



MINUTES
SPECIAL CITY COUNCIL MEETING
Tuesday June 24, 2014 6:00 p.m.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

Mayor Curtis W. Morris
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

ABSENT:

Mayor Pro Tem John Ebner

1. CALL TO ORDER

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

2. ORAL COMMUNICATIONS

None.

3. Preliminary consideration regarding the status of existing historic building (former San Dimas Lemon Association Packinghouse site) at 115 N. Cataract (now M & E) and its retention/inclusion in future development proposals

Mr. Stevens reported that a developer has been considering several sites throughout the city for higher density housing projects. He added that no applications or plans have been submitted. He further added that one of the sites with expression of interest is the northwest corner of Bonita and Cataract the former Lemon Packinghouse property. Staff expressed concern with that site because of the historic significance of the former Lemon Association. Packinghouse.

Mr. Stevens reviewed the historic considerations of the property, the current General Plan and zoning designation and prior evaluations and studies of the site and structures. He added that from staffs perspective the building is one of the last remaining elements of the citrus industry and the high density residential would not be compatible with an adaptive use of the property. He further added that any change or reuse of the building would be subject to a CEQA process. He reviewed three options for Council consideration as outlined in his report.

Councilman Templeman asked if an adaptive use would allow for a reconstruction of the building. Mr. Stevens responded that it could as a mitigation measure. There was some discussion on the current uses of the site and building.

Mayor Morris commented that the discussion before the Council this evening is not to review a specific use but to discuss the site in general and the Councils desire to preserve the building.

Paul Johnson, current owner of the property, and Tony Canzoneri, representing the developer, who has potential interest in the site introduced themselves.

Councilman Templeman commented that he still believes that there is an adaptive re-use of the property and that he is a strong supporter of the historic significance of the building. Councilman Bertone added that he doesn't disagree with Councilman Templeman but wondered if it is realistic to reuse the building.

Mayor Morris referred to the previous study of the building which concluded that you can't really use the building without building a new building inside, essentially using it like a tent.

Mr. Canzoneri commented that if you look at the lot configuration the building is not desirable for re-use because of its location on the lot. He added that one thought he has is to utilize the M & E property for residential and incorporate the Bonita and Cataract as a mixed use project utilizing the historic elements of the packinghouse. He added that the City could amend the specific plan at the same time that the City is amending the specific plan for the City Ventures project. There was some discussion on this concept.

Councilman Bertone commented that he doesn't think it is realistic to save the building. Mayor Morris added that he doesn't think it is very likely anyone will want to reuse the building.

Mr. Johnson provided some background on the history of M & E's ownership of the building and that when they bought the building in the 1960's a condition was that the main building be torn down because it was condemned.

Councilman Templeman commented that the City's experience from the Walker House is that the private sector isn't interested in restoring buildings.

Mr. Stevens clarified that current General Plan plan proposal and explained the CEQA review process.

Mayor Morris commented that realistically if the Council isn't willing to change the designation that M & E will stay with their use.

After further discussion Mr. Stevens summarized that from what he is hearing from the Council they are not dead set against adaptive reuse of the building but there would need to be the full CEQA process and significant mitigations.

Mr. Canzoneri suggested folding this specific plan amendment into the other one and conducting the CEQA process at that time. Mr. Stevens responded that the City should not have to pay for the process. Mayor Morris agreed that the seller or potential buyer ought to pay for the process to see if preservation is important.

Mayor Morris recapped that the consensus is that preserving the building is not the ultimate aim but we need to go through the CEQA process to determine potential mitigations. Mr. Stevens added that the applicant should submit an application and go through the CEQA analysis.

6. Adjournment

The meeting adjourned at 7:05 p.m. to the regular City Council meeting.

Respectfully submitted



Ken Duran, City Clerk