



**MINUTES**  
**REGULAR CITY COUNCIL MEETING AND**  
**SUCCESSOR AGENCY**  
**TUESDAY, AUGUST 26, 2014, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Community Development Larry Stevens  
Assistant City Manager Administrative Services Ken Duran  
City Attorney Mark Steres  
Director of Parks and Recreation Theresa Bruns  
Senior Planner Marco Espinosa  
Deputy City Clerk Debra Black

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

Mayor Morris called the meeting to order at 7:05 p.m. and led the flag salute.

**2. PRESENTATIONS**

- a. Ben Lewis Golden State Water Company – “The Need for Water Conservation”

Ben Lewis’ presentation highlights: goal is to educate residents and not punish.

- b. The Asian Citrus Pest and Disease Prevention Program presented by Paul Worlie

Paul Worlie’s presentation highlights:

1. Not harmful to humans
2. Transferred through leaves or produce
3. Loss of stock and jobs
4. Only purchase produce/trees from local reputable suppliers
5. Don’t transfer trees or produce in or out of the area
6. Inspect trees monthly
7. Cooperate with Department of Food and Agriculture

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

a. Members of the Audience

- 1) **Ben Wong** with Southern California Edison clarified some details from the staff report for item 4d. Regarding the inferior material described in the staff report, Edison did not agree with the use of the material used by home builders in the 1970's which has led to the unreliability problems in the area. He shared numbers of the outages that occurred within a 18 month period to indicate that the outages were not happening on a weekly basis.
- 2) **Nora Chen** San Dimas Library Manager shared that the library's new hours would be Monday, Tuesday 10:00 am to 6:00 pm, Wednesday, Thursday 12:00 pm to 8:00 pm and Friday, Saturday 10:00 am to 5:00 pm.
- 3) **Scott Hay** Chairman of the Chamber of Commerce reported on the success of the Birthday BBQ and announced the events of the Western Days celebration on October 4 and 5, 2014.
- 4) **Jackie Soto** Manager of the Red Roof Inn provided an update indicating that although there is still some daily activity, progress has been made at the location since her request in July. She asked if it were possible to have the property owner next door install no trespassing signs that would help with enforcement by the Sheriff's Department.
- 5) **Larry Stevens** Assistant City Manager of Community Development explained that staff is working with all of the property owners and Sheriff's Department on this and is monitoring the progress.

4. **CONSENT CALENDAR**

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

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

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **RESOLUTION NO. 2014 - 42**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF AUGUST, 2014.
  - (2) **RESOLUTION NO. 2014-43**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DECLARING its INTENT IN AUTHORIZING THE EXECUTION OF THE "APPLICATION AND AGREEMENT" FOR SOCIAL SECURITY COVERAGE FOR EMPLOYEES OF THE CITY OF SAN DIMAS WHO ARE MEMBERS OF THE CALIFORNIA PUBLIC EMPLOYEES' RETIREMENT SYSTEM (CalPERS) PURSUANT TO SECTION 218(d) (6) OF THE FEDERAL SOCIAL SECURITY ACT COMPOSED OF MEMBERS OF THE CALPERS RETIREMENT SYSTEM DESIRING "MEDICARE-ONLY" COVERAGE.
- b. Approval of minutes for regular City Council meeting of August 12, 2014
- c. Approve the Agreement between the City of San Dimas and the Bonita Unified School District for Parking Lot Use at San Dimas High School

- d. Approval of Budget Appropriation of \$45,000 from City Wide District Fund and Waiver of Formal Bid Process for Purchase and Installation of Traffic Signal Equipment for Four Intersections in the City

END OF CONSENT CALENDAR

**5. PUBLIC HEARINGS**

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

- a. Environmental Assessment(Mitigated Negative Declaration) and Consideration of the Following Applications for the Property Located at 155 N. Eucla Avenue, APNS 8386-006-010, 025, 026, 027, 028 and 029:

**Senior Planner Marco Espinosa** presented staff's report on this item with a recommendation of approval of the following applications

(1) **RESOLUTION NO. 2014-44,**

**GENERAL PLAN AMENDMENT 14-01:** A request to amend the General Plan Land Use Designation to Residential High to allow for a density level of 12.1 to 16 units per acre *(Planning Commission recommended approval 3-2)*; and

(2) **ORDINANCE NO. 1232 FIRST READING AND INTRODUCTION**

**MUNICIPAL CODE TEXT AMENDMENT 13-06:** A request to amend Specific Plan No. 23 by creating a new "Planning Area III" that will allow residential development *(Planning Commission recommended approval 4-1)*; and

(3) **RESOLUTION NO. 2014-45,**

**ZONE CHANGE 14-01:** A request to change the zone of the appendage portion of the project (APN: 8386-006-029) from Multiple Family (MF-15) to Specific Plan 23, Area III *(Planning Commission recommended approval 4-1)*; and

(4) **RESOLUTION NO. 2014-46,**

**TENTATIVE TRACT MAP 72590 (TTM 13-02):** A request to process a Tentative Tract Map for Condominium Purposes for 47 attached residential units *(Planning Commission recommended approval 3-2)*; and

(5) **RESOLUTION NO. 2014-47,**

**DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-31:** A request to develop 47 two- and three-story townhomes on approximately 3.65 acres in a gated community. The residential units will range in size from 1,315 sq. ft. to 1,838 sq. ft. Each unit will have a two-car garage (totaling 94 parking spaces) and an additional 48 on-site parking stalls for residents and visitors *(Planning Commission recommended approval with amendment 3-2)*; and

**TREE REMOVAL NO. 14-05:** A request to remove 58 trees from the site. A tree replacement plan will be required and be incorporated into the landscape plan *(Planning Commission recommended approval 3-2)*

Staff and Council had discussion regarding the rental, General Plan and Housing Element concerns.

Before opening the public hearing Mayor Morris explained that the hearing would start with the applicant presenting his application and then move on to parties in favor of the project, parties opposed to the project and finish with a rebuttal period for the applicant. The hearing was then opened at 8:25 p.m.

**Adam Lunzer**, City Ventures stated that in the planning of this project they reviewed the City's General Plan Housing Element which identified this site as a potential site for medium-density residential and designed it to meet the Town Core Guidelines. He shared that after listening to concerns of density, privacy, traffic, parking and gate entry from the neighbors and Planning Commission, they are presenting a third design that hopefully addresses some of those concerns.

**Mr. Lunzer** answered questions from Council on parking, trees and the integration of the new development and its residents with the current neighborhood and residents.

Mayor Morris then invited those in favor of the project to address the Council.

- 1) Rick Hartmann San Dimas Chamber of Commerce Economic Redevelopment Committee

Councilmember Ebner left the dais at 8:46 p.m. and returned at 8:48 p.m.

Mayor Morris recessed the meeting at 8:56 p.m. The meeting reconvened at 9:03 p.m. when the Mayor invited those opposed to the project to address the Council.

Reasons for opposition given were: the design does not fit with the existing neighborhood, traffic, public safety impact, impact on schools, rental possibilities and water impact. The following members of the community were opposed to the project:

1. Nicole Gonzales
2. Cosmo Kaminski
3. Keith Buck
4. Delia Lee
5. Robert Alexander
6. John Davis
7. Rosa Amaro
8. Alice Barrera
9. Nadia Paz
10. Amparo Beruman
11. Larry Fator
12. Susan Barkley
13. Christopher Lee
14. Scott Birkhead
15. Allen Chen

**Mr. Lunzer** provided some clarification for the issues of the Eucla and Second Street entrance, Glendora Project, public safety and school impacts, trees, property line, drought issues, Second Street extension, proposed gate and rentals.

**Mayor Morris** closed the public hearing at 10:03 p.m.

Council discussed the Town Core Guidelines of one and two story homes and developments along with the second street extension.

**Mayor Morris** stated that he would be voting against the project because there will be other in fill projects proposed in the future involving density and zone changes and the city needs a plan on how to approach these projects. He added that this neighborhood is worth preserving in this community and the design of this project although a good one does not fit the neighborhood.

**Councilmember Templeman** stated that he had meet with Mr. Lunzer and some of the residents of the neighborhood. He feels that the idea of extending Second Street has merit because it improves a setback issue. He is not in favor of the project for the same reasons stated by the Mayor and because the density is too high and it not comporting to all of the Town Core Guidelines.

**Councilmember Badar** feels that the Second Street extension idea should be looked into; and he is not in favor of gated communities. He stated that he is opposed to the project for the same reasons stated by Mayor Morris and Councilmember Templeman; but stressed to the audience that at some point a project will come along that the community will need to support. He will vote no.

**Councilmember Bertone** stated that the project looks good but it is in the wrong place. He feels that the residential integrity should be upheld; the density is too high and will vote against the project.

**Councilmember Ebiner** stated that he did meet with some of the residents of the community. He does not feel that the project relates to the rest of the neighborhood. He added that the long range effect of this project would damage the character of the Town Core. He further added that these types of lots should be looked at and a plan developed for them. He will vote against the project.

**City Attorney Mark Steres** pointed out that the resolutions and ordinance before Council were based on the recommendations from the Planning Commission and there are no resolutions of denial to adopt tonight; it would be appropriate to make a motion to deny the General Plan Amendment 14-01 and return at the next meeting with the resolution of denial on the consent calendar.

**Assistant City Manager of Community Development Larry Stevens** indicated that staff would have a resolution of denial on each application.

**MOTION:** A motion was made by Councilmember Bertone and seconded by Councilmember Badar to deny the General Plan Amendment 14-1, Municipal Code Text Amendment 13-06, Zone Change 14-01, Tentative Tract Map 72590 (TTM13-02), DPRB Case No. 13-31 and Tree Removal 14-05. The motion carried by vote of five to zero. **(5-0)**

## 6. SUCCESSOR AGENCY

- a. Verbal Update

Assistant City Manager Ken Duran shared that staff is working on the January thru June ROPS due to the State by the beginning of October, Amended Long Range Property Management Plan and Audit of the City's Housing Successor Agency's Assets.

## 7. ORAL COMMUNICATIONS

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

No one

b. City Manager

- 1) Proposed meeting date and time for the Fall City Council/Staff Retreat – **October 27, 2014 at 5:00 p.m.**

2)

Confirmed date November 3, 2014, 5:00 p.m. to 9:00 p.m.

c. City Attorney

Nothing

d. Members of the City Council

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

Nothing to report

- 2) Individual Members' comments and updates.

Councilmember Badar will not be able to attend the League of California Cities Conference September 3 – 5, 2014.

**8. ADJOURNMENT**

The meeting adjourned at 10:36 p.m.

Respectfully submitted,



Debra Black, Deputy City Clerk