338.

Concluding the Public Hearing, City Council may adopt Resolution 2014-28 maintaining the landscape parcel tax for FY 2014-2015 at the same rate as FY 2013–2014 (Option 1), or with a 1.0% Cost of Living adjustment (Option 2).

RECOMMENDATION

Staff recommends adoption of Resolution 2014–28 setting the City Wide Landscape Parcel Tax for FY 2014–2015 including the 1.0% Cost of Living increase (Option 2).

RESOLUTION NO. 2014-28
(Option 1)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITY WIDE PARCEL
TAX FOR FISCAL YEAR 2014-2015 TO BE USED FOR LANDSCAPE MAINTENANCE
PURPOSE

WHEREAS, at the November 1997 City election, the voters of the City of San Dimas approved Ordinance No. 1086 adopting a special parcel tax to be levied against the properties in the City, with the revenues to be used to improve and maintain parkway trees, landscaping, public parks and other public areas;

WHEREAS, Ordinance No. 1086 requires that commencing with fiscal year 1999-2000, the special tax shall be set annually by the San Dimas City Council following a public hearing; and

WHEREAS, the public hearing to set the annual special tax has been properly noticed for the City Council meeting of May 27, 2014; and

WHEREAS, the public hearing was held and testimony received, if any at the May 27, 2014 City Council meeting; and

WHEREAS, the City Council desires to levy the special parcel tax at the same rates for fiscal year 2014-2015.

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

For fiscal year 2014-2015 the following special parcel tax shall be levied against property in the City of San Dimas:

PROPERTY CLASSIFICATION	AMOUNT OF TAX
Single Family Residential	\$55.28
Commercial/ Industrial, per front foot	\$1.66
Non-Profit/Tax Exempt Parcels, per front foot	\$0.35
Multi-Family Residential, per unit	\$40.48
Mobil Home Parks, per front foot	\$1.29

APPROVED AND ADOPTED this 27TH day of May, 2014.

Mayor

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the forgoing Resolution No. 2014-28 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 27, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk

RESOLUTION NO. 2014-28
(Option 2)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITY WIDE PARCEL
TAX FOR FISCAL YEAR 2014-2015 TO BE USED FOR LANDSCAPE MAINTENANCE
PURPOSE

WHEREAS, at the November 1997 City election, the voters of the City of San Dimas approved Ordinance No. 1086 adopting a special parcel tax to be levied against the properties in the City, with the revenues to be used to improve and maintain parkway trees, landscaping, public parks and other public areas;

WHEREAS, Ordinance No. 1086 requires that commencing with fiscal year 1999-2000, the special tax shall be set annually by the San Dimas City Council following a public hearing; and

WHEREAS, the public hearing to set the annual special tax has been properly noticed for the City Council meeting of May 27, 2014; and

WHEREAS, the public hearing was held and testimony received, if any at the May 27, 2014 City Council meeting; and

WHEREAS, the City Council desires to increase the rate of the special parcel tax at the Consumer Price Index rate of 1.0% for fiscal year 2014-2015 as authorized by the provisions of Ordinance No. 1086.

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

For fiscal year 2014-2015 the following special parcel tax shall be levied against property in the City of San Dimas:

PROPERTY CLASSIFICATION	AMOUNT OF TAX
Single Family Residential	\$55.83
Commercial/ Industrial, per front foot	\$1.68
Non-Profit/Tax Exempt Parcels, per front foot	\$0.35
Multi-Family Residential, per unit	\$40.88
Mobil Home Parks, per front foot	\$1.30

APPROVED AND ADOPTED this 27TH day of May, 2014.

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

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the forgoing Resolution No. 2014-28 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 27, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk

RESOLUTION NO. 2014-28
(Option 1)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITY WIDE PARCEL
TAX FOR FISCAL YEAR 2014-2015 TO BE USED FOR LANDSCAPE MAINTENANCE
PURPOSE

WHEREAS, at the November 1997 City election, the voters of the City of San Dimas approved Ordinance No. 1086 adopting a special parcel tax to be levied against the properties in the City, with the revenues to be used to improve and maintain parkway trees, landscaping, public parks and other public areas;

WHEREAS, Ordinance No. 1086 requires that commencing with fiscal year 1999-2000, the special tax shall be set annually by the San Dimas City Council following a public hearing; and

WHEREAS, the public hearing to set the annual special tax has been properly noticed for the City Council meeting of May 27, 2014; and

WHEREAS, the public hearing was held and testimony received, if any at the May 27, 2014 City Council meeting; and

WHEREAS, the City Council desires to levy the special parcel tax at the same rates for fiscal year 2014-2015.

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

For fiscal year 2014-2015 the following special parcel tax shall be levied against property in the City of San Dimas:

PROPERTY CLASSIFICATION	AMOUNT OF TAX
Single Family Residential	\$55.28
Commercial/ Industrial, per front foot	\$1.66
Non-Profit/Tax Exempt Parcels, per front foot	\$0.35
Multi-Family Residential, per unit	\$40.48
Mobil Home Parks, per front foot	\$1.29

APPROVED AND ADOPTED this 27TH day of May, 2014.

Curtis W. Morris, Mayor City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the forgoing Resolution No. 2014-28 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 27, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk

RESOLUTION NO. 2014-28
(Option 2)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, SETTING THE SPECIAL CITY WIDE PARCEL
TAX FOR FISCAL YEAR 2014-2015 TO BE USED FOR LANDSCAPE MAINTENANCE
PURPOSE

WHEREAS, at the November 1997 City election, the voters of the City of San Dimas approved Ordinance No. 1086 adopting a special parcel tax to be levied against the properties in the City, with the revenues to be used to improve and maintain parkway trees, landscaping, public parks and other public areas;

WHEREAS, Ordinance No. 1086 requires that commencing with fiscal year 1999-2000, the special tax shall be set annually by the San Dimas City Council following a public hearing; and

WHEREAS, the public hearing to set the annual special tax has been properly noticed for the City Council meeting of May 27, 2014; and

WHEREAS, the public hearing was held and testimony received, if any at the May 27, 2014 City Council meeting; and

WHEREAS, the City Council desires to increase the rate of the special parcel tax at the Consumer Price Index rate of 1.0% for fiscal year 2014-2015 as authorized by the provisions of Ordinance No. 1086.

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

For fiscal year 2014-2015 the following special parcel tax shall be levied against property in the City of San Dimas:

PROPERTY CLASSIFICATION	AMOUNT OF TAX
Single Family Residential	\$55.83
Commercial/ Industrial, per front foot	\$1.68
Non-Profit/Tax Exempt Parcels, per front foot	\$0.35
Multi-Family Residential, per unit	\$40.88
Mobil Home Parks, per front foot	\$1.30

APPROVED AND ADOPTED this 27TH day of May, 2014.

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

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the forgoing Resolution No. 2014-28 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 27, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of May 27, 2014

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: MUNICIPAL CODE TEXT AMENDMENT 14-01 - To consider possible revisions to the permitted and conditionally permitted uses, which may include offices (without retail), various indoor recreation uses, grocery stores, day care uses, and other non-retail uses, within Chapter 18.140 Creative Growth Zone relative to Area 1 – Regional Commercial and to consider possible revisions to the parking standards for shopping centers currently set forth in Chapter 18.156

SUMMARY

The Planning Commission on a 4-1 vote, with Commissioner Bratt objecting, and Staff recommend approval of Municipal Code Text Amendment 14-01 revising the permitted, conditional and prohibited uses in CG-1 to be similar to those recently adopted for SP-20 (Target Center). It is further recommended that to not require major shopping centers to provide additional parking for more intensified uses in existing buildings, eliminate the 20% restaurant maximum in major shopping centers, include a 10% office maximum (except with approval of a conditional use permit) and allow Planning Commission review if major shopping centers mismanage shared parking due to use intensification.

The intended purpose of these changes is to provide more flexibility in major shopping centers for non-retail uses and to minimize the requirement for additional parking when use intensifications occur.

BACKGROUND

On May 1, 2014 the Planning Commission conducted a public hearing on Municipal Code Text Amendment 14-0. The subject Code Amendment was previously initiated by the City Council upon request of the current owner of San Dimas Station – Meiloon

Management. See Attachment # 4 (Planning Commission Staff Report) for detailed discussion of request and additional background.

ANALYSIS

The Planning Commission discussion focused on the following points:

- Review of development history, uses and parking
- Parking considerations regarding the two undeveloped pads on Bonita and regarding more intense uses such as gyms
- Appropriate mix for non-retail uses especially offices
- Reasoning for prohibiting thrift stores rather than making them a conditional use
- Appropriateness of the three major freeway oriented shopping centers allowing similar uses
- Importance of managing parking within a shopping center if the proposed parking revisions were considered
- Effects of multiple ownerships on the center

Johnson and Jennifer Yang appeared representing Meiloon supporting the Staff recommendation except regarding the recommended prohibition of thrift stores, child daycare and senior centers.

The attached Planning Commission Minutes and Staff Report include greater detail on each of these points of discussion.

RECOMMENDATION

Adopt Ordinance No. 1230 approving Municipal code Text Amendment 14-01.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Ordinance No. 1230
2. Planning Commission Resolution No. 1506
3. Planning Commission Minutes for May 1, 2014 (Draft)
4. Planning Commission staff report dated May 1, 2014

ORDINANCE NO. 1230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 14-01, MAKING CERTAIN REVISIONS TO THE PERMITTED, CONDITIONAL AND PROHIBITED USE LISTS IN CREATIVE GROWTH ZONE, AREA 1 AND TO THE PARKING STANDARDS APPLICABLE TO SHOPPING CENTERS

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

SECTION 1. Chapters 18.140 and 18.156 of the San Dimas Zoning Code are hereby amended as set forth in attached 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 xx, 20XX.

Curt Morris, Mayor of the City of San Dimas

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1230 was regularly introduced at the regular meeting of the City Council on _____, 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:

ATTACH # 1

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance No. 1230 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

EXHIBIT A

1. *Revise Section 18.140.090.A.1 Permitted Uses to read as follows:*
 - a. Any retail, 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. Hardware and home improvement centers;
 - c. New home furnishing and appliance outlets;
 - d. Financial institutions, including banks, savings and loan associations, and credit unions;
 - e. Restaurants, provided that they not contain drive-in or drive-through service;
 - f. Specialty retail, food, wholesale and catalog stores;
 - 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. Medical office to include, but not be limited to, such uses as medical clinics, dental, and optometry;
 - i. Professional business office to include, but not be limited to, accounting and billing services, insurance office, legal services and graphic design office;
 - j. Service business to include, but not be limited to, nail shop, barber and beauty shop, shoe repair, watch repair and dry cleaners, etc., these uses are intended to have daily customer foot traffic;
 - k. Day spas with or without accessory massage only;
 - l. Veterinary, pet grooming and pet hotel;
 - m. New auto show room; no test driving, no repairs, no outdoor storage;
 - n. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses;
 - o. Audio and related small-scale installation services;
 - p. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms
2. *Revise Section 18.140.090.A.2 Conditional Uses to read as follows:*

- a. All uses listed in Section 18.532.240, which because of operational characteristics specific to that particular business is found by the director of development services to have the potential to negatively impact adjoining properties, businesses or residents, and therefore requires additional approval and consideration. The impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location;
 - b. Eating establishments, with drive-through service;
 - c. Cinemas and movie theater facilities in conjunction with a shopping center incorporating retail, wholesale and similar uses with a minimum floor area of twenty thousand square feet per store;
 - d. Off-sale of alcohol beverages, provided that such use is secondary and incidental to a permitted use;
 - e. On-sale sale of alcohol beverages, provided that such use is secondary and incidental to a permitted use;
 - f. Health/exercise club to include, but not be limited to, uses such as: personal trainers, pilates, and yoga;
 - g. Recreational entertainment to include, but not be limited to, uses such as: inflatable jumper facilities and laser tag;
 - h. Instructional physical activities to include, but not be limited to, uses such as dance studio, martial arts studio, and trampoline;
 - i. Hotels and motels, including retail establishments as part of a hotel or motel complex;
 - j. Gasoline service stations in areas designated on the specific plan map;
 - k. Accessory game arcade consisting of seven or more machines within an indoor recreational facility;
 - l. Indoor sales of outdoor recreation vehicles including all-terrain vehicles, motorcycles, dirt-bikes and jet skis;
 - m. Thrift stores;
 - n. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title
3. *Revise Section 18.140.090.A.3 Prohibited Uses to read as follows:*

- a. Fortunetelling;
- b. Massage as a primary use;
- c. Professional offices that are noncustomer based on a daily occurrence;
- d. Child care facility;
- e. Educational institutions;
- f. Vocational schools;
- g. Church and related facilities;
- h. Tattoo and/or piercing parlors;
- i. Hookah and/or smoking lounge including electronic cigarettes;
- j. Self-serve laundry facilities;

- k. Gambling facilities;
- l. Industrial uses;
- m. Residential uses;
- n. Billboards and other similar off-site outdoor advertising structures;
- o. Banquet facilities, except where accessory to a restaurant;
- p. Game arcades other than accessory game arcades specifically authorized in this Chapter;
- q. Check cashing stores;
- r. Gold exchange stores;
- s. Community centers and meeting halls;
- t. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title.

4. *Revise Section 18.156.020 by adding the underlined portions:*

Parking facilities, pursuant to this Chapter, shall be provided for any building constructed or enlarged or for any change in use of an existing building where such use intensifies the required number of parking spaces, except for major shopping centers where additional parking is not required for uses which increase such intensity.

5. *Revise 18.156.050.D.4 by adding the underlined and deleting the strike-through portions:*

Four and one-half spaces per 1,000 square feet of total floor area, provided that ~~restaurants do not exceed 20% of total floor area~~ offices shall not exceed 10% of the total floor area unless a greater amount is authorized with a conditional use permit.

6. *Revise 18.156.040 by adding Subsection I as follows:*

For major shopping centers, when uses with more intense parking exceed 30 per cent of the total floor area and when there is evidence of poor distribution of use and/or parking and/or inadequate management of shared parking, the Planning Commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the major shopping center.

RESOLUTION PC-1506

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 14-01, RECOMMENDING APPROVAL OF REVISIONS TO THE PERMITTED, CONDITIONAL AND PROHIBITED USE LISTS IN CREATIVE GROWTH ZONE, AREA 1 AND TO THE PARKING STANDARDS APPLICABLE TO SHOPPING CENTERS

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

WHEREAS, the Amendment is described as revisions to the permitted and conditionally permitted uses, which may include offices (without retail), various indoor recreation uses, grocery stores, day care uses, and other non-retail uses, within Chapter 18.140 Creative Growth Zone relative to Area 1 – Regional Commercial and to consider possible revisions to the parking standards for shopping centers currently set forth in Chapter 18.156; and

WHEREAS, the Amendment would affect the area that is zoned Creative Growth Zone, area 1 and certain parking standards for major shopping centers; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on May 1, 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. Surrounding freeway oriented retail in major shopping centers currently allows uses similar to those proposed for CG-1. Changes to Chapter 18.156 governing parking will apply to all built major shopping centers.
- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. Provision is being made to provide better equity among all similarly situated commercial properties.

C. The proposed Municipal Code Text Amendment is consistent with the General Plan.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 14-01 set forth in attached Exhibit A:

PASSED, APPROVED and ADOPTED, the 1st day of May, 2014 by the following vote:

AYES: Davis, Ensberg, Rahi, Schoonover

NOES: Bratt

ABSENT: None

ABSTAIN: None

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Secretary

EXHIBIT A

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 - a. Any retail, 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. Hardware and home improvement centers;
 - c. New home furnishing and appliance outlets;
 - d. Financial institutions, including banks, savings and loan associations, and credit unions;
 - e. Restaurants, provided that they not contain drive-in or drive-through service;
 - f. Specialty retail, food, wholesale and catalog stores;
 - 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. Medical office to include, but not be limited to, such uses as medical clinics, dental, and optometry;
 - i. Professional business office to include, but not be limited to, accounting and billing services, insurance office, legal services and graphic design office;
 - j. Service business to include, but not be limited to, nail shop, barber and beauty shop, shoe repair, watch repair and dry cleaners, etc., these uses are intended to have daily customer foot traffic;
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- b. Eating establishments, with drive-through service;
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 - g. Recreational entertainment to include, but not be limited to, uses such as: inflatable jumper facilities and laser tag;
 - h. Instructional physical activities to include, but not be limited to, uses such as dance studio, martial arts studio, and trampoline;
 - i. Hotels and motels, including retail establishments as part of a hotel or motel complex;
 - j. Gasoline service stations in areas designated on the specific plan map;
 - k. Accessory game arcade consisting of seven or more machines within an indoor recreational facility;
 - l. Indoor sales of outdoor recreation vehicles including all-terrain vehicles, motorcycles, dirt-bikes and jet skis;
 - m. Thrift stores;
 - n. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title
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 - d. Child care facility;
 - e. Educational institutions;
 - f. Vocational schools;
 - g. Church and related facilities;
 - h. Tattoo and/or piercing parlors;
 - i. Hookah and/or smoking lounge including electronic cigarettes;
 - j. Self-serve laundry facilities;
 - k. Gambling facilities;
 - l. Industrial uses;
 - m. Residential uses;
 - n. Billboards and other similar off-site outdoor advertising structures;
 - o. Banquet facilities, except where accessory to a restaurant;
 - p. Game arcades other than accessory game arcades specifically authorized in this Chapter;
 - q. Check cashing stores;

- r. Gold exchange stores;
 - s. Community centers and meeting halls;
 - t. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title.
4. Revise Section 18.156.020 by adding the underlined portions:
- a. Parking facilities, pursuant to this Chapter, shall be provided for any building constructed or enlarged or for any change in use of an existing building where such use intensifies the required number of parking spaces, except for major shopping centers where additional parking is not required for uses which increase such intensity.
5. Revise 18.156.050.D.4 by adding the underlined and deleting the strike-through portions:
Four and one-half spaces per 1,000 square feet of total floor area, provided that ~~restaurants do not exceed 20% of total floor area~~ offices shall not exceed 10% of the total floor area unless a greater amount is authorized with a conditional use permit.
6. Revise 18.156.040 by adding Subsection I as follows:
For major shopping centers, when uses with more intense parking exceed 30 per cent of the total floor area and when there is evidence of poor distribution of use and/or parking and/or inadequate management of shared parking, the Planning Commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the major shopping center.

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, May 1, 2014 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner John Davis
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Assistant City Manager of Comm. Dev. Larry Stevens
Senior Planner Marco Espinoza
Planning Secretary Jan Sutton

CALL TO ORDER AND FLAG SALUTE

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

CONSENT CALENDAR

1. Approval of Minutes: April 3, 2014 (Davis absent)

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

PUBLIC HEARING

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 14-01** – A request to consider possible revisions to the permitted and conditionally permitted uses, which may include offices (without retail), various indoor recreation uses, grocery stores, day care uses, and other non-retail uses, within Chapter 18.140 Creative Growth Zone relative to Area 1 – Regional Commercial, in the area generally bounded by Eucla Avenue on the east, Cienega Avenue on the south, the 57 Freeway on the west and the railroad tracks on the north, and to consider possible revisions to the parking standards for shopping centers currently set forth in Chapter 18.156.

Staff report presented by Assistant City Manager Larry Stevens who stated this item started with a request from Meiloon Valley, LLC, the majority owner and property manager for San Dimas Station North and South, which was considered by the City Council in September 2013.

However, there are other properties that are in the CG-1 zone which will be impacted by any changes made to the code, not just San Dimas Station. Meiloon would like to be able to allow offices that do not have a retail component; gym and fitness uses without having to meet the higher parking requirement; food, liquor, grocery and convenience stores; massage as a primary use; additional restaurant uses; sales of small outdoor recreational vehicles; day centers; and they recently added thrift stores to the list.

He summarized the existing regulations as they applied to some of the requested uses, the amount of restaurant space being utilized and current vacancy rate. At this time there is no additional opportunity for restaurant uses because both centers are at the 20% limitation. In regards to parking the center is parked at 1/225 sq. ft. and has a total of 660 parking spaces, which is just slightly over the required number of spaces. This limits the ability to use the existing floor space for higher intensity uses because they do not have excess parking. There may also be difficulty in doing a shared parking use agreement because they already have one in place for Montana's, which is 10,000 square feet and essentially has no parking because it was intended to be a shared use based on a daytime/nighttime operation.

There are also two undeveloped pads in San Dimas Station North and if they are evaluating parking, they need to know how it applies to those two pads. There also is a pending application for a trampoline center which is intended to utilize most of the surplus parking. There have been issues in the past with parking conflicts between the restaurants and other users when the vacancy rate has been low. Some of the parking is not located well as there are a significant number of spaces on the north side behind the center so it is not accessible to most customers.

Assistant City Manager Stevens stated there are a series of constraints that affect the ability to market and re-tenant the center and the City Council has asked Staff to look at ways to provide more flexibility to the owners to assist them. He pointed out where the two vacant pads are located and some of the constraints on them in regard to parking.

Commissioner Davis asked if those pads had any rights to use the parking available in the center.

Assistant City Manager Stevens stated they are part of the center and have rights to the shared parking and the CC&Rs, but these parcels are still owned by STG. One of the pads is developed with 20 parking spaces and when it was improved with parking in approximately 1989, Mr. Kanter made a commitment to merge it with the rest of the property as common area, but he did not do that before losing the center. Therefore, it technically has development rights unless someone gives them up in some way, but there hasn't been any active interest in developing that parcel.

Commissioner Davis stated then the choice of uses is based on the existing 660 spaces.

Assistant City Manager Stevens stated that is correct. The September 10th staff report presented possible approaches to the various uses and parking. He reminded them that this code amendment would impact more than just San Dimas Station. The Council discussed options which included creating a new specific plan for the area, or to combine this area with the commercial sections of SP-20 and SP-18 to create a freeway-oriented specific plan for consistency in all the shopping centers there. Staff felt it was appropriate to amend the CG-1 zone to be similar to, though not exactly the same as, SP-20 which was recently amended to allow more uses and discussed some of the proposed changes. Staff is not recommending the addition of thrift stores. There are certain types of retail businesses that are not as desirable due to maintenance and policing issues, and there can be a wide disparity in the quality of thrift

stores, as discussed when they had the proposal with the center at 702 W. Arrow Highway. Goodwill is very different than Wylene's which was operating at the Canyon Center years ago. It was because of these reasons that he put thrift stores in the prohibited category.

Commissioner Davis asked if there was a definition for thrift store and if an upscale resale clothing store would fall under that category. Would having an outside collection bin be part of the differentiation?

Assistant City Manager Stevens stated there isn't a specific definition, so Staff would have the applicant submit a business plan to determine if this would be more of a specialty retail store as opposed to a thrift store. One criteria may be to review how they come by their product; are they purchasing it for resale or is it all donation based. Collection bins can be part of the issue with thrift stores. He stated the most significant changes are in the prohibited use list; a couple of uses will now be permitted, some are being retained such as game arcades which the applicant requested, and several items are being added.

Commissioner Ensberg asked why laundry services will be prohibited.

Assistant City Manager Stevens stated that is a use that is more appropriate in a neighborhood center and is not a freeway-oriented business. This is a retail zone and the intent is to generate as much retail tax as possible. When he sees things like schools or churches in shopping centers, they are usually very distressed centers and these uses do not improve them. The operator of the Target center did not object to the list of prohibited uses. The Council expressed in September that they did not want massage allowed as a primary use, and explained the current situation with the State regulations. Meiloon has asked for child care facilities but Staff is not recommending allowing them. The center in Via Verde has a child care tenant, but there is a different layout and it doesn't necessarily make the shopping center there better. It would be difficult to create an outside play area as mandated by the State that doesn't take up parking area, and it can be difficult to create a safe drop-off and pick-up zone. He stated items J-Q are the types of businesses that can bring policing issues and Staff does not see them as being assets to this type of shopping center. If a use is clearly prohibited, it keeps people from trying to identify that use as a service business.

He stated the intent is to create some consistency between the freeway-oriented shopping centers. For the most part the list of uses has expanded and he has tried to be consistent with SP-20, and this accommodates many, though not all, of the requests from Meiloon.

Assistant City Manager Stevens stated the other issue to address is parking because many of the proposed uses require more than the 4.5 spaces/1000 sq. ft. San Dimas Station was developed at. As discussed earlier additional parking is not available. Besides the constraints of the restaurant concentration and the two undeveloped pads, there are multiple owners of the center. Meiloon is responsible for the common areas, but they do not own all the space and went over the options presented in the Table on Page 8. Staff feels Alternative Number 5 would be the best option, which deletes the 20% restaurant limit for major shopping centers and the percentage of office space allowed, and let the landlord work out the parking. That way parking would not have to be considered for any use except for added square footage, such as the two undeveloped pads. We would not base parking on the use just as long as they comply with the 4.5/1000.

Commissioner Davis clarified that the pads would be required to provide parking on the pad if they were to develop. Also with the office use, would these be professional offices that have customers coming in.

Assistant City Manager stated since both pads are owned by STG, it might be possible to preserve the existing developed parking to use with what develops on the undeveloped parcel. He feels using the built-out component benefits them because they will not have to provide additional parking with the intensification of use of existing square footage. He stated most business offices have clients coming in, such as tax offices or law offices. What they are trying to avoid is an office that is just for employees of the company.

Commissioner Davis asked why they didn't put office use under Conditional Uses if that is hard to determine. He felt if they eliminated the 10% cap, there may be too many offices in the center.

Assistant City Manager Stevens stated they are trying to be more accommodating for the owner and are trying to look at it that office-type uses are more common in shopping centers now than in the past. They could have considered requiring a CUP if an office exceeded a certain square footage but they did not do that in SP-20 and have not had a problem with too many offices in that zone.

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

Johnson Yang, Owner of Meiloon, 635 W. Arrow Highway, stated he has been working to enhance the center since taking it over a year and a half ago. Even though it is near the freeway, it is 30 years old and always has a high vacancy rate and felt there were too many restrictions and prohibited uses. They have made many improvements to the center such as tree trimming, parking lot repair, adding landscaping and building repairs, but this is all very expensive and they do not find the other owners to be very cooperative when it comes to the center. The north side has a 24% vacancy rate, which is very high. They also have issues with some of the tenants not paying market rent.

Commissioner Ensberg stated it seems these issues were there when the center was purchased and would have been reflected in the price he paid. He asked if they had any objections to the City not allowing massage as a primary use.

Johnson Yang, Meiloon, stated he did get a good price but he felt that they could improve it and make it do better. But they have found that after spending all this time and effort it is not working out that way. He stated he understands the potential problems associated with massage businesses.

Commissioner Ensberg stated in the past he patronized a pizza parlor in La Verne but since they added a Crunch center, he can no longer find parking and doesn't eat there as often. He has seen the same thing happen in West Covina that having a fitness use in a shopping center interferes with the operation of other businesses.

Jennifer Yang, Meiloon, 635 W. Arrow Highway, asked if he was referring to the trampoline park they were trying to bring in. Where they are looking to locate is the only vacancy large enough to accommodate that use, and they have parking in the rear for that. They are not considering bringing in a gym at this time.

Commissioner Ensberg stated they are asking that fitness centers be allowed in the future even if they are not choosing to put one in now, but in a few years they might want to put one in and it will impact the other businesses.

Jennifer Yang, Meiloon, stated there is parking in the back of the building so they are going to have an entrance from the rear into the trampoline park to help with that issue. Any other fitness use that went into that space would also have that available.

Commissioner Ensberg stated he is in favor of more restaurant uses so he is in support of eliminating the 20% cap and letting them have as many restaurants as they would like and have them handle the parking.

Jennifer Yang, Meiloon, stated most of the inquiries they receive are for yoga, cross-fit, and kickboxing. Crunch Fitness in La Verne approached them first about that space but because of the issues with parking and the zoning, they turned them away. They do not get that many inquiries for other restaurant uses. She stated she would like to talk about the prohibition on thrift stores because they have had an inquiry from Goodwill for an 8800 sq. ft. tenant space. She understands there were issues with the other Goodwill proposal but felt there were ways to deal with them.

Johnson Yang, Meiloon, stated since more people are buying through the internet, he felt it will be difficult to find a larger retail tenant and it would be easier to lease the space to a gym or thrift store. He stated several of the smaller tenants have recently moved out of San Dimas Station South.

Assistant City Manager Stevens confirmed with Jennifer Yang that the thrift store they have been talking to is Goodwill. He stated Goodwill was actually approved to operate after a zone change and conditional use permit were approved, and then they chose not to move forward with opening the store.

Commissioner Rahi wanted to clarify that they are not getting any requests for new restaurants.

Jennifer Yang, Meiloon, stated they had an inquiry about a pizza restaurant but they could not allow it because there is already a pizza restaurant. Mostly they get requests for coffee and tea shops. She thinks they are not getting requests from larger restaurants because they usually want a stand-alone parcel. They have also not been marketing the center for more restaurants because of the current limitation.

Commissioner Bratt stated he doesn't have many problems with the proposed uses, but he does have an issue with the parking. He stated it is very difficult to find a parking space in San Dimas Station North on a Saturday night and is concerned about making concessions on the parking. He stated the same issue is in San Dimas Station South in that all the heavy users are concentrated in one area and sometimes you have to park at the opposite end of the parking lot. If you go to Lowe's or Target, there is always adequate parking, and maybe they have more than they need, but he felt the Commission should recognize that parking is an issue in San Dimas Station and they shouldn't ignore that. He was very concerned about what would happen if they put a gym into the center.

Chairman Schoonover stated they cannot legislate the parking based on one night of the week when there may be no impact the other nights of the week.

Commissioner Ensberg stated if they have a parking problem, it means the center is successful.

Commissioner Rahi stated maybe they can have valet parking to utilize the spaces in the back of the center more.

Assistant City Manager Stevens stated if they took a 5,000 sq. ft. space, which is a common restaurant pad size, and compare the parking requirements, for retail at 4.5/1000, it would require 22 parking spaces. The same size for an office at 5/1000 would require 25 parking spaces. A restaurant at 1/75 square feet is 65 parking spaces which is triple the amount. While restaurants are desirable and help to create demand, as a rule they also demand a lot more parking. So 4.5/1000 standard is very generous when looking at restaurant space so you have to be very careful how to manage that, and historically this center has not managed the demand between high-demand restaurant tenants and the other tenants.

Commissioner Ensberg asked why they don't just let the market handle it.

Assistant City Manager Stevens stated while an unhappy tenant might talk to the landlord about a lack of parking impacting the success of their business, in this center the businesses do not all have the same landlord. They also call the City to complain. Currently Staff is dealing with an issue related to a recent car show at the center and one of the tenants complaining about the parking issue during it. He related historical issues associated with the parking when Western Connection, Zendejas, and Coffee Klatch were operating on the weekends and patrons were parking down the street and in other parking lots because of the demand. You also don't want to see time limits or marked spaces for specific tenants in a shared parking lot. The goal of the City is to try to help Meiloon be more successful by allowing more uses and relaxed parking standards. Staff has presented a starting point for how to tweak the parking standards and what uses may be appropriate; the Applicant disagrees with some of the suggestions, so it is up to the Commission to decide what is appropriate.

Johnson Yang, Meiloon, stated if they can address the parking issue they can aggressively market the center and lease out more space to make it profitable.

Jennifer Yang, Meiloon, stated she did not agree with having to reserve parking spaces for the two undeveloped parcels owned by STG in San Dimas Station North because they may never develop, and she would hate to turn away a really great tenant because they are short a few spaces because they are holding space for these parcels.

Assistant City Manager Stevens stated the current recommendation is that the only consideration for additional parking is what is necessary to accommodate whatever the maximum development potential is on the pad next to the gas station. So on that 10,000 sq. ft. pad they can probably achieve about 50% lot coverage which is pretty decent, but it is also located in the area where the concentration of businesses already fighting over parking. They would also try to not lose the 20 spaces that are developed on the other pad.

Commissioner Bratt asked what the Applicant had in mind in regards to community centers and meeting halls.

Jennifer Yang, Meiloon, stated they are just requesting child daycare and a senior center.

Assistant City Manager Stevens asked if they have had any inquiries for a daycare center.

Jennifer Yang, Meiloon, stated they have not had any at all.

Assistant City Manager Stevens stated from Staff's position there isn't the space for the mandated outdoor play area and he didn't feel this is a use that would improve the center, so in the recommendation he tried to focus on what uses would help them the most.

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

Chairman Schoonover stated he concurs with the proposed uses and prefers Alternative No. 5 for the parking.

Commissioner Ensberg stated he would like them to approve the 4.5 spaces/1000 sq. ft. parking standard and to take the cap off restaurant use. He felt it was a market situation and up to the landlord to solve the parking. He asked if there is an issue with parking in the future because of the uses, can they reserve the right to require valet parking.

Assistant City Manager Stevens stated that can be done with a use permit or a standard can be created in the parking code that gives them the right to review if they cannot manage the parking.

Commissioner Ensberg stated he would allow Goodwill to come into the zone as they have discussed this in the past and a thrift store is allowed in other zones within the City, but he did not want to see massage allowed as a primary use.

Chairman Schoonover stated he concurs with most of those suggestions but is still opposed to allowing thrift stores in this zone.

Commissioner Rahi stated they are looking at daytime use versus nighttime use, and restaurants are more of a nighttime use. If there is no limitation on the Applicant's right to parking management, there are several ways to manage parking and valet parking is just one option. They can look at some daytime uses that will help the center to increase their revenue. He agrees with most of the proposed uses, but maybe they can allow daycare with a CUP.

Commissioner Davis asked if Zendejas and Clayton are in buildings under different ownership.

Assistant City Manager Stevens stated all the units that front Bonita are under separate ownership, such as Clayton, Boot Barn, and Montana's. Zendejas is Meiloon's tenant.

Commissioner Davis stated so part of the problem is that there are different owners that already have restaurants and they are restricted to the type of restaurant they can attract because there are already existing restaurants. The other issue is if Montana's is causing a problem, Meiloon does not have any control over that tenant.

Assistant City Manager Stevens stated Meiloon has control of the common area which is all of the parking and all of the landscaping. In the past Montana's and Zendejas have both tried valet parking. It was very disorganized and created more problems so they were told to stop. Meiloon has some ability to limit how the common area is shared, and they probably have a majority vote when it comes to revising the CC&Rs and setting operation standards. The difficulty in the past is that the other owners aren't always timely in paying the CAM charges or they do not pay at all, but that is a private matter. It is not a City problem until people complain to us or there are fights in the parking lot.

Commissioner Davis stated then there could be a problem with the other owners coming back to the City to complain about there being a parking problem if they revise the code.

Assistant City Manager Stevens stated that is correct, or the users will start to migrate off-site for parking, similar to the early '90s when Western Connection was wildly successful. But a lot of businesses like that are cyclical where they will have a few very intense years of business, and then several years where they are not so popular. There was a similar situation with the bowling alley, and you see this with other recreational uses.

Commissioner Ensberg stated but that indicates they had a healthy business.

Assistant City Manager Stevens stated they did but it generated complaints from the neighboring businesses because it impacted their parking. There is a similar situation with Casa Del Rey; they were developed in the 1970s and have on-site parking but there is commonly people parked along the street and in the bowling alley parking lot because they probably do not have enough parking for their use. If the operations of a business become a problem, you want them to be able to step up and cooperatively try to resolve the issue with as many people as possible, but sometimes that doesn't always happen without some outside help.

Commissioner Ensberg asked if the City can reserve a way to have this come back for review if problems arise with the parking that aren't being handled by the landlord.

Assistant City Manager Stevens stated he can add a standard that gives the City the opportunity to do so.

Commissioner Davis stated then there appeared to only be disagreement on the thrift store and which option to use for the parking standards.

Commissioner Ensberg stated he prefers Option No. 3 but would not object to Option No. 5 for the parking.

Commissioner Rahi felt that allowing them to have daycare would help them increase the daytime use of the center.

Commissioner Davis stated he understands Commissioner Bratt's concerns about parking, but he would be supportive of Option No. 5 in the report. He also does not object to having thrift stores as a conditional use, but would not want them to have collection there.

Assistant City Manager Stevens stated if you make thrift stores a conditional use you can address the issue of collection by prohibiting it or establishing parameters as part of the use permit.

Commissioner Davis stated he does not support having childcare because he felt it would ruin the center. He stated he is a little concerned with removing the cap on office uses but does not object to adding more restaurants.

Assistant City Manager Stevens stated they could permit offices up to a certain square footage and conditionally permitted if larger than a specified square footage.

Commissioner Davis stated he would prefer that if office uses exceed 10% of the center's square footage, then they should be conditionally permitted.

Commissioner Bratt stated he did not think offices are appropriate for shopping centers because they don't generate sales tax revenue, but he doesn't have a problem with the 10% limit. He stated he does have a real issue with the parking and feels if they do away with the parking requirements for the limitation on restaurants, he cannot support that.

Assistant City Manager Stevens stated they could do a similar limitation on the restaurants that if they exceed a certain amount of the space, they would require a CUP. He stated the reason they had the 20% cap on restaurants was based on what existed in 1989 under Gary Kanter

and the desire to have more restaurants using some of the undeveloped pad space and they backed into that figure, but then some of the restaurants went into the inline store space instead.

RESOLUTION PC-1506

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 14-01, RECOMMENDING APPROVAL OF REVISIONS TO THE PERMITTED, CONDITIONAL AND PROHIBITED USE LISTS IN CREATIVE GROWTH ZONE, AREA 1 AND TO THE PARKING STANDARDS APPLICABLE TO SHOPPING CENTERS

MOTION: Moved by Ensberg, seconded by Davis to adopt Resolution PC-1506 recommending approval of Municipal Code Text Amendment 14-01, and adding language that offices be permitted up to 10% of the total center square footage and anything exceeding that would require a Conditional Use Permit; that Thrift Stores be conditionally permitted; to approve Alternative No. 5 in the staff report for parking requirements; to remove the 20% cap on restaurant space; and that a standard be added allowing the City to maintain some type of enforcement action so that if the parking situation becomes untenable, the City has the ability to correct the situation. Motion carried 4-1 (Bratt voted no).

ORAL COMMUNICATION

3. Assistant City Manager for Community Development

Assistant City Manager Larry Stevens stated the apartments at Bonita Canyon are getting closer to completion and a rental office is being set up in a vacant building next to the Fresh and Easy. He outlined some of the topics discussed at the Council Retreat, and stated NJD is still in plan check and there are indications they may be selling the project to another developer. The City Council has given direction on how to proceed with the sales of the low-income units at Grove Station/Village Walk so that program is likely to start in the fall. There are possible food tenants for the last pads at the Costco center, and the two proposed residential projects are moving through the process and will be coming back to Commission in the near future.

4. Members of the Audience

No communications were made.

5. Planning Commission

Commissioner Davis asked about the status of the rehabilitation center.

Assistant City Manager Stevens stated the use has been approved and the design is scheduled to be reviewed at the next City Council meeting. One topic discussed at the retreat was holding study sessions early in the process so they are looking at how to do that and for what types of projects.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Schoonover to adjourn. Motion carried unanimously, 5-0. The meeting adjourned at 9:40 p.m. to the regular Planning Commission meeting scheduled for Thursday, May 15, 2014, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved:

DRAFT



Planning Commission Staff Report

DATE: May 1, 2014

TO: Planning Commission

FROM: Community Development Department

SUBJECT: MUNICIPAL CODE TEXT AMENDMENT 14-01 - To consider possible revisions to the permitted and conditionally permitted uses, which may include offices (without retail), various indoor recreation uses, grocery stores, day care uses, and other non-retail uses, within Chapter 18.140 Creative Growth Zone relative to Area 1 – Regional Commercial and to consider possible revisions to the parking standards for shopping centers currently set forth in Chapter 18.156

SUMMARY

The proposed Municipal Code Text Amendment is intended to provide additional opportunities for non-retail uses in existing major shopping centers in CG-1 and to adjust parking requirements to accommodate changes in use intensity in those centers. Proposed changes are similar to those recently approved in SP-20 which also supports a major shopping center oriented to freeway travelers.

BACKGROUND

On September 10, 2013 the City Council reviewed a request (see Attachment #4) to allow additional uses for San Dimas Station and to consider parking adjustments to accommodate some of those uses. Staff had previously provided explanations to Meiloon regarding their request explaining how it was affected by existing zoning standards.

1. *Offices including medical, dental, optometrist, law and other offices and including elimination of the requirement for a retail component*
2. *Gym and Fitness including athletic clubs, fitness studios, gyms and family gyms and including more lenient parking*

3. Recreation including indoor laser tag arena, indoor BB gun arena, indoor paintball arena, indoor trampoline arena, theaters, movie theaters, bowling alleys, and arcades (from Accessory to primary use)
4. Massage including foot massage and full body massage (from accessory to primary use) if closing by a certain time and part of a day spa
5. Food & liquor including grocery stores, supermarkets, convenience stores, coffee & tea shops and juice bars.
6. Day centers including children's day care and senior center
7. Outdoor recreation vehicles such as ATV's, motorcycles, dirt bikes, jet skis, etc.,

Subsequent to this request an email was submitted requested "thrift stores" also be added to the CG-1 Zone.

The existing CG-1 regulations related to this request are as follows:

Office uses, including medical, law & general office – Section 18.140.090.A.2.h allows limited offices with a Conditional Use Permit although the criteria prefers that the office include a retail component. Michaels & Associates & the Citrus Valley Board of Realtors (now gone) were approved on this basis in the past. By Council adopted policy (last revised in 2009) these offices are limited to a maximum total floor area of 10% of the floor area of the center. I believe in the current that the only office now existing is the tax accountant. I believe the "retail" component restriction Code would make it difficult for most offices. In addition, there may also be parking constraints since offices generally require more parking than the equivalent retail space.

Revising the CG Zone to allow offices as permitted uses and/or revise parking standards will require a Code Amendment.

*Fitness studios or gyms & indoor recreation – A Classification of Use was approved in 1997 (DPRB Case No. 97-26) allowing fitness gyms as a Conditional Use. As a result it is possible to file a CUP application now. The constraint for this use is related to parking since the Parking Code requires higher parking ratios for fitness studios or gyms (5 spaces/1000 vs. 4.5 spaces/1000). Based on our latest tabulations there is little or no extra parking available within San Dimas Station. **A Code Amendment to revise parking standards may be needed. While a parking study to evaluate differences in peak demand for parking (with a Conditional Use Permit) might address small differences in parking, it is not likely to be very beneficial since the surplus is so small.***

*Grocery & Convenient stores – Supermarkets and convenience stores are specifically listed as prohibited per Section 18.140.090.A.3.a and f. Supermarkets has generally been interpreted to mean retails sales of food where that is the predominant function of the business. 99 Cents Store was determined to be a "variety store" provided that food sales did not exceed 50% of the floor area. **Revising the CG Zone to allow grocery will require a Code Amendment.***

It is also evident that merely modifying use lists will not by itself accommodate all of the requested uses because of parking constraints. The existing center is built out with very limited extra parking available to address many of the uses requested. The shopping center is further constrained by multiple ownerships and two pads on Bonita (one undeveloped and the other developed with parking but separately owned). It should also be noted that the boundaries of CG-1 extend beyond San Dimas Station also including Village Court properties, Lowes, Holiday Inn Express and several other developed properties along Bonita. The San Dimas Station development characteristics are summarized as follows:

	San Dimas Station – North	San Dimas Station - South
Total Building Area (in sq. ft.)	143,495	93,161
Restaurant (by %)	19	21
Office (by %)		3
Vacant (by %)	24	11
Parking	660	435
Parking Ratio ¹	1 space per 217 sq. ft.	1 space per 214 sq.ft.

This data indicates that San Dimas Station is:

- Has no additional space for restaurants
- Cannot accommodate higher parking demand uses such as offices, fitness and indoor recreation
- Needs to accommodate development of Bonita pads (approximately 10,000 square feet & 6100 square feet)
- A pending request for a trampoline center uses any remaining parking
- There have been past issues with the distribution of parking and/or the concentration of restaurant uses

The City Council authorized initiation of this Code Amendment to look at the uses requested and parking although the City Council indicated no desire to consider massage as a primary use.

ANALYSIS

Changes in Uses for CG-1:

A desire has been stated by the City Council to have more flexibility in uses in shopping centers to better reflect ongoing changes in shopping center tenanting and assist centers that are struggling (with higher vacancy rates. Recently the use lists for the Target Center (SP-20) were revised to provide some additional flexibility for tenanting. A number of these changes are similar to those requested by Meiloon for San Dimas Station. It seems appropriate to use a similar approach in evaluating additional uses for CG-1.

Staff considered several approaches to these changes, including:

- Revisions to CG-1 only – **the selected approach**
- A new Specific Plan for CG-1 area since we are anticipating a form-based Specific Plan which will cover most of the rest of the CG Zone
- A new zone and/or specific plan combining SP-20 (Target), SP-18 (San Dimas Plaza and CG-1 since they are all freeway oriented commercial with similar characteristics

The selected approach is primarily to accommodate timing of changes because the other approaches are more complex to implement. However the recent changes in SP-20 are a reasonable base to work from. Comparisons are set forth in the following table:

PERMITTED USES

Existing CG-1	SP-20 Comparison	Recommended Change	Comments
a. Any retail, other than auto and truck sales, or service business...	B. Home furnishings and appliance outlets E. Specialty retail, food, wholesale and catalog stores I. Service businesses	Combine & revise a, B, E & I	Allows most retail and certain personal service businesses
b. Major home improvement retail businesses...	B. Hardware and home improvement businesses	Minor language changes	
c. Uses related to freeway travelers...including restaurants, department stores, minor commercial, etc.	B. Home furnishings and appliance outlets E. Specialty retail, food, wholesale and catalog stores	Rewrite similar to SP-20	
d. Accessory game arcades...	Not specifically included	none	
e. Accessory billiard use	F. Accessory billiard use	none	
f. Accessory massage	M. Accessory massage	none	Per Council discussion
	C. Financial institutions	Rewrite similar to SP-20	
	G. Medical offices	Rewrite similar to SP-20	See comments under parking
	H. Professional business office	Rewrite similar to SP-20	See comments under parking
	J. Day spas	Rewrite similar to SP-20	
	K. Veterinary, pet grooming and pet hotel	Rewrite similar to SP-20	Previously added to CG-1 by 1994 use determination with CUP
	L. New auto showroom with limits	Rewrite similar to SP-20	
	N. Accessory uses	Rewrite similar to SP-20	
	O. Other consistent uses	Rewrite similar to SP-20	

Audio & related installation		Add based on prior use determination in CG-1 (2005)	
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CONDITIONAL USES

Existing CG-1	SP-20 Comparison	Recommended Change	Comments
a. New auto and truck sales		Delete from CG-1 but allow indoor sales of ATVs, motorcycles, etc.	Applicant is requesting sales of ATVs, motorcycles, etc
b. Gas stations where designated		No change	
c. Theater	C. Cinemas and theaters	Revise similar to SP-20	
d. Hotel and motel	J. Hotels and motels	Revise similar to SP-20	
e. On & off sale accessory alcohol	D. Off sale alcohol E. On sale alcohol	Revise similar to SP-20	
f. Fast food restaurant park	B. Drive through eating	Revise similar to SP-20	Eliminate need for two together
g. Regional scale offices	Permitted use	Delete as CUP	
h. Offices other than regional but with retail component	Permitted use	Delete as CUP	
i. Mass transit facilities		Delete from CG-1	
j. Accessory game arcade over 7		No change	
	F. Health/exercise club	Revise similar to SP-20	Allowed in CG-1 per use determination (1997)
	G. Recreational entertainment	Revise similar to SP-20	Allowed in CG-1 per use determination (2011)
	H. Instructional activities	Revise similar to SP-20	Allowed in CG-1 per use determinations (1995 & 2007)
	I. Thrift stores	Do not add to CG-1	
	K. Other uses	Revise similar to SP-20	
	Both are listed as prohibited	No change	Applicant is requesting day centers including child care and senior center

PROHIBITED USES

Existing CG-1	SP-20 Comparison	Recommended Change	Comments
a. supermarkets.	Permitted use	Revise similar to SP-20	
b. Industrial	L. Industrial	No change	
c. Gambling facilities	K. Gambling facilities	No change	
d. Residential uses		No change	
e. Wholesaling or warehousing		No change	
f. Convenience markets	Permitted use	Revise similar to SP-20	
g. Billboards	M. Billboards	No change	
h. Game arcades other than accessory	O. Game arcades other than accessory	No change	Applicant is requesting arcades as a primary use
i. Other uses deemed detrimental	S. Other inconsistent uses	Revise similar to SP-20	
	A. Fortunetelling	Revise similar to SP-20	
	B. Massage as a primary use	Revise similar to SP-20	Applicant is requesting massage as a primary use
	C. Professional offices that are noncustomer	Revise similar to SP-20	
	D. Child care facility	Revise similar to SP-20	Applicant is requesting adding this use
	E. Educational institutions	Revise similar to SP-20	
	F. Vocational schools	Revise similar to SP-20	
	G. Churches	Revise similar to SP-20	
	H. Tattoo and piercing parlors	Revise similar to SP-20	
	I. Hookah bars & smoking lounges	Revise similar to SP-20	
	J. Self serve laundry	Revise similar to SP-20	
	N. Banquet facilities	Revise similar to SP-20	Allowed if part of a restaurant
	P. Check cashing	Revise similar to SP-20	
	Q. Gold exchange	Revise similar to SP-20	
	R. Community centers & meeting halls	Revise similar to SP-20	Applicant is requesting as a permitted use

The overall approach represented in the above Tables is to more closely align the use standards in CG-1 with those recently approved for SP-20. This does include expanding the prohibited use list but the additions are primarily to clarify certain personal service businesses that commonly possess undesirable effects on other nearby businesses. The recommended changes do not accommodate all uses requested by Meiloon. These non-accommodated uses include:

- Some of the listed indoor recreation uses may not fit within the “recreational entertainment” category or may require use determinations.
- Massage as a primary use is not recommended.
- Day Centers are not recommended.

Parking Considerations related to shopping centers:

Existing parking requirements (see Attachment # 2) for San Dimas Station are 4.5 spaces per 1000 square feet of building area. Restaurant space is limited to 20% of the total floor area. As constructed there are about 20 extra spaces. The restaurant space is at the current maximum. In addition, uses such as offices and indoor recreation have requirements greater than those for equivalent shopping center floor area. Under those circumstances the net difference requires additional parking. In addition, there are other constraints affecting parking in San Dimas Station, including:

- Poor location of some parking
- Concentration of restaurants near Bonita
- Undeveloped 10,000 square foot pad
- 6000 square foot pad improved with about 20 parking spaces but under separate ownership
- Multiple owners (other than pads)
- No parking for bar/dancing business (approved per 1986 CUP)

The City standard of 4.5/1000 is fairly common although a few cities use 4/1000 but these typically require additional parking for offices and restaurants. All of these approaches typically accommodate the shared nature of shopping center parking.

There is a perception that there is sufficient parking in the center based on use but the high level of vacancies obviously impact the actual use of parking spaces. Some discussion has suggested that distressed shopping centers be given special consideration to help them become more successful. In part that is a reason for allowing non-traditional retail uses.

Possible alternatives to adjust parking are as follows:

ALTERNATIVES	COMMENTS
1. No change.	This would severely limit opportunities for uses such as offices, more restaurants and indoor recreation uses
2. Change parking standard to 4/1000.Keep restaurant cap at 20% & Codify 10% office limit. Additional Restaurant, Office and related parking @ 1/75 and 4 or 5/1000 respectively.	SD North: 574 (96 surplus spaces for offices and increased restaurant and remaining pads) SD South: 373 (62 surplus spaces for offices & increased restaurant)
3. Retain 4.5/1000 standard but eliminate requirement to add parking for higher standard uses like offices and restaurants.	No need to calculate parking as uses change.
4. Create an "interim" standard to allow distressed centers (perhaps determined by vacancy rates) to add uses requiring higher parking without requiring said parking.	Can be complicated if tied to vacancy once the vacancy rate diminishes since center would be non-compliant unless that issue is also addressed.
5. Allow shopping centers once built to add uses with higher parking demand to change uses without requiring additional parking as long as no increase in square footage for a permitted use and/or a conditionally permitted use .	Essentially freezes parking at build out requiring no further review of parking for individual uses.
6. Increase the allowable percentage for restaurants and/or offices so that no additional parking is required as long as thresholds are complied with.	Increase restaurant percentage to 25 or 30% and establish a codified standard at 10-20% (policy is currently 10%).

Staff is inclined to support Alternatives 5 or 6. This does shift some burden of responsibility for managing parking supply, uses and distribution of parking to the shopping center owner/manager.

CONCLUSIONS

Revisions to the permitted, conditional and prohibited uses in CG-1 to be more consistent with recent revisions to SP-20 would allow additional flexibility sought by owners of San Dimas Station. To accommodate these additional uses some revision to the parking standards is also necessary since the shopping center has no surplus parking to accommodate non-retail uses.

RECOMMENDATION

Staff recommends approval of Municipal Code text Amendment 14-01 as follows:

1. Revise Section 18.140.090.A.1 Permitted Uses to read as follows:
 - a. Any retail, 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. Hardware and home improvement centers;
 - c. New home furnishing and appliance outlets;
 - d. Financial institutions, including banks, savings and loan associations, and credit unions;
 - e. Restaurants, provided that they not contain drive-in or drive-through service;
 - f. Specialty retail, food, wholesale and catalog stores;
 - 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. Medical office to include, but not be limited to, such uses as medical clinics, dental, and optometry;
 - i. Professional business office to include, but not be limited to, accounting and billing services, insurance office, legal services and graphic design office;
 - j. Service business to include, but not be limited to, nail shop, barber and beauty shop, shoe repair, watch repair and dry cleaners, etc., these uses are intended to have daily customer foot traffic;
 - k. Day spas with or without accessory massage only;
 - l. Veterinary, pet grooming and pet hotel;

- m. New auto show room; no test driving, no repairs, no outdoor storage;
 - n. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses;
 - o. Audio and related small-scale installation services;
 - p. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms
2. Revise Section 18.140.090.A.2 Conditional Uses to read as follows:
- a. All uses listed in Section 18.532.240, which because of operational characteristics specific to that particular business is found by the director of development services to have the potential to negatively impact adjoining properties, businesses or residents, and therefore requires additional approval and consideration. The impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location;
 - b. Eating establishments, with drive-through service;
 - c. Cinemas and movie theater facilities in conjunction with a shopping center incorporating retail, wholesale and similar uses with a minimum floor area of twenty thousand square feet per store;
 - d. Off-sale of alcohol beverages, provided that such use is secondary and incidental to a permitted use;
 - e. On-sale sale of alcohol beverages, provided that such use is secondary and incidental to a permitted use;
 - f. Health/exercise club to include, but not be limited to, uses such as: personal trainers, pilates, and yoga;
 - g. Recreational entertainment to include, but not be limited to, uses such as: inflatable jumper facilities and laser tag;
 - h. Instructional physical activities to include, but not be limited to, uses such as dance studio, martial arts studio, and trampoline;
 - i. Hotels and motels, including retail establishments as part of a hotel or motel complex;
 - j. Gasoline service stations in areas designated on the specific plan map;
 - k. Accessory game arcade consisting of seven or more machines within an indoor recreational facility;
 - l. Indoor sales of outdoor recreation vehicles including all-terrain vehicles, motorcycles, dirt-bikes and jet skis;
 - m. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be

appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title

3. Revise Section 18.140.090.A.3 Prohibited Uses to read as follows:
 - a. Fortunetelling;
 - b. Massage as a primary use;
 - c. Professional offices that are noncustomer based on a daily occurrence;
 - d. Child care facility;
 - e. Educational institutions;
 - f. Vocational schools;
 - g. Church and related facilities;
 - h. Tattoo and/or piercing parlors;
 - i. Hookah and/or smoking lounge including electronic cigarettes;
 - j. Self-serve laundry facilities;
 - k. Gambling facilities;
 - l. Industrial uses;
 - m. Residential uses;
 - n. Billboards and other similar off-site outdoor advertising structures;
 - o. Banquet facilities, except where accessory to a restaurant;
 - p. Game arcades other than accessory game arcades specifically authorized in this Chapter;
 - q. Check cashing stores;
 - r. Gold exchange stores;
 - s. Community centers and meeting halls;
 - t. Thrift stores;
 - u. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title.
4. Revise Section 18.156.020 by adding the underlined portions:
 - a. Parking facilities, pursuant to this Chapter, shall be provided for any building constructed or enlarged or for any change in use of an existing building where such use intensifies the required number of parking spaces, except for major shopping centers where additional parking is not required for uses which increase such intensity.
5. Revise 18.156.050.D.4 by deleting the strike-through portion:

~~Four and one-half spaces per 1,000 square feet of total floor area, provided that restaurants do not exceed 20% of total floor area.~~

FINDINGS -

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area. Surrounding freeway oriented retail in major shopping centers currently allows uses similar to those proposed for CG-1. Changes to Chapter 18.156 governing parking will apply to all built major shopping centers.
- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. Provision is being made to provide better equity among all similarly situated commercial properties.
- C. The proposed Municipal Code Text Amendment is consistent with the General Plan.

Respectfully Submitted,

Larry Stevens
Assistant City Manager for Community Development

Attachments: *Appendix A* - General Information

Exhibit A - Existing CG-1 Zone

Exhibit B - Existing Shopping Center Information

Exhibit C - Parking Requirements for Commercial &
Shopping Center Uses

Attachment #4 – City Council staff Report & Minutes dated
9/10/13

PC Resolution PC-1506

APPENDIX A

GENERAL INFORMATION

Applicant:	Initiated by the City of San Dimas
Owner:	N/A
Location:	CG-1 Zone
General Plan:	Commercial
Surrounding Land Use and Zoning	North: Medium and low density residential uses South: Industrial East: Creative Growth, area 2 West: SP-18 & SP-20
Legal Notice:	A legal notice was published in the Inland Valley Daily Bulletin; posted at City Hall, the Library, Post Office and Via Verde Shopping Center; and was mailed to property owners within the CG-1 Zone on April 18, 2014
Environmental:	CEQA Categorical Exemption per Section 15061(b)(3) – The activity will not result in a direct or reasonably foreseeable indirect physical change in the environment

EXHIBIT A - Aerial Photo of Site

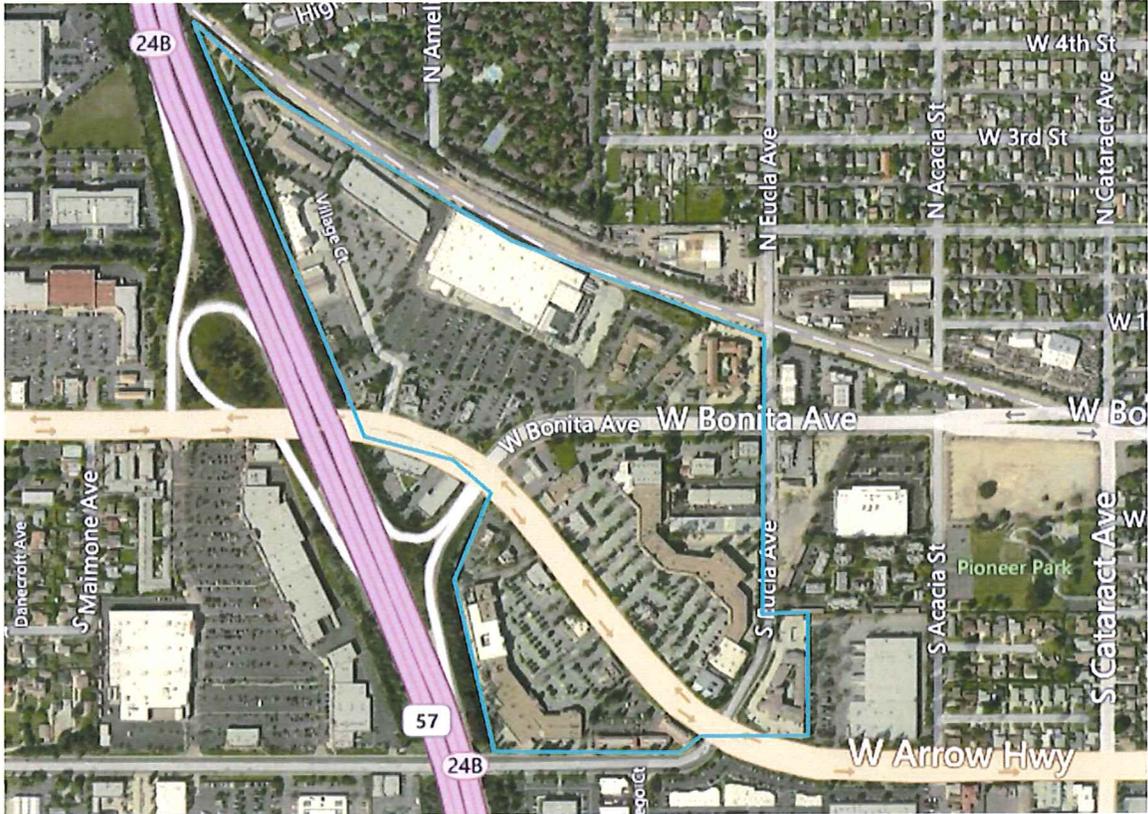


EXHIBIT B - CG-1 Zone Uses

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.

EXHIBIT C - Parking Info

Use	Minimum Off-Street Parking Required
A. Recreational Commercial Uses.	
1. Bowling alley	Three spaces per alley, plus spaces for any restaurant, bar, commercial or other use associated with the bowling alley
2. Ice rink	Six spaces per 1,000 square feet of floor area
3. Fitness center	Five spaces per 1,000 square feet of floor area, plus four spaces per 1,000 square feet for exterior swimming areas, plus required spaces for other uses associated with the primary use
4. Golf course	Five spaces per hole, plus required parking for other uses on-site
5. Driving range	One space per tee
6. Miniature golf center	Three spaces per hole
7. Equestrian stables	One space for each five horses boarded, plus required parking for other uses on-site
8. Movie theaters	One space for every three seats for complexes up to 800 seats; one space for every five seats for complexes in excess of 800 seats
9. Tennis and racquetball courts and similar facilities	Two spaces per court
10. Billiard parlor	Two spaces per table
D. Commercial Uses.	
1. Hotels and motels	One space per room for projects up to 100 guest rooms, plus required spaces for other uses associated with the primary use. For projects over 100 rooms, parking shall be determined by the conditional use permit process and based on a parking study, prepared by a registered traffic engineer or approved alternative, provided by the applicant and approved by city
2. Bed and breakfast	One space per bedroom, plus two spaces for the manager
3. Retail uses and service businesses	Minor tenants (individual tenant up to 20,000 square feet in floor area): one space per 225 square feet of floor area. Major tenants (individual tenant over 20,000 square feet in floor area): one space per each 225 square feet of floor area for the first 20,000 square feet; then one space for each 275 square feet for floor area over 20,000 square feet

- | | |
|--|---|
| 4. Major shopping center | Four and one-half spaces per 1,000 square feet of total floor area, provided that restaurants do not exceed 20% of total floor area |
| 5. Auto repair facilities | Three parking spaces per repair bay, with a minimum of 12 parking spaces |
| 6. Auto sales | One space for every 800 square feet of floor area of sales area, plus additional required spaces for other uses on-site |
| 7. Service stations | One space for each 400 square feet of floor area, not including service bay area; two spaces for each service bay |
| 8. Service stations when associated with a snack shop or convenience market | One space for each 225 square feet of floor area; however, one space may be reduced if eight or more gasoline pumps are provided. Two spaces shall be provided for each service bay |
| 9. Car wash | Full service: ten spaces or one space for each employee whichever is greater.
Self service: one space per wash bay. The wash bay may not account for the required space |
| 10. Banks and savings and loans | See administrative office requirements |
| 11. Lumber yards and retail nurseries | One space for each 225 square feet on interior sales area, plus one space for every 1,000 square feet of outdoor sales and storage area |
| 12. Restaurants, cafes, nightclubs, bars and similar uses, excluding fast food restaurants | One space for every 75 square feet of floor area, plus one space for every 25 square feet of dance floor area |
| 13. Fast food restaurants | One space for every 75 square feet of floor area; however, for drive-through facilities, four spaces may be reduced from required total for fast food uses with a minimum of eight queuing spaces |
| 14. Furniture and appliance stores, hardware stores and household equipment shops | One space for each 300 square feet of floor area |

E. Office Uses.

- | | |
|--|--|
| 1. Administrative offices or complexes with over 15,000 square feet of floor area | One space for each 250 square feet of floor area |
| 2. Administrative offices or complexes with up to 14,999 square feet of floor area | One space for each 200 square feet of floor area |
| 3. Medical and dental offices, clinics and veterinary offices | One space for each 200 square feet of floor area |

EXHIBIT D

9/10/13 City Council Staff Report & Minutes



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of September 10, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: Request from Meiloon Management (San Dimas Station) to initiate a Municipal Code Text Amendment to modify permitted and conditional uses in CG-1 and to consider parking adjustments/revisions to accommodate some future uses located at 500-700 block of W. Arrow Highway (San Dimas Station – North & South)

SUMMARY

There are changed conditions that warrant some revisions to the use and possibly parking standards applicable to San Dimas Station. Discussion on possible approaches may have broader implications and more information may be necessary before direction is provided.

BACKGROUND

On February 2, 2013 Staff, Mayor Morris and Councilmember Badar met with representatives of Meiloon Management, new owners of San Dimas Station, to discuss their new acquisition and any issues/concerns that existed. The discussion focused on signing opportunities (directional and monument), parking and a desire to have more flexibility on uses. Staff advised that the Sign Code and Sign Program allowed directional and monument signs but no applications have been filed to date. The parking concerns were primarily related a a fitness gym proposal and is included in the current request. On August 15, 2013 an email was received describing desired changes in uses and parking.

San Dimas Station is located in CG-1 and applicable excerpts regarding uses and parking are included as Attachment #1. The shopping center was initially constructed in phases starting in the mid-to-late 1980's with significant assistance from the San Dimas Redevelopment Agency. Current site and use characteristics include:

	San Dimas Station – North	San Dimas Station - South
Total Building Area (in sq. ft.)	143,495	93,161
Restaurant (by %)	19	21
Office (by %)	3	
Vacant (by %)	24	11
Parking	660	435
Parking Ratio ¹	1 space per 217 sq. ft.	1 space per 214 sq.ft.

NOTE: These numbers have not been fully verified at this time.

1. Required parking is 4.5 spaces per 1000 sq. ft. (1/222).

Meiloon has requested consideration of the following changes:

1. Offices including medical, dental, optometrist, law and other offices and including elimination of the requirement for a retail component
2. Gym and Fitness including athletic clubs, fitness studios, gyms and family gyms and including more lenient parking
3. Recreation including indoor laser tag arena, indoor BB gun arena, indoor paintball arena, indoor trampoline arena, theaters, movie theaters, bowling alleys, and arcades (from Accessory to primary use)
4. Massage including foot massage and full body massage (from accessory to primary use) if closing by a certain time and part of a day spa
5. Food & liquor including grocery stores, supermarkets, convenience stores, coffee & tea shops and juice bars.
6. Day centers including children's day care and senior center
7. Outdoor recreation vehicles such as ATV's, motorcycles, dirt bikes, jet skis, etc.,

At least some of these uses are now permitted or conditionally permitted. In mid-July Staff provided Meiloon the following reply to their initial list:

It is important from a timing and process perspective to comprehensively identify any uses that your marketing efforts have identified as feasible so a full evaluation can be done.

As it relates to these uses be aware of the following:

*Office uses, including medical, law & general office – Section 18.140.090.A.2.h allows limited offices with a Conditional Use Permit although the criteria prefers that the office include a retail component. Michaels & Associates & the Citrus Valley Board of Realtors (now gone) were approved on this basis in the past. By Council adopted policy (last revised in 2009) these offices are limited to a maximum total floor area of 10% of the floor area of the center. I believe in the current that the only office now existing is the tax accountant. I believe the "retail" component restriction Code would make it difficult for most offices. In addition, there may also be parking constraints since offices generally require more parking than the equivalent retail space. **Revising the CG Zone to allow offices as permitted uses and/or revise parking standards will require a Code Amendment.***

· Fitness studios or gyms – A Classification of Use was approved in 1997 (DPRB Case No. 97-26) allowing fitness gyms as a Conditional Use. As a result it is possible to file a CUP application now. The constraint for this use is related to parking since the Parking Code requires higher parking ratios for fitness studios or gyms (5 spaces/1000 vs. 4.5 spaces/1000). Based on our latest tabulations there is little or no extra parking available within San Dimas Station. **A Code Amendment to revise parking standards may be needed. While a parking study to evaluate differences in peak demand for parking (with a Conditional Use Permit) might address small differences in parking, it is not likely to be very beneficial since the surplus is so small.**

· Grocery – Supermarkets are specifically listed as prohibited per Section 18.140.090.A.3.a. Supermarkets has generally been interpreted to mean retails sales of food where that is the predominant function of the business. 99 Cents Store was determined to be a “variety store” provided that food sales did not exceed 50% of the floor area. **Revising the CG Zone to allow grocery will require a Code Amendment.**

Prior Classifications of Use approved in the CG-1 Zone have included:

- Limited veterinary/boarding care with a pet store (1994)
- Martial arts studio (1995)
- Billiard club Dance/Darts (1995)
- Fitness Gym (1997)
- Office percentages within retail centers (2003 & 2009)
- Audio & related accessories installation (2005)
- Dance studio (2007)
- Children’s Entertainment Business (2011)

When considering non-retail uses in established shopping centers there are other considerations that need to be evaluated. These can include such factors as hours of operation, proximity/availability of parking, total number of parking spaces, compatibility with nearby businesses, maintaining “retail” storefronts (i.e. not obscuring large window spaces) etc. In order to facilitate sales tax generation the City has been careful to limit non-retail uses typically by a percentage of the floor area (i.e. 10% cap on offices, 20% cap on restaurants). These factors are

ANALYSIS

San Dimas Station has not been successful for many years. This circumstance has occurred for a variety of reasons including:

- Awkward site design including poor distribution of parking
- Outdated architectural style with extensive use of dark colors and wood

- Extensive deferred maintenance and poor management by a number of previous owners
- Extended vacancies of several larger tenant spaces
- Lack of coordination and/or cooperation among multiple ownership interests within center

There have been multiple discussions about approaches to address these issues and the former Redevelopment Agency provided outside consultant assistance to past owners to assist with marketing, to review changes in allowable uses, and to evaluate landscaping changes, to evaluate architectural and site changes. Efforts to implement any of this assistance have never been addressed in more than a limited, piecemeal fashion.

While it is certainly appropriate to evaluate a different approach to the center and zoning associated issues, the current proposal seems short-sighted. Minor revisions to the uses and/or parking standards is likely to have, at best, minor improvement if or when any of the desired tenants actually materialize. The more likely outcome is continuing piecemeal adjustments to zoning and use standards as new, unanticipated tenants express possible interest in available vacant spaces. When these proposals run afoul of use or parking limitations the likely outcome is more frustration.

Focusing just on zoning and use issues included in this request consider the following:

1. OFFICES: The center has historically had little office use. There is currently an accountant. Previously Citrus Valley Board of Realtors occupied a fairly large space (NOTE: it was relocated to the site as part of the Lowe's project.) There were previously several second floor offices above what is now the Furniture Depot. The Zoning Code allows offices with a CUP if they are in conjunction with a permitted retail use and can comply with the 5/1000 parking standard. The City has through various use determination policies allowed limited office (generally 10% or so) as an appropriate component of a retail shopping center.
2. FITNESS CENTERS: This is allowed through a prior use determination in 1997. However, fitness centers have a higher parking demand than retail and can only be allowed through a parking study if it can adequately demonstrate differences in operating hours and parking demand.
3. GROCERY STORES: This is a prohibited use. The existing 99 ¢ Only Store was allowed as a retail variety store and includes a limits of food sales area being less than 50% of the floor area.
4. MASSAGE: Massage is only permitted as an accessory use with a day spa or other permitted use. There have been several recent

inquiries for massage businesses which do not satisfy those parameters.

It is evident that changing only the use standards does not address parking issues associated with number of the proposed uses. There is simply no extra parking. The parking issue is exacerbated by other factors including poor location and distribution (i.e., high demand users located in close proximity – Zendejas, Montana's, etc. – and significant parking behind buildings with no rear access). Existing vacant spaces can create the false impression that there is not a parking problem but it should be noted that "name" tenants are usually very focused on the adequacy of parking.

Staff believes that it appropriate to consider updating and/or revising at least some of the permitted, conditional and prohibited uses in CG-1 and can support initiation of a Code Amendment for those purposes. In doing so, it should be noted that San Dimas Station is NOT the only property affected changes to the CG-1 Zone. In fact there are multiple owners within San Dimas Station which can be affected by such changes. While it is possible to simply proceed by amending the CG-1 Zone, there may be some merit in rethinking the zoning strategy in the CG Zone in general. The City Council may recall that a separate project to redo the Downtown area into a new Specific Plan was undertaken but not completed several years ago. We are currently pursuing funding through SCAG to resurrect that project. That leaves the non-Downtown portions of the CG Zone outside that new Downtown Specific Plan. It may be appropriate to replace the CG-1 Zone with a new Specific Plan or with an updated C-H Zone rather than make changes to the antiquated CG-1 Zone.

There has also been some suggestion that "failed shopping centers" should be treated with a different regulatory perspective with little or no City zoning oversight until they achieve some level of success in re-tenanting. One possible approach would be to consider an overlay zone (possibly with a sunset provision) where standards are waived or deferred for a period of time.

Staff is less certain regarding the merits of revising parking standards especially to accommodate a few high demand tenants within existing built-out shopping centers. Such a change has broader implications since the parking standards are generally contained in Chapter 18.156. Certainly unique parking approaches can be developed within specific plans where appropriate. A broader range of alternatives to managing parking within built-out centers by placing a larger burden on the property owner and a lesser burden on strict compliance with parking numbers.

In evaluating possible approaches to address this request it is evident that there may be a number of broader alternatives to consider. Possible approaches include:

1. Amend the permitted, conditional and prohibited uses as appropriate in the existing CG-1 Zone.
2. Consider developing a new specific plan for the existing CG-1 Zone possibly using the areas not in the boundaries of the new Downtown Specific Plan.
3. Consider standard zoning such as the C-H Zone for San Dimas Station and the immediately surrounding area.
4. Consider an overlay zone or other zoning approach to temporarily address use concerns in "failing shopping centers."
5. Amend parking standards in CG-1 to create different or more flexible standards for some uses.
6. Consider amending applicable portions of Chapter 18.156 to address parking requirements related to changes in use in built out centers.

RECOMMENDATION

Discussion and determination if additional information is needed to provide adequate direction.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments:

- Attachment A – Excerpts from CG-1 Zone
- Attachment B – Map of CG Zone

ATTACHMENT A

Existing CG-1 Use Limitations

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.

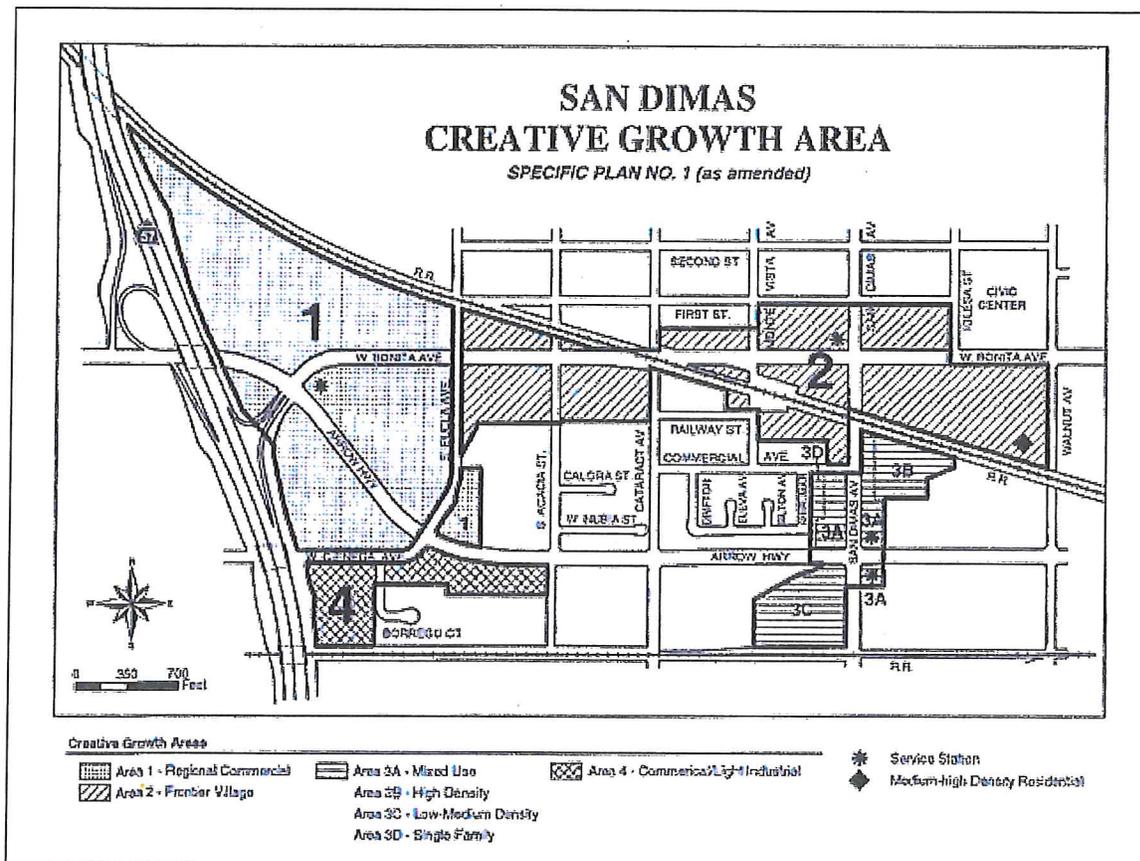
- a. New automobiles and truck sales and lease and the sale and lease of used automobiles in conjunction with a new auto and truck sales and lease operation only;
 - b. Gasoline service stations in areas designated on the specific plan area map;
 - c. Theaters: walk-in, indoor only;
 - d. Hotel or motel;
 - 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.

ATTACHMENT B

Map of CG Zone



6. PLANNING/DEVELOPMENT SERVICES

- a. **M.C.T.A. 10-06** - A request to delete the reverse/turn around gas station design from the Creative Growth Zone, Area 3A

ORDINANCE 1225 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 10-06, DELETING THE REVERSE/TURN AROUND GAS STATION DESIGN WITHIN THE CREATIVE-GROWTH, AREA 3A ZONE - FIRST READING AND INTRODUCTION

City Manager Michaelis announced that with direction from Council for changes this item from the August 27, 2013 meeting is being presented tonight for first reading.

MOTION: It was moved by Councilmember Ebner and seconded by Councilmember Templeman to waive further reading and introduce Ordinance No. 1225. The motion carried by a vote of four to one (4 to 1) with Councilmember Bertone opposing.

- b. **Request from Meiloon Management (San Dimas Station) to initiate a Municipal Code Text Amendment to modify permitted and conditional uses in CG-1 and to consider parking adjustments/revisions to accommodate some future uses. (500-700 block of W. Arrow Highway (San Dimas Station – North & South)**

Assistant City Manager of Community Development Larry Stevens presented staff's report on this item and asked for Council's feedback on the approaches presented.

Councilmember Bertone asked Assistant City Manager Stevens if his choice would be option two a new specific plan.

Assistant City Manager Stevens responded that he would lean toward option two with some thought to five and six.

Councilmember Bertone asked if the applicant is aware of what they can and can't do.

Assistant City Manager Stevens answered that on pages two and three of the staff report was his response to the applicant provided in July.

Councilmember Badar asked what the time frame would be for a new specific plan.

Assistant City Manager Stevens replied six months.

Councilmember Badar asked if there was anything the applicant could do before the six months.

Assistant City Manager Stevens replied that any other modification would only be a couple of months less than doing a new specific plan.

Mayor Morris stated that time isn't as important as getting it right and staff's approach is the right approach. He went on to say that city's zoning codes are adding to the centers failings and we must be flexible but careful in our approach to correct.

Discussion continued on the parking layout, lease and ownership issues as well as aesthetics of the buildings.

Assistant City Manager Stevens summarized the direction to be taken as a combination of options one, four and five with the discretion to bring back to Council if any other ideas are thought of.

- c. **Report on D.P.R.B. 07-66** – Noncompliance of Conditions of Approval (removal of driveway approach and unpermitted carport/arbor) 131 West Sixth Street

Councilmember Ebner stated that he owned property near this location and although advised by City Attorney Ken Brown that he did not have to leave the dais, he would be leaving. He left at 8:39 p.m.

Senior Planner Marco Espinoza presented staff's report on this item.

Council and staff had discussion on possible ideas for solutions to keeping the arbor and revisiting the curb cut policy.

City Attorney Brown stated that there are two items that need to be addressed at this meeting, one is a report back to Council the other is direction from Council as result from this meetings discussion.

Assistant City Manager Stevens outlined the valid violation conditions with the arbor and stated that staff will meet with the owner and talk about options for the arbor and driveway. He went on to say that no action would be taken to void the permit and staff would report back to council.

Mayor Morris asked for public comment on this item.

Ron Kranzer San Dimas resident stated that the policy is too broad and should be revisited.

Walter Smith San Dimas resident commented on a tree in the same block that appears to be in violation of the same five foot code ruling.

Councilmember Ebner returned to the dais at 9:30 p.m.

7. OTHER BUSINESS

- a. Consider Request from San Dimas H.E.R.O.E.S. for Special Event on September 24, 2013

Director of Parks and Recreation Theresa Bruns presented staff's report on this item with the recommendation to close Commercial Street between Shirlmar Avenue and San Dimas Avenue between the hours of 3:00 to 7:00 p.m. with a rolling street closure with Sheriff patrol escort.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Templeman to approve the closure of Commercial Street between Shirlmar Avenue and San Dimas Avenue on Tuesday September 24, 2013.

- b. Consider Request from San Dimas H.E.R.E.O.S. for modification of the Veterans Monument Design

Director of Parks and Recreation Theresa Bruns presented staff's report on this item with the recommendation to proceed with installation of the six black granite panels.

Gary Enderle of the H.E.R.E.O.S. Organization explained to Council the cost breakdown of this phase of the project and outlined their design plans.

RESOLUTION PC-1506

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 14-01, RECOMMENDING APPROVAL OF REVISIONS TO THE PERMITTED, CONDITIONAL AND PROHIBITED USE LISTS IN CREATIVE GROWTH ZONE, AREA 1 AND TO THE PARKING STANDARDS APPLICABLE TO SHOPPING CENTERS

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

WHEREAS, the Amendment is described as revisions to the permitted and conditionally permitted uses, which may include offices (without retail), various indoor recreation uses, grocery stores, day care uses, and other non-retail uses, within Chapter 18.140 Creative Growth Zone relative to Area 1 – Regional Commercial and to consider possible revisions to the parking standards for shopping centers currently set forth in Chapter 18.156; and

WHEREAS, the Amendment would affect the area that is zoned Creative Growth Zone, area 1 and certain parking standards for major shopping centers; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on May 1, 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. Surrounding freeway oriented retail in major shopping centers currently allows uses similar to those proposed for CG-1. Changes to Chapter 18.156 governing parking will apply to all built major shopping centers.
- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare. Provision is being made to provide better equity among all similarly situated commercial properties.

C. The proposed Municipal Code Text Amendment is consistent with the General Plan.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 14-01 set forth in attached Exhibit A:

PASSED, APPROVED and ADOPTED, the 1st day of May, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Secretary

EXHIBIT A

1. Revise Section 18.140.090.A.1 Permitted Uses to read as follows:
 - a. Any retail, 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. Hardware and home improvement centers;
 - c. New home furnishing and appliance outlets;
 - d. Financial institutions, including banks, savings and loan associations, and credit unions;
 - e. Restaurants, provided that they not contain drive-in or drive-through service;
 - f. Specialty retail, food, wholesale and catalog stores;
 - 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. Medical office to include, but not be limited to, such uses as medical clinics, dental, and optometry;
 - i. Professional business office to include, but not be limited to, accounting and billing services, insurance office, legal services and graphic design office;
 - j. Service business to include, but not be limited to, nail shop, barber and beauty shop, shoe repair, watch repair and dry cleaners, etc., these uses are intended to have daily customer foot traffic;
 - k. Day spas with or without accessory massage only;
 - l. Veterinary, pet grooming and pet hotel;
 - m. New auto show room; no test driving, no repairs, no outdoor storage;
 - n. Accessory massage permitted with the following primary businesses: day spa, beauty salon, barbershop and similar uses;
 - o. Audio and related small-scale installation services;
 - p. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms
2. Revise Section 18.140.090.A.2 Conditional Uses to read as follows:
 - a. All uses listed in Section 18.532.240, which because of operational characteristics specific to that particular business is found by the director of development services to have the potential to negatively impact adjoining properties, businesses or residents, and therefore requires additional approval and consideration. The impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location;

- b. Eating establishments, with drive-through service;
 - c. Cinemas and movie theater facilities in conjunction with a shopping center incorporating retail, wholesale and similar uses with a minimum floor area of twenty thousand square feet per store;
 - d. Off-sale of alcohol beverages, provided that such use is secondary and incidental to a permitted use;
 - e. On-sale sale of alcohol beverages, provided that such use is secondary and incidental to a permitted use;
 - f. Health/exercise club to include, but not be limited to, uses such as: personal trainers, pilates, and yoga;
 - g. Recreational entertainment to include, but not be limited to, uses such as: inflatable jumper facilities and laser tag;
 - h. Instructional physical activities to include, but not be limited to, uses such as dance studio, martial arts studio, and trampoline;
 - i. Hotels and motels, including retail establishments as part of a hotel or motel complex;
 - j. Gasoline service stations in areas designated on the specific plan map;
 - k. Accessory game arcade consisting of seven or more machines within an indoor recreational facility;
 - l. Indoor sales of outdoor recreation vehicles including all-terrain vehicles, motorcycles, dirt-bikes and jet skis;
 - m. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title
3. Revise Section 18.140.090.A.3 Prohibited Uses to read as follows:
- a. Fortunetelling;
 - b. Massage as a primary use;
 - c. Professional offices that are noncustomer based on a daily occurrence;
 - d. Child care facility;
 - e. Educational institutions;
 - f. Vocational schools;
 - g. Church and related facilities;
 - h. Tattoo and/or piercing parlors;
 - i. Hookah and/or smoking lounge including electronic cigarettes;
 - j. Self-serve laundry facilities;
 - k. Gambling facilities;
 - l. Industrial uses;
 - m. Residential uses;
 - n. Billboards and other similar off-site outdoor advertising structures;
 - o. Banquet facilities, except where accessory to a restaurant;
 - p. Game arcades other than accessory game arcades specifically authorized in this Chapter;
 - q. Check cashing stores;
 - r. Gold exchange stores;

- s. Community centers and meeting halls;
 - t. Thrift stores;
 - u. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title.
4. Revise Section 18.156.020 by adding the underlined portions:
- a. Parking facilities, pursuant to this Chapter, shall be provided for any building constructed or enlarged or for any change in use of an existing building where such use intensifies the required number of parking spaces, except for major shopping centers where additional parking is not required for uses which increase such intensity.
5. Revise 18.156.050.D.4 by deleting the strike-through portion:
Four and one-half spaces per 1,000 square feet of total floor area, provided that restaurants do not exceed 20% of total floor area.



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the meeting of *May 27, 2014*

FROM: Blaine Michaelis, City Manager

INITIATED BY: Ken Duran, Assistant City Manager

SUBJECT: Increase to Business License Fees

SUMMARY

Ordinance No. 956, provides that basic business license fees may be increased by an amount equal to the increase in the Consumer Price Index of the period extending from April 1st of the previous year through March 31st of the current year. At the May 27, 2014 City Council Special Session, the Council agreed to consider an increase to Business License Fees. Per the request of the City Council, Resolution 2014-29 is presented for Council consideration and review.

BACKGROUND

The current business license fees were established by Ordinance No. 956 adopted in 1991. The ordinance established the fees for the various categories of business licenses and built in automatic increases up through 1993. The ordinance then allowed for an annual increase in business license fees in the amount of the annual Consumer Price Index (CPI) beginning the 1994. The fees were adjusted by CPI in 1991, but were not adjusted from 1995-2002. They were adjusted the pasted four years.

Ordinance No. 956 provides the basic business license fees may be increased by an amount equal to the increase in the Consumer Price Index of the period extending from April 1st of the previous year through March 31st of the current year. The Consumer Price Index for the period of April 1, 2013 to March 31, 2014 was 1%.

Staff would like Council to review the two options for the business license fees:

Options 1 maintain the business license fees at the same rate without adjustment for fiscal year 2014-2015.

Options 2 would adjust the fees by increasing the rate to reflect the change of the Consumer Price Index of 1%, April 1, 2013 to March 31, 2014.

May 27, 2013
Consideration of Business License Fee Increase

Exhibit "A" reflects Current, or Option 1, and Proposed, Option 2. Business License Fees

Staff would like City Council to review the Options for the Business License Fees for fiscal year 2014-2015. The total net increase in revenue to the city if the license is increased would be approximately \$4,200. Staff recommends Option 2, to increase the business license fees by the 1% CPI as permitted by Ordinance 956. The most commonly utilized business license fee category is C03 General Business with employees. The base fee would increase from \$122.80 to \$124.10 and the per employee fee would increase from \$9.10 to \$9.20.

If City Council concurs with the staff recommendation, they should adopt resolution 14-29 setting the business license fee rates for fiscal year 2014-2015 with the 1% CPI increase.

RESOLUTION NO. 2014 - 29

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, SETTING THE CITY BUSINESS
LICENSE FEES RATES FOR FISCAL YEAR 2014-2015**

WHEREAS, Section A of the San Dimas Municipal Code Section 5.24.060 relating to business license fees provides that basic fees may be increased by an amount equal to the increase in the Consumer Price Index for the period extending from April 1st of the previous year through March 31st of the current year; and

WHEREAS, the Consumer Price Index for the period of April 1, 2013 to March 31, 2014 was 1.0%;

WHEREAS, the City Council of the City of San Dimas did review the rate options for business license fees;

NOW, THEREFORE, the City Council of the City of San Dimas does hereby resolve as follows:

SECTION 1. For fiscal year 2014-2015 the City of San Dimas hereby adopts the following fee schedule, adjusted to reflect the 1.0% Consumer Price Index from April 1, 2013 to March 31, 2014, as shown in the following exhibit:

A. Exhibit "A" Proposed Business License Fee Rates

APPROVED AND ADOPTED this 27th day of May 2014.

Curtis W. Morris, Mayor City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution No. 2014-29 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of May 27, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Deputy City Clerk



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of May 27, 2014

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Parks and Recreation Commission Re-Appointments

BACKGROUND

The Commission terms for the following individuals on the Parks and Recreation Commission will expire in June, 2014:

Thomas Diaz
Kevin Kenney
Frank Neal
Kathryn Perkins

Each is eligible for and requests reappointment.

Commissioner John Margis has completed his three terms and is not eligible for reappointment; therefore there is one vacancy for this Commission.

Recruitment is open and ongoing.

RECOMMENDATION

Staff recommends that the City Council reappoint Commissioners Diaz, Kenney, Neal and Perkins at this time.