



AGENDA
REGULAR CITY COUNCIL
SUCCESSOR AGENCY MEETING
WEDNESDAY, NOVEMBER 12, 2014, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

CITY COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

- 2. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time 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

3. CONSENT CALENDAR

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

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

RESOLUTION NO. 2014 - 59, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF OCTOBER AND NOVEMBER, 2014.

- b. Approval of minutes for regular City Council meetings of October 14, 2014, October 28, 2014
- c. Tax Sharing Resolutions approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation No. 420) one existing single-family home, and 15 proposed single-family homes on Walnut Ave.
- d. Claim Rejection for Brian Valencia
- e. Approve Change Order Number 2 in the amount of \$591,655.08 for the San Dimas High School Parking Lot and Saints Court Improvements in conjunction with Performing Arts Center

Approve Change Order Number 3 for an amount not to exceed \$100,000

- f. September October SGVCOG Updates

END OF CONSENT CALENDAR

4. PUBLIC HEARINGS

- a. The following applications are for the property located at 1022-1048 West Gladstone Street within Specific Plan No. 24 Area 1 Zone – Regional Commercial (SP-24).
(APN's 8383-009-077, 8383-009-080)
These applications were approved by the Planning Commission on October 2, 2014 by a vote of **(4-0-1)**. Commissioner Davis was absent.

1) Conditional Use Permit 14-05:

A request to allow the operation of two eating establishments with drive-through service within the Citrus Station (Costco) commercial center

RESOLUTION NO. 2014-60, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT NO. 14-05, A REQUEST TO ALLOW THE OPERATION OF TWO EATING ESTABLISHMENTS WITH DRIVE THROUGH SERVICE LOCATED AT 1022-1048 WEST GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN's 8383-009-077, - 080)

2) Development Plan Review Board 14-25 & Precise Plan 14-01:

A request to construct an 11, 234 square foot and a 6,296 square foot multi-tenant commercial building within the Citrus Station (Costco) commercial center

RESOLUTION NO. 2014-61, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 14-25, PRECISE PLAN 14-01 AND TREE REMOVAL PERMIT 14-28, A REQUEST TO ALLOW THE CONSTRUCTION OF TWO MULTI-TENANT COMMERCIAL BUILDINGS AT 1022-1048 WEST GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN'S: 8383-009-077, - 080)

3) Tree Removal Permit 14-28:

A request to remove one mature oak tree from the subject site and replace with four (4) replacement oak trees

5. SUCCESSOR AGENCY

- a. Recommendation to authorize the Executive Director to sign a letter on behalf of Evergreen Development Company regarding requirements to complete their development project.
- b. **RESOLUTION NO. 14-01**, A RESOLUTION OF THE SAN DIMAS SUCCESSOR AGENCY TO THE FORMER SAN DIMAS REDEVELOPMENT AGENCY APPROVING AN UPDATED SITE PLAN AND FINDING THAT THE UPDATED SITE PLAN IS IN CONFORMANCE AND IN COMPLIANCE WITH THE AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WHOLESALE CORPORATION

- c. Verbal Update on other Successor Agency/Oversight Board Matters

6. 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) Recommend appointment of Susan Davis as new Parks and Recreation Commissioner
 - 2) Appointment to San Gabriel Valley Mosquito & Vector Control District Board
 - 3) Recommend appointment of Kevin Burke and Josh Hibbard to the Public Safety Commission
 - 4) Councilmembers' report on meetings attended at the expense of the local agency.
 - 5) Individual Members' comments and updates.

7. ADJOURNMENT

The next meeting will be Tuesday, November 25, 2014 at 5:00 p.m., study session; 7:00 p.m. regular meeting.

8. 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

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

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

POSTING STATEMENT: ON NOVEMBER 7, 2014, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL); 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE); AT THE VONS SHOPPING CENTER (PUENTE/VIA VERDE) AND THE CITY'S WEBSITE AT WWW.CITYOFSANDIMAS.COM/MINUTES.CFM.

RESOLUTION NO. 2014-59

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTHS OF OCTOBER
AND NOVEMBER 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 10/31/14: (24637-24684) in the amount of
\$532,183.05; and Warrant Register 11/14/14: (149545-149667) in the amount of \$461,476.66

PASSED, APPROVED AND ADOPTED THIS 12th, DAY OF NOVEMBER 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 November 12th, 2014 by the following
vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Debra Black, Deputy City Clerk

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT CLAIM INVOICE PO# F 9 S ACCOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
24637 10/31/14	RODRIGUEZ/ERICA	PARTY SUPPLY 8/28 & 9/17 04	17.00				N M 001.4420.013.000
24637 10/31/14	RODRIGUEZ/ERICA	PRIZES FOR TRIP 9/30/14 18.99	18.99				N M 001.4420.034.002
24637 10/31/14	RODRIGUEZ/ERICA	TIPS 8/7, 8/15, 8/30, 136.03	100.00	*CHECK TOTAL			N M 072.4125.434.000
24638 10/31/14	CALIFORNIA BUILDING	ADMIN FEES JUL-SEPT/1 315.90	315.90				N M 001.4311.020.003
24639 10/31/14	DEPARTMENT OF CONSER	SMI FEES JULY-SEPT/1,056.89	52.84	*CHECK TOTAL			N M 001.210.002
24639 10/31/14	DEPARTMENT OF CONSER	LESS SEISMIC EDU CREDI 1,004.05	1,004.05				N M 001.321.103
24640 10/31/14	JAMES KNOX	CONSULTING SERV AUG 1,184.00	1,184.00		2 REISSUE		M M 001.4310.020.007
24641 10/31/14	JAMES KNOX	CONSULTING SERV SEP 1,184.00	1,184.00		3		M M 001.4310.020.007
24642 10/31/14	BRISTING, DOROTHY	SNACKS, FED EX FEES	52.33				N M 001.4420.033.000
24642 10/31/14	BRISTING, DOROTHY	DRIVER, TIP-HOLLYWOOD A 20.00	20.00				N M 072.4125.434.000
24642 10/31/14	BRISTING, DOROTHY	USB THUMB DRIVE-MARCHA 14.35	14.35				N M 001.4410.033.000
24642 10/31/14	BRISTING, DOROTHY	WESTERN DAYS ENTRY FEE 15.00	15.00				N M 110.213.735.000
24642 10/31/14	BRISTING, DOROTHY	CHAMBER TRAINING SEMIN 20.00	20.00				N M 001.4420.021.000
24642 10/31/14	BRISTING, DOROTHY	REC PETTY CASH SHORTAGE 126.68	5.00	*CHECK TOTAL			N M 001.4190.020.000
24643 10/31/14	CCAC	REG J. MEJIA-10/16-17 200.00	200.00				N M 001.4309.021.000
24644 10/31/14	SAN DIMAS PAYROLL/CI	P/E 10/11/14 127,723.82	127,723.82				N M 001.110.004
24645 10/31/14	CA-STATE DISBURSEMEN	EMP DED P/E 10/11/14 567.69	567.69				N M 001.210.004
24646 10/31/14	EMPLOYMENT DEVELOPME	SIT P/E 10/11/14 8,198.58	8,198.58				N M 001.210.004
24647 10/31/14	LINCOLN NATIONAL LIF	EMP DED P/E 10/11/14 696.88	696.88				N M 001.210.004
24647 10/31/14	LINCOLN NATIONAL LIF	CITY PORT P/E 10/11/14 1,902.78	1,902.78				N M 001.212.001
24648 10/31/14	NATIONWIDE RETIREMNT	EMP DED P/E 10/11/14 9,867.69	9,867.69				N M 001.210.004
24648 10/31/14	NATIONWIDE RETIREMNT	CITY PORT P/E 10/11/14 18,581.17	18,581.17				N M 001.212.001
24649 10/31/14	PERS RETIREMENT CONT	EMP 7% P/E 10/11/14 12,938.96	12,938.96				N M 001.210.004
24649 10/31/14	PERS RETIREMENT CONT	CITY 14.194% P/E 10/11/14 129,521.23	129,521.23				N M 001.212.001
24649 10/31/14	PERS RETIREMENT CONT	SURVIVOR P/E 10/11/14 63.24	63.24				N M 001.210.004
24649 10/31/14	PERS RETIREMENT CONT	PAYBACK P/E 10/11/14 468.87	468.87				N M 001.210.004
24649 10/31/14	PERS RETIREMENT CONT	EMP 6.25% P/E 10/11/14 675.87	675.87				N M 001.210.004
24649 10/31/14	PERS RETIREMENT CONT	CITY 6.25% P/E 10/11/14 5.58	5.58				N M 001.212.001
24649 10/31/14	PERS RETIREMENT CONT	SURVIVOR P/E 10/11/14 43,929.61	43,929.61				N M 001.210.004
24649 10/31/14	PERS RETIREMENT CONT	OPTIONAL P/E 10/11/14 43,929.61	43,929.61				N M 001.4190.200.002
24650 10/31/14	SAN DIMAS EMPLOYEES	SDEA DUES OCT/14 434.00	434.00				N M 001.210.004

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
24651 10/31/14	BANK OF AMERICA	EMP DED P/E 10/11/14	812.97				N M 001.210.014
24651 10/31/14	U.S. BANK	CITY PORT P/E 10/11/14	170.45				N M 001.212.014
24652 10/31/14	U.S. BANK	EMP DED P/E 10/11/14	377.83	*CHECK	TOTAL		N M 001.210.004
24652 10/31/14	VANTAGEPOINT TRANSFER	CITY PORT P/E 10/11/14	1,250.00	*CHECK	TOTAL		N M 001.210.001
24653 10/31/14	WAGE WORKS INC	UNREIM MED P/E 10/11/14	759.83	*CHECK	TOTAL		N M 001.210.004
24653 10/31/14	WAGE WORKS INC	DEP CARE P/E 10/11/14	17.33	*CHECK	TOTAL		N M 001.210.004
24654 10/31/14	STEVENS/LARRY	REIMB METRO & MEALS 9/	48.82				N M 001.4309.021.000
24654 10/31/14	STEVENS/LARRY	REIMB METRO & MEALS 10	48.82				N M 001.4309.021.000
24655 10/31/14	BROWN/LOROUS C	INSTR DEEP WTR 7/28	1,676.25				M M 001.4430.020.000
24656 10/31/14	MARTIN & CHAPMAN CO.	WRKSHOP 10/30 D. BLACK	75.00				N M 001.4120.020.001
24657 10/31/14	GULEZYAN/HERMAN	REFND CITE #38803	98.00				N M 001.332.001
24658 10/31/14	SAN GABRIEL VALLEY C	SGVCMA MTG 10/15/14	30.00				N M 001.4120.021.000
24659 10/31/14	SCHER/MELISSA	P/E 10/11/14	92.35				N M 001.110.004
24660 10/31/14	EVERYTHING ELSE BUIL	DEP. SYNCYN PROJE	50,000.00				M M 001.4410.041.002
24661 10/31/14	FRANCHISE TAX BOARD	WLKR HOUSE LLC TAX	1,188.20		10/6/14		N M 003.4410.020.001
24662 10/31/14	MICHAELIS/BLAINE	REIM GOLD LINE MTG	10 132.88				N M 001.4110.021.000
24663 10/31/14	LOWE'S HOME IMPROVEM	DRYWALL	25.79		01819		N M 001.4414.033.000
24664 10/31/14	SAN DIMAS PAYROLL/CI	P/E 10/25/14	127,906.65				N M 001.110.004
24665 10/31/14	AFLAC BENEFIT SERVIC	CANCER OCT 2014	788.18				N M 001.210.004
24665 10/31/14	AFLAC BENEFIT SERVIC	SPECIAL EVENT INS OCT	2 151.32				N M 001.210.004
24665 10/31/14	AFLAC BENEFIT SERVIC	ACCIDENT INS OCT 2014	460.56				N M 001.210.004
24665 10/31/14	AFLAC BENEFIT SERVIC	HOSPITAL INS OCT 2014	480.52				N M 001.210.004
24665 10/31/14	AFLAC BENEFIT SERVIC	VISION INS OCT 2014	112.40				N M 001.210.004
24665 10/31/14	AFLAC BENEFIT SERVIC	OPTIONAL BENEFIT OCT	1,992.93	*CHECK	TOTAL		N M 001.4190.200.002
24666 10/31/14	CA-STATE DISBURSEMEN	EMP DED P/E 10/25/14	567.69				N M 001.210.004
24667 10/31/14	CALIF PERS RETIREMEN	EMP DED OCT FOR NOV 5,	205.75				N M 001.210.004
24667 10/31/14	CALIF PERS RETIREMEN	CITY PORT OCT FOR NOV	47,141.69				N M 001.212.001
24667 10/31/14	CALIF PERS RETIREMEN	RETIREE OCT FOR NOV	1,904.00				N M 001.4190.200.005
24667 10/31/14	CALIF PERS RETIREMEN	ADMIN FEE OCT FOR NOV	200.56				N M 001.4190.200.002
24667 10/31/14	CALIF PERS RETIREMEN		54,452.00	*CHECK	TOTAL		

ACS FINANCIAL SYSTEM
11/03/2014 10:11:24
WARRANT DATE VENDOR
REPORT TOTALS:

GL540R-V07.24 PAGE 5
CITY OF SAN DIMAS
F 9 S ACCOUNT
PO#

Disbursement Journal
DESCRIPTION AMOUNT CLAIM INVOICE
532,183.05

RECORDS PRINTED - 000109

ACS FINANCIAL SYSTEM
11/03/2014 10:11:24

Disbursement Journal

GL060S -V07.24 RECAPPAGE
GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL FUND	531,859.85
003	WALKER HOUSE LLC FUND	1,188.20
072	PROP A LOCAL TRANSPORTATION	880.00 CR
110	TRUST AND AGENCY	15.00
TOTAL ALL FUNDS		532,183.05

BANK RECAP:

BANK	NAME	DISBURSEMENTS
CHEK	BANK OF AMERICA	532,183.05
TOTAL ALL BANKS		532,183.05

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

DESCRIPTION	AMOUNT
10288 COFFEE SUPPLIES	185.27
10431 LIL KICKERS 9/9-11/1	293.76
10628 GENERATOR MAINTANCE O	233.00
10283 BEE REMOVAL CITY TREE	99.00
10474 5955562 10/08-11/07	588.10
10474 723178 10/8-11/7	852.86
	1,440.86
10797 MILEAGE REIM 10/14&10/	38.19
11210 SAN DIMAS BUS COSTS 5,	235.25
10217 REIMB HALLOWEEN SUPPLI	81.92
10671 BRATT MTC 9/30&10/14	100.00
10671 BRATT MTC 9/30&10/16	150.00
10671 BRATT MTC 11/3	250.00
	500.00
11169 INSTR. AEROBICS OCT/14	75.00
10320 (2) SIGNS	92.65
10587 EXCURSION 12/3 & 12	1,463.00
.00004 FACILITY RNTL DEP REF	500.00
.00002 REFUND DEPOSIT	92.50
11651 LOCK SHOP SUPPLIES	39.22
11654 2 TIRES #53	295.10
11675 INSTR. AEROBICS OCT/1	250.00
12096 REPAIR UNIT #65	33.21
12096 REPAIR UNIT #68	14.81
	48.02
11688 NOVEMBER/2014	350.00
11690 OCT STREETLIGHTS	415.80
11690 OCT SIGNAL INTERSEC	241.00
11690 SEPT W.O. #3272-331	2,543.93
11690 SEPT W.O. #3272-331	8,257.84
11690 SEPT W.O. #3272-331	17,073.64

F 9 S ACCOUNT

CLAIM INVOICE

PO#

N D 001.4190.033.000	1265120		
N D 001.4420.020.000			
N D 001.4411.015.000	W133152		
N D 008.4415.020.006	591844		
N D 001.4190.020.034	16858036		
N D 001.4190.020.034	16893039		
	*CHECK TOTAL		
N D 001.4120.021.000			
N D 072.4125.434.000	639		
N D 001.4420.034.010			
M D 001.4309.021.001			
M D 001.4309.021.001			
M D 001.4309.021.001			
	*CHECK TOTAL		
M D 001.4430.020.000			
N D 001.4430.033.000	43214		
N D 001.4420.034.002			
N D 001.341.002			
N D 001.341.002			
N D 001.4410.033.000	19K-043480		
M D 001.4342.011.000	36853		
M D 001.4430.020.000			
N D 001.4342.011.000	174305		
N D 001.4342.011.000	174309		
	*CHECK TOTAL		
N D 001.4150.435.000			
N D 007.4341.020.003	3864-205		
N D 007.4341.020.003	9930/14		
N D 007.4341.020.003	9930/14		
N D 007.4341.020.003	9930/14		
N D 007.4341.020.003	9930/14		
	*CHECK TOTAL		

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
149572 11/14/14	COSTCO WHOLESALE	12205 HALLOWEEN CANDY	163.09				N D 001.4420.034.010
149573 11/14/14	CPRS DISTRICT 11	.00005 CPRS REGIST. 11/13/14	50.00				N D 001.4420.021.000
149574 11/14/14	CREATIVE FORMS & CON	10203 W2,1099,1096,W3	132.47		113179		N D 001.4150.018.000
149575 11/14/14	DAVIS/JOHN	11847 DAVIS MTG 11/3/14	50.00				M D 001.4309.021.001
149576 11/14/14	DEPARTMENT TRANSPORT	11380 JUL - SEPT SIGNAL M 1,364.60			SL150182		N D 007.4345.022.001
149576 11/14/14	DEPARTMENT TRANSPORT	11380 JUL - SEPT SIGNAL M 2,858.36		*CHECK	TOTAL		N D 007.4345.026.002
149577 11/14/14	DOWNTOWN FORD SALES	10586 2 FORD F250 PICKUP 43,866.24			228745		N D 070.4314.039.018
149578 11/14/14	ED'S AUTO PARTS	12188 TRACTOR BATTERY	48.83		118939		M D 001.4342.011.000
149578 11/14/14	ED'S AUTO PARTS	12188 SHOCKS UNIT #11	108.89		119679		M D 001.4342.011.000
149579 11/14/14	EMPLOYMENT DEVELOPME	12343 UI JULY - SEPT/14	628.00		L0031606592		N D 001.4190.200.016
149580 11/14/14	ENSBURG/STEPHEN	11299 MTG 9/30,10/2, 10/16	150.00				M D 001.4309.021.001
149581 11/14/14	EWING IRRIGATION PRO	12340 IRRIGATION SUPPLIES	445.94		8865890		N D 008.4414.020.012
149582 11/14/14	F & H TIRE CO	10701 FLAT REPAIR	19.50		83310		N D 001.4342.020.001
149582 11/14/14	F & H TIRE CO	10701 2 TIRES	400.40		83615		N D 001.4342.011.000
149582 11/14/14	F & H TIRE CO	10701 FLAT REPAIR	439.40		83623		N D 001.4342.020.001
149583 11/14/14	FAITH FIRE EXTINGUIS	10246 ORTLY FIRE SPRINKLER	150.00		2782		M D 001.4411.015.000
149583 11/14/14	FAITH FIRE EXTINGUIS	10246 ORTLY FIRE SPRINKLER	150.00		2783		M D 001.4411.015.000
149583 11/14/14	FAITH FIRE EXTINGUIS	10246 ORTLY FIRE SPRINKLER	175.00		2784		M D 034.4802.015.000
149583 11/14/14	FAITH FIRE EXTINGUIS	10246 ORTLY FIRE SPRINKLER	650.00		2785		M D 003.4410.015.000
149584 11/14/14	FERNANDEZ/MARIA ANA	.00003 DEPOSIT REFUND	311.00				N D 001.341.002
149585 11/14/14	FISHER ASSOCIATES/RI	11036 MARCHANT PARK REHAB	3,366.53		3520		N D 022.4410.924.001
149586 11/14/14	GAS COMPANY/THE	16323 105 017 1500 6	370.92				N D 053.4410.022.002
149586 11/14/14	GAS COMPANY/THE	16323 163 717 4800 1	359.95				N D 001.4430.022.002
149586 11/14/14	GAS COMPANY/THE	16323 134 517 3300 8	18.81				N D 001.4411.022.002
149586 11/14/14	GAS COMPANY/THE	16323 1328 217 3300 8	109.72				N D 001.4411.022.002
149586 11/14/14	GAS COMPANY/THE	16323 184 917 4229 3	63.75				N D 001.4412.022.002
149586 11/14/14	GAS COMPANY/THE	16323 151 317 3300 6	22.81				N D 003.4410.022.002
149586 11/14/14	GAS COMPANY/THE	16323 151 317 3300 6	18.81				N D 001.4410.022.002
149587 11/14/14	GOLDEN STATE WATER C	16324 75704000001	2,609.64		*CHECK	TOTAL	N D 008.4414.022.004
149587 11/14/14	GOLDEN STATE WATER C	16324 38704000009	986.55				N D 075.4443.022.004
149587 11/14/14	GOLDEN STATE WATER C	16324 37704000001	1,467.30				N D 075.4443.022.004

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

PO# F 9 S ACCOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
149587 11/14/14	GOLDEN STATE WATER C	12683000009	330.05				N D 001.4415.022.004
149587 11/14/14	GOLDEN STATE WATER C	86704000008	414.00				N D 075.4443.022.004
			3,297.99		*CHECK TOTAL		
149588 11/14/14	GOLDEN STATE WATER C	18256100001	28,072.32				N D 053.4410.022.004
149589 11/14/14	GRAINGER	BENCH, LOCKER ROOM	473.83		9577214852		N D 001.4342.041.011
149590 11/14/14	HADDOX/NATALIE	INSTR. AEROBICS OCT/14	75.00				M D 001.4430.020.000
149591 11/14/14	HARRINGTON AUTOMOTIV	SERVICE UNIT #53	29.43		42559		M D 001.4342.011.000
149591 11/14/14	HARRINGTON AUTOMOTIV	SERVICE UNIT #53	20.00		42559		M D 001.4342.020.001
			49.43		*CHECK TOTAL		
149592 11/14/14	HARTUNG/JEFF	MILEAGE REIMB 8/29-10/	22.40				N D 001.4150.012.000
149593 11/14/14	HI-SHEEN	PAINT NEW LOCKER ROOM	500.00		317		M D 001.4342.041.011
149594 11/14/14	HOLLIDAY ROCK COMPAN	SHEET MIX	169.83		692695		N D 001.4341.033.000
149595 11/14/14	HOME DEPOT CREDIT SE	FEED WELDER	293.21		4013026		N D 001.4410.041.000
149595 11/14/14	HOME DEPOT CREDIT SE	REPL END STAY PLUG	301.90		5073579		N D 001.4410.033.000
					*CHECK TOTAL		
149596 11/14/14	INFINITY PRINTING	TRI-FOLD BROCHURES	120.01		74177		M D 001.4430.018.000
149597 11/14/14	INLAND EMPIRE	LACUNA BEACH 8/7	917.50		42361		N D 072.4125.434.000
149597 11/14/14	INLAND EMPIRE	LACUNA BEACH 8/7	2,594.00		42361		N D 072.4125.434.000
149597 11/14/14	INLAND EMPIRE	ALBINE 3/3/14	253.60		42361		N D 072.4125.434.000
149597 11/14/14	INLAND EMPIRE	ALBINE 3/3/14	977.50		42361		N D 072.4125.434.000
149597 11/14/14	INLAND EMPIRE	BIG BEAR 10/18	286.50		42361		N D 072.4125.434.000
149597 11/14/14	INLAND EMPIRE	BIG BEAR 10/18	1,598.00		42361		N D 072.4125.434.000
					*CHECK TOTAL		
149598 11/14/14	INLAND OFFICE	OFFICE SUPPLIES	9.72		858400		N D 001.4190.030.000
149598 11/14/14	INLAND OFFICE	OFFICE SUPPLIES	29.87		858400		N D 001.4190.030.000
149598 11/14/14	INLAND OFFICE	OFFICE SUPPLIES	1.00		858400		N D 001.4190.030.000
149598 11/14/14	INLAND OFFICE	OFFICE SUPPLIES	62.03		858400		N D 001.4190.030.000
			1,044.67		*CHECK TOTAL		
149599 11/14/14	INTERNATIONAL SOCIET	ISA MEMBERSHIP	255.00				N D 001.4414.016.000
149600 11/14/14	JAMES KNOX	GIS CONSULTING SERV	1,480.00		4		M D 006.4310.020.003
149601 11/14/14	JAN'S TOWING, INC.	EMERGENCY TOWING SERV	325.00		407078		N D 001.4342.020.001
149602 11/14/14	JOHNNY ALLEN TENNIS	INSTR. TENNIS 10/14	1,563.32				M D 001.4420.020.000
149603 11/14/14	JTB SUPPLY CO INC	POLE CAP & ARM END CA	341.17		98306		N D 002.4841.601.003

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT
149624 11/14/14	MULCAHY/SANDRA J	12030 INSTR. AEROBICS OCT/1	375.00
149625 11/14/14	MURPHY/BONNIE J.	14729 INSTR. AEROBICS OCT/1	550.00
149626 11/14/14	OFFICE SOLUTIONS	10885 OFFICE SUPPLIES	131.02
149627 11/14/14	ORIENTAL TRADING COM	14885 SENIOR CTR. SUPPLIES	115.70
149628 11/14/14	PADILLA/ARTURO	00001 REFUND DEPOSIT	200.00
149629 11/14/14	PARTIES UNLIMITED	15032 DINNERS 10/16 & 11/7	510.12
149630 11/14/14	PAVECO CONSTRUCTION	11815 PAVEMENT REPAIRS 10 7	379.22
149630 11/14/14	PAVECO CONSTRUCTION	11815 PAVEMENT REPAIRS 10 13	275.82
149631 11/14/14	PHOENIX GROUP INFORM	12381 ADMINISTRATIVE CITATION 5	81.00
149631 11/14/14	PHOENIX GROUP INFORM	12381 CITATIONS SEPTEMBER 1	421.43
149632 11/14/14	POMONA WHOLESAL E	15389 ELECTRICAL SUPPLIES	125.00
149633 11/14/14	PROPET DISTRIBUTORS	10213 DOGIPOT LINER, TRSH	1,470.95
149634 11/14/14	PRUDENTIAL OVERALL S	15632 MATS/GRAY	23.21
149634 11/14/14	PRUDENTIAL OVERALL S	15632 MATS/GRAY	23.21
149634 11/14/14	PRUDENTIAL OVERALL S	15632 MATS/GRAY	23.21
149635 11/14/14	RAHI/M. YUNUS	11303 RAHI MTC 9/30 & 10/14	100.00
149635 11/14/14	RAHI/M. YUNUS	11303 RAHI MTC 10/72 & 10/16	200.00
149636 11/14/14	RAINBOW RACING SYSTE	11319 SD FITNESS FEST NUMBE	327.46
149637 11/14/14	RECONCILED TERMITE &	111888 OCT PEST CONTROL	30.00
149637 11/14/14	RECONCILED TERMITE &	111888 OCT PEST CONTROL	45.00
149637 11/14/14	RECONCILED TERMITE &	111888 OCT PEST CONTROL	328.00
149637 11/14/14	RECONCILED TERMITE &	111888 OCT PEST CONTROL	35.00
149637 11/14/14	RECONCILED TERMITE &	111888 OCT PEST CONTROL	100.00
149637 11/14/14	RECONCILED TERMITE &	111888 OCT PEST CONTROL	28.00
149637 11/14/14	RECONCILED TERMITE &	111888 OCT PEST CONTROL	329.00
149638 11/14/14	RICOH USA, INC	10812 SEPT IMAGES #3352753	252.91
149638 11/14/14	RICOH USA, INC	10812 OCT IMAGES #3352753	323.10
149638 11/14/14	RICOH USA, INC	10812 OCT IMAGES #3333031	23.06
149638 11/14/14	RICOH USA, INC	10812 OCT IMAGES #3333039	53.08

F 9 S ACCOUNT

CLAIM INVOICE PO#

CLAIM	INVOICE	PO#	F 9 S ACCOUNT
			M D 001.4430.020.000
			M D 001.4430.020.000
	I-00690148		N D 001.4210.428.000
	668118117-01		N D 001.4420.013.003
			N D 001.367.020
			M D 001.4420.013.003
	14-021		N D 002.4841.559.005
	14-021		N D 001.4341.033.000
	*CHECK TOTAL		N D 001.4309.020.000
	0920141188		N D 001.4210.411.000
	*CHECK TOTAL		N D 001.4411.033.000
	S2133919.001		N D 008.4414.033.000
	104112		N D 001.4430.019.000
	20935150		N D 001.4430.019.000
	20938471		N D 001.4430.019.000
	20942027		N D 001.4430.019.000
	20945329		N D 001.4430.019.000
	*CHECK TOTAL		M D 001.4309.021.001
	*CHECK TOTAL		N D 001.4420.034.010
	256411		M D 001.4411.023.000
	6956		M D 001.4410.023.000
	6956		M D 001.4410.023.000
	6956		M D 001.4410.023.000
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	6956		M D 001.4410.023.000
	*CHECK TOTAL	H LADERA	N D 001.4190.015.000
	5032808240		N D 001.4190.015.000
	5033031974		N D 001.4190.015.000
	5033051183		N D 001.4190.015.000
	5033051200		

WARRANT DATE VENDOR BANK OF AMERICA F 9 S ACCOUNT

Disbursement Journal

CLAIM INVOICE

PO#

AMOUNT

DESCRIPTION

10881122

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OCT IMAGES #233304487

18236187

JUL IMAGES #233304487

18236187

OCT IMAGES #233304487

18236187

OCT IMAGES #233304487

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OCT IMAGES #233304487

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2,853.43

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NO PARKING STENCIL

276.86

REBEL CONTROL

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TRASH CONTROL

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NOV H.O.A. 264

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WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
11/14/14	BANK OF AMERICA						
149643	SAN DIMAS	TAPE	16.32		357		44112.0333
149643	SAN DIMAS	TAPET TRAY LINER	3.27		359		44112.0333
149643	SAN DIMAS	PALM CUT WHEEL	1.80		359		44112.0333
149643	SAN DIMAS	DIE ELECTRIC	1.20		359		44112.0333
149643	SAN DIMAS	MIS C HARDWARE	3.78		359		44112.0333
149643	SAN DIMAS	PADLOCK BRUSH	2.80		359		44112.0333
149643	SAN DIMAS	PADLOCK GRAPHITE	1.50		359		44112.0333
149643	SAN DIMAS	COMETI CLEANER	1.50		359		44112.0333
149643	SAN DIMAS	BUTTERFLY LATCH	1.50		359		44112.0333
149643	SAN DIMAS	FUSE EQUIP	1.50		359		44112.0333
149643	SAN DIMAS	ANCHORS SCREWS	1.00		359		44112.0333
149643	SAN DIMAS	LINES CARBES	1.00		359		44112.0333
149643	SAN DIMAS	CONCRETE PATCH	1.00		359		44112.0333
149643	SAN DIMAS	EPOXY MIX	1.00		359		44112.0333
149643	SAN DIMAS	MULLER DRILL BIT	1.00		359		44112.0333
149643	SAN DIMAS	MULLERS	1.00		359		44112.0333
149643	SAN DIMAS	PLIERS	1.00		359		44112.0333
149643	SAN DIMAS	BRUSH CLEANER	1.00		359		44112.0333
149643	SAN DIMAS	CAULK SPRING/LATCH	1.00		359		44112.0333
149643	SAN DIMAS	PAINT TRAY	1.00		359		44112.0333
149643	SAN DIMAS	SCREWEYE, HOOK	1.00		359		44112.0333
149643	SAN DIMAS	BLADE LINED QUART	1.00		359		44112.0333
149643	SAN DIMAS	RETURNT LINER 165794	1.00		359		44112.0333
149643	SAN DIMAS	RUP SUCTION HOOK	1.00		359		44112.0333
149643	SAN DIMAS	TACKY GLUE	1.00		359		44112.0333
149643	SAN DIMAS	185 COMMERCIAL/NOV	243.74		359		44112.0333
149643	SAN DIMAS	188 COMMERCIAL/NOV	243.74		359		44112.0333
149643	SAN DIMAS	187 COMMERCIAL/NOV	243.74		359		44112.0333
149643	SAN DIMAS	186 COMMERCIAL/NOV	243.74		359		44112.0333
149644	SANDERS LOCK & KEY	15816 PADLOCK, KEYS	1,444.98		359		44112.0333
149645	SCHOONOVER/JAMES	16116 MTG 9/30 & 10/14	100.00		359		44112.0333
149646	SCHWEITZER/DORA	12543 TINY TOTS 10/13-12/	1,722.60		359		44112.0333
149647	SCOTT/ANNA V	11939 INSTR. AEROBICS OCT/1	237.50		359		44112.0333
		*CHECK TOTAL	932.132		359		44112.0333
		*CHECK TOTAL	243.74		359		44112.0333
		*CHECK TOTAL	1,444.98		359		44112.0333
		*CHECK TOTAL	100.00		359		44112.0333
		*CHECK TOTAL	250.00		359		44112.0333

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149649	BANK OF AMERICA	SOUTHERN CALIF EDI	27.21			D 001.4415.022.001
149650	STEVENS/LARRY	10307 REGISTRATION FEE	645.00			N D 001.4309.021.000
149651	SURFACE CONSTRUCTORS	10210 GUARDRAIL PROJECTS	4,997.00	4649		N D 012.4841.616.003
149652	TARGET	16540 SAN GBR L VLY CITY MGRS	82.40			N D 001.4120.021.000
149652	TARGET	16540 SAN GBR L VLY CITY MGRS	82.40			N D 001.4120.021.000
149652	TARGET	16540 SAN GBR L VLY CITY MGRS	82.40			N D 001.4120.021.000
149652	TARGET	16540 SAN GBR L VLY CITY MGRS	82.40			N D 001.4120.021.000
149653	THORNTON/JEAN M	10364 INSTR. AEROBICS OCT/14	75.00			M D 001.4430.020.000
149654	TIME WARNER CABLE	11669 INTERNET	104.95			N D 001.4190.020.034
149655	TOLLY INC	12319 OCT LANDSCAPE SERVI	1,230.80	16245		N D 003.4410.023.000
149656	TOMARK SPORTS INC	16625 STRAPS/ANCHOR/SPIKES	594.34	96438258		N D 008.4414.033.000
149657	TRIMBLE/JILL	10704 INSTR. AEROBICS OCT/1	762.50			M D 001.4430.020.000
149658	U.S. BANK TRUST N.A.	10301 CC EXP BONDS INT	120,083.68			N D 004.4411.049.026
149659	UNITED ROTARY BRUSH	15805 MATERIAL KIT, RECOND	114.05	282062		N D 001.4342.011.002
149659	UNITED ROTARY BRUSH	15805 MATERIAL KIT, RECOND	114.05	282062		N D 001.4342.011.002
149660	VALLEY TROPHY	17098 HALLOWEEN TROPHIES	117.72	20304		M D 001.4420.034.010
149661	VERIZON	10469 1235259413	129.99			N D 001.4190.020.034
149661	VERIZON	10469 1250086028 INTERNET	269.98			N D 001.4190.020.034
149662	VERIZON CALIFORNIA	17164 909-305-4876	44.84			N D 001.4410.022.003
149662	VERIZON CALIFORNIA	17164 909-592-6856	49.06			N D 001.4410.022.003
149662	VERIZON CALIFORNIA	17164 909-592-6858	172.51			N D 001.4410.022.003
			33,301.90	*CHECK TOTAL		
				*CHECK TOTAL		
				*CHECK TOTAL		
				*CHECK TOTAL		

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

PO# F 9 S ACCOUNT

CLAIM INVOICE

AMOUNT

DESCRIPTION

149663 11/14/14 VERIZON WIRELESS

266.44

17167 571058979/09/14-10/13

149664 11/14/14 VISTA PAINT CORPORAT

752.79

17172 PAINT & SUPPLIES

149664 11/14/14 VISTA PAINT CORPORAT

39.41

17172 PAINT & SUPPLIES

149664 11/14/14 VISTA PAINT CORPORAT

13.47

17172 PAINT & SUPPLIES

149665 11/14/14 WALTERS WHOLESAL E

831.23

10860 ELECTRICAL ITEMS

149665 11/14/14 WALTERS WHOLESAL E

884.11

10860 ELECTRICAL SUPPLIES

149666 11/14/14 WATERLINE TECHNOLOGI

48.41

10242 HYPOCHLORITE SOLUTION

149666 11/14/14 WATERLINE TECHNOLOGI

66.81

10242 HYPOCHLORITE SOLUTION

149666 11/14/14 WATERLINE TECHNOLOGI

115.22

10242 HYPOCHLORITE SOLUTION

149666 11/14/14 WATERLINE TECHNOLOGI

346.79

10242 HYPOCHLORITE SOLUTION

149667 11/14/14 XEROX CORPORATION

38.00

17425 6204CP COPIER W/OUT SE

149667 11/14/14 XEROX CORPORATION

163.41

17425 WC7428P COPIER

149667 11/14/14 XEROX CORPORATION

201.41

TOTAL

149667 11/14/14 XEROX CORPORATION

461,476.66

TOTAL

149667 11/14/14 XEROX CORPORATION

*CHECK TOTAL

700850

708359

730579

*CHECK TOTAL

239534-00

2395669-00

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5287746

5287747

5288392

*CHECK TOTAL

701804783

701804783

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N D 001.4190.022.003

N D 001.4342.011.000

N D 001.4342.011.000

N D 008.4415.033.000

N D 001.4411.023.000

N D 001.4342.033.000

N D 001.4430.033.000

N D 001.4430.033.000

N D 001.4430.033.000

N D 001.4190.015.000

N D 001.4190.015.000

BANK OF AMERICA

ACS FINANCIAL SYSTEM
11/05/2014 13:42:35
WARRANT DATE VENDOR
REPORT TOTALS:

CITY OF SAN DIMAS
GL540R-V07.24 PAGE
13
F 9 S ACCOUNT

Disbursement Journal
DESCRIPTION AMOUNT CLAIM INVOICE PO#
461,476.66

RECORDS PRINTED - 000408

FUND RECAP:

FUND	DESCRIPTION
001	GENERAL FUND
002	STATE GAS TAX
003	WALKER HOUSE LLC FUND
004	CITY HALL/COM BLD/PLAZA FUND
005	SEWER EXPANSION
006	CITY WIDE LIGHTING DISTRICT
007	LANDSCAPE PAVILION TAX
008	LANDSCAPE PAVILION REPLACEMENT
010	INFRASTRUCTURE DEVELOPMENT
020	COMMUNITY PARK (N & W)
021	OPEN SPACE #1 (EAST)
022	OPEN SPACE #2 (EAST)
027	CIVIC CENTER PARKING DIST
034	HOUSING AUTHORITY 2-1-12
038	SUCCESSOR AGENCY CG 2-1-12
040	COMMUNITY DEVELOPMENT GRANT
053	SOFT COURSE MAINT & OPERATIO
070	EQUIPMENT REPLACEMENT DIST
071	PARK QUALITY MANAGEMENT DIST
072	PROP A LOCAL TRANSPORTATION
075	LANDSCAPE MAINTENANCE DIST

TOTAL ALL FUNDS

DISBURSEMENTS

148,543.14
7,720.78
120,983.94
3,377.74
27,878.61
4,497.00
23,627.13
3,356.57
1,508.54
4,282.00
1,104.73
31,866.24
43,200.26
8,092.49
2,092.49
461,476.66

BANK RECAP:

BANK	NAME
CHEK	BANK OF AMERICA
TOTAL	ALL BANKS

DISBURSEMENTS

461,476.66
461,476.66



MINUTES
REGULAR CITY COUNCIL
AND SUCCESSOR AGENCY MEETING
TUESDAY, OCTOBER 14, 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 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 & Recreation Theresa Bruns
Director of Public Works Krishna Patel
Deputy City Clerk Debra Black
Environmental Coordinator Latoya Cyrus

1. CALL TO ORDER AND FLAG SALUTE

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

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 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) **Aunisha Leffridge** – San Dimas High School Student Body President announced the recent and upcoming activities planned.
- 2) **Rick Hartmann** – Chamber of Commerce – thanked the council and staff for their support with Western Days and shared some highlights of the weekend.
- 3) **Nora Chen** – San Dimas Library Manager – announced activities planned for the library.

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 Badar, seconded by Councilmember Ebner and carried to accept, approve and act upon the consent calendar with Councilmember Templeman abstaining from approving the study session minutes.

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
 - 1) **RESOLUTION NO. 2014-53**, A Resolution of the City Council of the City of San Dimas approving certain demands for the months of September and October 2014.
 - 2) **RESOLUTION NO. 2014-54**, A Resolution of the City Council of the City of San Dimas Calling for the holding of a General Municipal Election to be held on Tuesday, March 3, 2015, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities.
 - 3) **RESOLUTION NO. 2014-55**, A Resolution of the City Council of the City of San Dimas Requesting the Board of Supervisors of the County of Los Angeles to render specified services to the City relating to the conduct of a General Municipal Election to be held on Tuesday, March 3, 2015.
 - 4) **RESOLUTION NO. 2014-56**, A Resolution of the City Council of the City of San Dimas, County of Los Angeles, State of California, adopting regulations for candidates for elective office pertaining to candidate statements submitted to the voters at an election to be held on Tuesday, March 3, 2015
- b. Approval of minutes for September 23, 2014 regular City Council meeting and September 30, 2014 Study Session.

END OF CONSENT CALENDAR

4. PLANNING MATTERS

- a. Consideration of a City Council policy on Study Sessions for Certain Land Use and Zoning Changes

Assistant City Manager Larry Stevens presented staff's report recommending adoption of the Study Sessions Policy or recommend changes. Mr. Stevens confirmed that all study sessions are open to the public and noticed as agenda items and that there is nothing in the policy that mandates a need to have a study session; however 18.208.020 does require a public hearing for zone changes or amendments.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Badar to adopt the Study Session Policy. The motion carried by a vote of five to zero. **(5-0)**

Mayor Morris opened the item for public comment.

Stan Stringfellow – asked if a decision to authorize an application for a zone change to go forward to the next level could be made in the study session.

Mr. Stevens responded that was correct and this would replace the requirement of 18.208.020.

Amparo Beruman – resident asked for clarification on the zone change process related to the study session.

Mr. Stevens answered that zone changes will always be done at a public hearing before the Planning Commission and City Council.

Councilmember Ebner asked if council could find that they should not go forward with a zone change, in effect turning down a request at a study session.

Mayor Morris responded that they would be turning down the request for an application of a zone change to go forward.

Mayor Morris closed the public comment period.

- b. Requests for Study Sessions from City Ventures and from Walbern Development

Assistant City Manager Larry Stevens presented staff's report on this item and asked council to schedule a date for a joint meeting with the Planning Commission if the Study Session Policy is adopted.

Tuesday, November 25th, 2014 at 5:00 pm was selected for the study session.

5. OTHER BUSINESS

- a. Christ's Church of the Valley – street closure request

City Manager Blaine Michaelis presented staff's report on this item recommending approval of the request to close Covina Blvd. from Valley Center to Kimberly Ave. from 10:00 a.m. to 11:00 p.m. on October 31, 2014.

MOTION: A motion was made by Councilmember Badar and seconded by Councilmember Bertone to approve the closure of Covina Blvd. from Valley Center to Kimberly Ave. from 10:00 a.m. to 11:00 p.m. on October 31, 2014. The motion carried by vote of five to zero. **(5-0)**

- b. Receive a presentation regarding Proposition P "Safe Neighborhood Parks Measure" on the November ballot to provide funding for neighborhood and regional parks and recreation through a \$23 annual per parcel tax. Consider taking a position to support this measure.

Director of Parks & Recreation Theresa Bruns presented staff's report on this item.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Ebner for council to go on record as supporting Proposition P "Safe Neighborhood Parks Measure." The motion passed by a vote of three to two **(3-2)** with Councilmembers Templeman and Badar voting against.

Councilmember Templeman's position was that the voters should make the decision on their own.

- c. Receive report of the project to build a new office/restroom and replace an existing restroom at the Sycamore Canyon Equestrian Center facility. Authorize proceeding with this project.

City Manager Blaine Michaelis presented staff's report on this item with recommendation to approve \$245,000 from reserves to fund project, authorize staff to execute building agreement with Everything Else Builders and authorize staff to solicit bids, proposals for the installation of utilities for this project and staff to complete the project.

MOTION: A motion was made by Councilmember Templeman and seconded by Councilmember Bertone to approve \$245,000 from reserves to fund the project, authorize staff to execute building agreement with Everything Else Builders and authorize staff to solicit bids, proposals for the installation of utilities for this project and staff to complete the project. The motion passed by vote of five to zero. **(5-0)**

- d. Approval of the Contract and Associated Fee Proposal in Conjunction with the Industrial/Commercial Facility Inspection Program as Mandated by the National Pollutant Discharge Elimination System (NPDES) Permit for Municipal Separate Storm Sewer System (MS\$) Discharge: R4-2012-0175.

RESOLUTION NO. 2014-57 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS REESTABLISHING FEES FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) INSPECTIONS AND AMENDING THE SAN DIMAS MUNICIPAL CODE

Environmental Coordinator Latoya Cyrus presented staff's report on this item recommending approval of the contract with Charles Abbott Associates, Inc. in the amount of \$52,720.00, approval of Resolution No. 2014-57 and approval of Option 1 for the collection of NPDES inspection fees to be spread over a two (2) year period to cover the entire contract cost.

Councilmember Badar requested a split motion on this item.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Templeman to waive further reading and adopt Resolution No. 2014-57 and accept staff's recommendation of option 1 for the NPDES inspection fees to be spread over a two (2) year period. The motion carried by a vote of three to two (**3-2**) with Councilmembers Ebner and Badar voting against.

Councilmember Ebner felt the city should absorb the start- up costs of \$8,244.00 to lower the fees the businesses would have to pay for two years. He also felt that it would be a big jump in the business license fees for the businesses to incur.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Badar to approve a contract with Charles Abbott Associates, Inc. in the amount of \$52,720. The motion carried by a vote of five to zero. (**5-0**)

6. ORAL COMMUNICATIONS

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

None

- b. City Manager

Blaine announced that Captain Slawson with the Sheriff's Station would be transferring out and thanked him for his commitment and involvement in city.

- c. City Attorney

None

- d. Members of the City Council

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

None

- 2) Individual Members' comments and updates.

7. ADJOURNMENT

The meeting adjourned at 8:58 p.m. The next meeting is on October 28th, at 7:00 p.m.

Respectfully submitted,

Debra Black, Deputy City Clerk



MINUTES
REGULAR CITY COUNCIL MEETING
TUESDAY, OCTOBER 28, 2014, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

CITY COUNCIL:

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

STAFF:

City Manager Blaine Michaelis
Assistant City Manager Community Development Larry Stevens
Assistant City Manager Administrative Services Ken Duran
Director of Parks & Recreation Theresa Bruns
Director of Public Works Krishna Patel
Deputy City Clerk Debra Black

1. CALL TO ORDER AND FLAG SALUTE

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

2. ANNOUNCEMENTS/RECOGNITIONS

- Parks and Recreation Department Halloween Activities on October 31, including Downtown Trick or Treat on Bonita Avenue from 3:30-5:30 pm, and Halloween Spectacular at the Civic Center Plaza from 5:30 – 8:30 pm

Recreation Coordinator Dominic Borba announced the activities planned for the Downtown Holiday Trick or Treat and Halloween Spectacular.

- **Recognize Warren Siecke – 37 years as the City’s Traffic Engineer**

Mayor Morris read the Resolution prepared for presentation to Warren Siecke.

John Campbell thanked Warren for the guidance and direction he gave staff.

Shari Garwick shared that Warren is a great example of an engineer who is able to convey the many technicalities of the job with a human approach.

Krishna Patel shared that Warren’s success comes from listening and having a sense of calmness. He also mentioned that Warren is one of the council-authors of the speed hump policy. He thanked Warren for being a team player and teacher.

Councilmember Bertone mentioned that council and staff followed Warren’s accepted about 99% of his recommendations.

Councilmember Ebner thanked Warren for his time with the city.

Mr. Siecke stated that he was blessed with being able to work in the city with good people, great staff and council. He continued that he was fortunate to have found a niche in city government with 9 cities’ needing his expertise.

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

No one came forward.

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: Request to remove item 4b from consent for separate comment and approval the remaining items on consent was moved by Councilmember Bertone and seconded by Councilmember Ebner. The motion carried by vote of three to zero. **(3-0)**

City Manager Blaine Michaelis explained that staff recommended more detail be provided in the minutes on the vote counts during the October 14, 2014 meeting.

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

(1) **RESOLUTION NO. 2014 - 58**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF OCTOBER, 2014.

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

c. Approval of the City's Annual Independent Audited Financial Statements

d. Award Cash Contract 2014-06 Decorative Tree Light Conduit Installation, Bonita Avenue between Monte Vista Ave and San Dimas Ave

1) Approval of budget appropriation of \$65,000 from City Wide Lighting District Fund

2) Award of Cash Contract 2014-06 for Lighting Conduit Installation to Macadee Electrical Construction in the amount of \$34,969.00

END OF CONSENT CALENDAR

5. 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

Next Mayor's Call in Show Thursday, November 13, 2014 at 7:00 pm. He also introduced the new Sheriff's Captain Duane Harris

c. City Attorney

Absent

d. Members of the City Council

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

None

2) Individual Members' comments and updates.

Nothing to report

Councilmember Bertone thanked staff for their help with San Dimas Festival of Arts Wildlife Show.

6. ADJOURNMENT

Meeting adjourned at 7:22 p.m.

Respectfully submitted,

Debra Black, Deputy City Clerk



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the meeting of November 12, 2014

From: Blaine Michaelis, City Manager

Initiated by: Debra Black, Deputy City Clerk

Subject: Tax Sharing Resolutions Approving and accepting negotiated Exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation No. 420)

SUMMARY

This action provides for the annexation into the County Sanitation District for sewer service of one existing single family home, and 15 proposed single-family homes on Walnut Avenue.

RECOMMENDATION

Adopt Tax Sharing Resolutions.

Respectfully Submitted,

Debra Black, Deputy City Clerk

Attachments:

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of La Verne

Three Valleys Municipal Water District

City of San Dimas

San Dimas Lighting District - Zone B

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 22.

"ANNEXATION NO. 420"

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 22 entitled *Annexation No. 420*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 22 in the annexation entitled *Annexation No. 420* is approved and accepted.
2. For each fiscal year commencing on and after July 1, 2014 or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 22 a total of 0.4725120 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 420* for Tax Rate Area 05046 as shown on the attached Worksheet.

3. For each fiscal year commencing on and after July 1, 2014 or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No.22 a total of 0.5025910 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 420* for Tax Rate Area 05087 as shown on the attached Worksheet.

4. No additional transfer of property tax revenues shall be made from any other tax agencies to County Sanitation District No. 22 as a result of annexation entitled *Annexation No. 420*.

5. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

6. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 22 of Los Angeles County, and the governing bodies of City of La Verne, Three Valleys Municipal Water District, City of San Dimas, and San Dimas Lighting District – Zone B, signatory hereto.

SAN DIMAS LIGHTING DISTRICT – ZONE B

SIGNATURE

PRINT NAME AND TITLE

ATTEST:

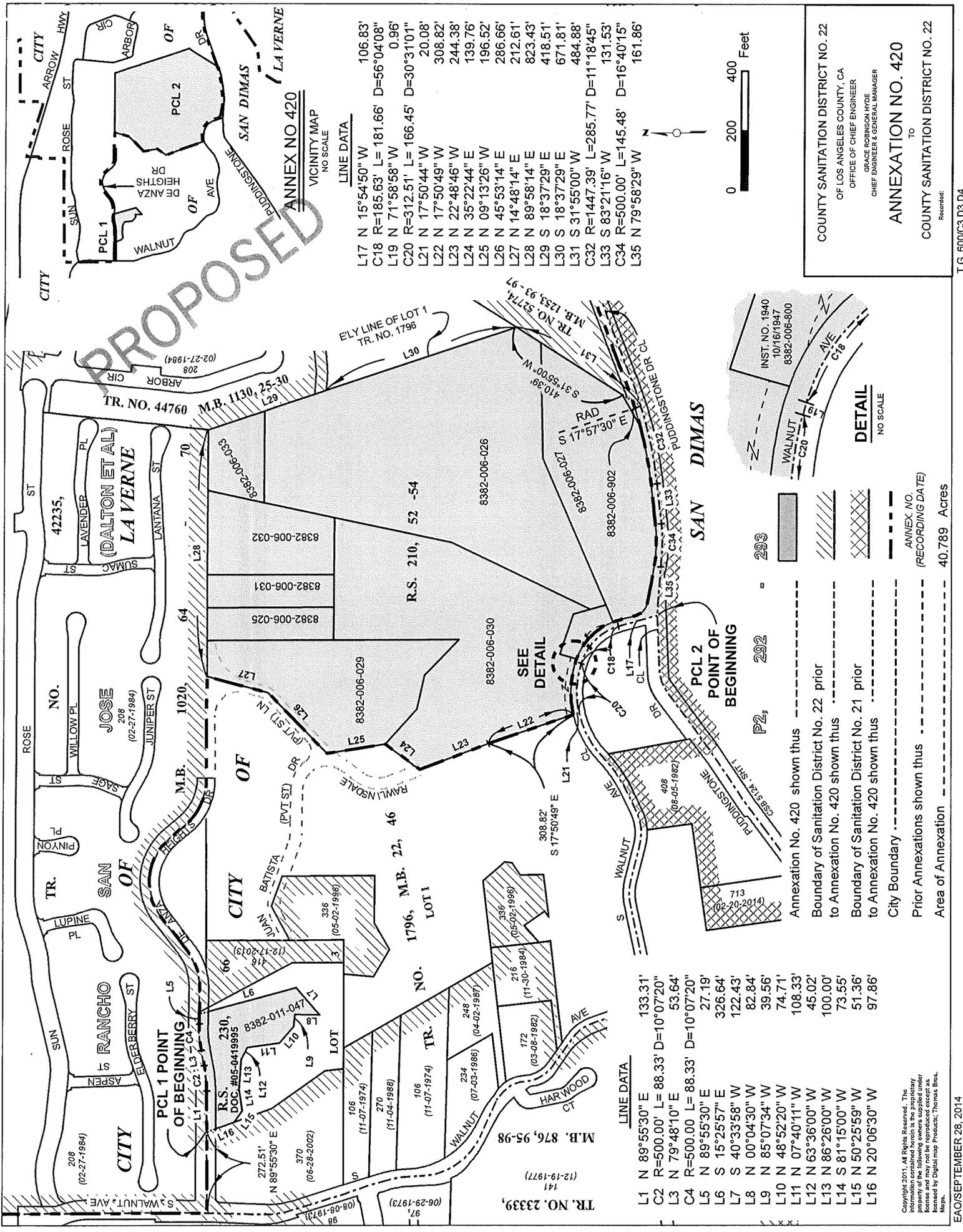
Secretary

Date

(SIGNED IN COUNTERPART)

ANNEXATION TO: CO.SANITATION DIST.NO 22 DEBT S.
 ACCOUNT NUMBER: 066.85
 TRA: 05087
 EFFECTIVE DATE: 07/01/2014
 ANNEXATION NUMBER: 22-420
 PROJECT NAME: A-22-420
 DISTRICT SHARE: 0.008813017

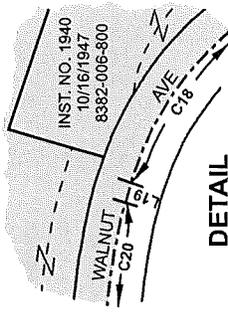
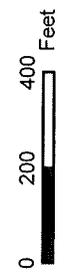
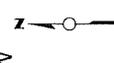
ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
001.05	LOS ANGELES COUNTY GENERAL	0.285274472	28.5284 %	0.008813017	0.002514140	-0.002572824	0.282701648
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000106801	0.0106 %	0.008813017	0.0000000941	0.000000000	0.000106801
003.01	L A COUNTY LIBRARY	0.021500237	2.1500 %	0.008813017	0.000189481	-0.000189481	0.021310756
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.164144242	16.4144 %	0.008813017	0.001446605	-0.001446605	0.162697637
007.31	L A C FIRE-FFW	0.006552083	0.6552 %	0.008813017	0.000057743	0.000000000	0.006552083
030.10	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001563661	0.1563 %	0.008813017	0.000013780	-0.000013780	0.001549881
030.70	LA CO FLOOD CONTROL MAINT	0.008848881	0.8848 %	0.008813017	0.000077985	-0.000077985	0.008770896
241.01	CITY-SAN DIMAS TD #1	0.070380261	7.0380 %	0.008813017	0.000620262	-0.000620262	0.069759999
241.62	CITY-SAN DIMAS LT DIST ZN B	0.007993671	0.7993 %	0.008813017	0.000070448	-0.000070448	0.007923223
365.05	THREE VALLEY MWD ORIG AREA	0.003917546	0.3917 %	0.008813017	0.000034525	-0.000034525	0.003883021
400.00	EDUCATIONAL REV AUGMENTATION FD	0.072845328	7.2845 %	0.008813017	0.000641987	EXEMPT	0.072845328
400.01	EDUCATIONAL AUG FD IMPOUND	0.155376505	15.5376 %	0.008813017	0.001369335	EXEMPT	0.155376505
400.15	COUNTY SCHOOL SERVICES	0.001323927	0.1323 %	0.008813017	0.000011667	EXEMPT	0.001323927
400.21	CHILDREN'S INSTIL TUITION FUND	0.002627569	0.2627 %	0.008813017	0.000023156	EXEMPT	0.002627569
809.04	MT.SAN ANTONIO COMMUNITY COLLEGE	0.028358502	2.8358 %	0.008813017	0.000249923	EXEMPT	0.028358502
809.20	MT SAN ANTONIO CHILDRENS CTR FD	0.000273786	0.0273 %	0.008813017	0.000002412	EXEMPT	0.000273786
830.03	BONITA UNIFIED SCHOOL DISTRICT	0.161453265	16.1453 %	0.008813017	0.001422890	EXEMPT	0.161453265
830.06	CO.SCH.SERV.FD.- BONITA	0.006712330	0.6712 %	0.008813017	0.000059155	EXEMPT	0.006712330
830.07	DEV.CTR.HDCPD.MINOR-BONITA	0.000746933	0.0746 %	0.008813017	0.000006582	EXEMPT	0.000746933



ANNEX NO 420
VICINITY MAP
NO SCALE

LINE DATA

- L17 N 15°54'50" W 106.83'
- C18 R=185.63' L=181.66' D=56°04'08" 0.96'
- L19 N 71°58'58" W 0.96'
- C20 R=312.51' L=166.45' D=30°31'01" 20.08'
- L21 N 17°50'44" W 20.08'
- L22 N 17°50'49" W 308.82'
- L23 N 22°48'46" W 244.38'
- L24 N 35°22'44" E 139.76'
- L25 N 09°13'26" W 196.52'
- L26 N 45°53'14" E 286.66'
- L27 N 14°48'14" E 212.61'
- L28 N 89°58'14" E 823.43'
- L29 S 18°37'29" E 418.51'
- L30 S 18°37'29" E 671.81'
- L31 S 31°55'00" W 484.88'
- C32 R=1447.39' L=285.77' D=11°18'45" 131.53'
- L33 S 83°21'16" W 131.53'
- C34 R=500.00' L=145.48' D=16°40'15" 161.86'
- L35 N 79°58'29" W 161.86'



DETAIL
NO SCALE

LINE DATA

- L1 N 89°55'30" E 133.31'
- C2 R=500.00' L=88.33' D=10°07'20" 53.64'
- L3 N 79°48'10" E 53.64'
- C4 R=500.00' L=88.33' D=10°07'20" 27.19'
- L5 N 89°55'30" E 27.19'
- L6 S 15°25'57" E 326.64'
- L7 S 40°33'58" W 122.43'
- L8 N 00°04'30" W 82.84'
- L9 N 85°07'34" W 39.56'
- L10 N 48°52'20" W 74.71'
- L11 N 07°40'11" W 108.33'
- L12 N 63°36'00" W 45.02'
- L13 N 86°26'00" W 100.00'
- L14 S 81°15'00" W 73.55'
- L15 N 50°25'59" W 51.36'
- L16 N 20°06'30" W 97.86'

- Annexation No. 420 shown thus P2, 292 = 293
- Boundary of Sanitation District No. 22 prior to Annexation No. 420 shown thus
- Boundary of Sanitation District No. 21 prior to Annexation No. 420 shown thus
- City Boundary
- Prior Annexations shown thus
- Area of Annexation

COUNTY SANITATION DISTRICT NO. 22
OF LOS ANGELES COUNTY, CA
OFFICE OF CHIEF ENGINEER
GRACE ROBINSON HYDE
CHIEF ENGINEER & GENERAL MANAGER

ANNEXATION NO. 420
TO
COUNTY SANITATION DISTRICT NO. 22

Recorded:
T.G. 600/C3.D3.D4

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CARL WARREN & COMPANY

Claims Management and Solutions

October 31, 2014

TO: City of San Dimas

ATTENTION: Ken Duran, Assistant City Manager

RE: Claim	:	Valenica vs. City of San Dimas
Claimant	:	Brian Valencia
Member	:	City of San Dimas
Date Rec'd by Mbr	:	9-25-2014
Date of Event	:	6-25-2014
CW File Number	:	1895148 EGQ

Please allow this correspondence to acknowledge receipt of the captioned claim. Please take the following action:

- **CLAIM REJECTION: Send a standard rejection letter to the claimant.**

Please include a Proof of Mailing with your rejection notice to the claimant. An exemplar copy of a Proof of Mailing is attached. Please provide us with a copy of the Notice of Rejection and copy of the Proof of Mailing. If you have any questions feel free to contact the assigned adjuster.

Very Truly Yours,

CARL WARREN & CO.

Emily Gutierrez
Claims Specialist

AN EMPLOYEE-OWNED COMPANY

770 S. Placentia Avenue | Placentia, CA 92870

P. O. Box 25180 | Santa Ana, CA 92799-5180

www.carlwarren.com | Tel: 714-572-5200 | 800-572-6900 | Fax: 866-254-4423

CA License No. 2607296

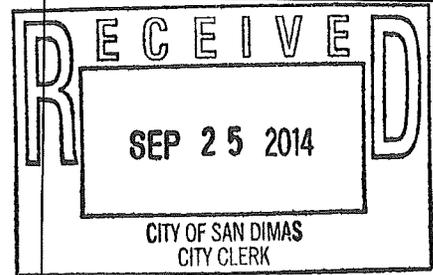
3d



**CLAIM AGAINST THE CITY OF SAN DIMAS
(For damages to Persons or Personal Property)**

Received by KS initials
Via

- U S Mail
- Inter-Office Mail
- Over the Counter



CITY CLERK STAMP

A claim must be filed with the City Clerk of the City of San Dimas within six (6) months after which the incident or event occurred. Be sure your claim is against the City of San Dimas, not another public entity. Where space is insufficient, please use additional paper and identify information by paragraph number. Completed claims must be mailed or delivered to the City Clerk, the City of San Dimas, 245 E. Bonita Avenue, San Dimas CA 91773-3002.

TO THE HONORABLE MAYOR & CITY COUNCIL, THE CITY OF SAN DIMAS, CALIFORNIA.

The undersigned respectfully submits the following claim and information relative to damage to persons and/or personal property:

1. Name of Claimant Brian Valencia
 - a. Address 952 Colmar St
 - b. City Pomona Zip Code 91767
 - c. Telephone Number () _____ d. Cell Number (909) 297-6702
 - e. Date of Birth 02/03/1972 f. Drivers' license _____
 - g. e-mail: _____

2. Name, telephone and post office address to which claimant desires notices to be sent if other than above:

3. Event or occurrence from which the claim arises:
 - a. Date 6/25/2014 b. Time 12:00 PM a.m./p.m.
 - c. Place (exact & specific location) Goodyear parking lot NE spot

 - d. How and under what circumstances did damage or injury occur? Specify the particular occurrence, event, act or omission you claim caused the injury or damage. (Use additional paper if necessary) I left my car with Goodyear and found damage on my car when they returned it. I looked at the curb and it was lifted from a tree. Goodyear doesn't want to take
 - e. What particular action by the City, or its employees, caused the alleged damage or injury? responsibility. Repair damage from curb or let goodyear know it's their fault for negligence.

4. Give a description of the injury, property damage or loss, so far as is known at the time to this claim. If there were no injuries, state "no injuries".

No injuries. Dent + paint removed from door where it hit

5. Give the name(s) of the City employee(s) causing the damage or injury:

Goodyear - Shannon
City - curb/tree

6. Name and address of any other person injured:

P

7. Name and address of the owner of any damaged property:

952 Colman St
Pomona CA 91767

8. Damages claims:

a. Amount claimed as of this date:

\$ 520.32 0

b. Estimated amount of future costs:

\$ 520.32

c. Total amount claimed:

\$ 520.32

d. Basis for computation of amounts claimed
(attach copies of all bills, invoices, estimates, etc.)

9. Names and addresses of all witnesses, hospitals, doctors, etc.

a. Goodyear - Shannon
b. _____
c. _____
d. _____

10. Any additional information that might be helpful in considering this claim:

Goodyear took pictures / contacted City
about curb/tree

**WARNING: IT IS A CRIMINAL OFFENSE TO FILE A FALSE CLAIM!
(Penal Code §72: Insurance Code §556.1)**

I have read the matters and statements made in the above claim and I know the same to be true of my own knowledge, except as to those matters stated upon information or belief as to such matters I believe the same to be true. I certify under penalty of perjury that the foregoing is TRUE and CORRECT.

Signed this 25th day of Sept, 25th, 2014
at 10:30 AM Pomona, CA

Rain Karim
Claimant's signature

Print Form

Clear Form



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
*For the meeting of **November 12, 2014***

From: Krishna Patel, Public Works Director

Subject: **Cash Contract 2014-02 Arrow Highway and Lone Hill Avenue et al., Signal, Street and Landscaping Improvements:**

- 1) **Approval of Change Order 2 in the final amount of \$591,655.08 for the San Dimas High School Parking Lot and Saints Court Improvements in conjunction with Performing Arts Center.**
- 2) **Approval/authorization Change Order 3 for an amount not to exceed \$100,000.**

Summary

Staff seeks Council consideration to approve the final revised amount for Change Order 2 issued to Gentry Brothers Inc. for the completion of the necessary parking lot and street improvements for the City's Swim and Racquet Club, San Dimas High School, and the Performing Arts Center. Staff also requests that Council approve the work in Change Order 3 the costs of which were previously allocated in the project budget.

BACKGROUND

At the May 13, 2014 Council meeting, Council awarded the original bid contract for Cash Contract 2014-02 "Arrow Highway and Lone Hill Avenue et al., Signal, Street and Landscaping Improvements" to Gentry Brothers, Incorporated, including Change Order 1 (\$270,000) which extended the paving limits on Lone Hill Avenue to north of Overland Ct, Council also authorized a contingency of \$100,000 for the project.

At the June 22, 2014 Council meeting, Council approved Change Order 2 for Cash Contract 2014-02 in the amount of \$467,000 to complete the necessary San Dimas High School Parking Lot and Saints Court Improvements in conjunction with the Performing Arts Center. This Change Order was based on an agreement entered between the City and Bonita Unified School District. The Change Order amount was based on a cost estimate using favorable contract bid item unit prices received for the Cash Contract 2014-02.

DISCUSSION

Change Order 2:

During construction of the High School parking lot improvements additional work was added/adjusted per the request of School District representatives. The additional work consisted of electrical, landscaping,

drainage, striping, concrete and asphalt items as shown in the cost sharing breakdown agreed upon by the School District (Attachment A). Additional electrical services were necessary to complete the parking lot lighting system and to make improvements to the existing high school marquee sign. Additional landscaping such as trees and ground cover were completed to enhance the aesthetics of the improvements. Additional trench drain and curb adjustments were made to improve the drainage of the parking lot. Striping and signs that were not accounted for on the plans were added to improve traffic circulation. Due to the advanced deterioration of the existing pavement to remain in the parking lot, the school district preferred to grind and pave in lieu of the previously proposed slurry seal application. The additional asphalt work is considered to be a well-intended investment for the long term as yields a much more enriched aesthetics appeal as well as extending the life expectancy of the pavement. Even with the addition of these items and due to the reduction of the surveying services and geotechnical services which was addressed directly by the School District, the amount for the City's share has been reduced from the originally anticipated approved amount of \$108,099.18 to \$95,660.09

At the completion of the parking lot improvements the overall all final budget expenditures are as follows. A more complete breakdown of costs is attached for reference.

	<u>City's Share</u>	<u>School's Share</u>	<u>Total Cost</u>
Change Order 2 (Gentry Bros.)	\$77,021.42	\$347,694.48	\$424,715.90
Additional Items (Gentry Bros.)	\$10,701.00	\$156,238.18	\$ 166,939.18
Soil Testing	\$ 0	\$ 0	\$ 0
Survey	\$ 1,858.97	\$ 6,723.53	\$ 8,582.50
Inspection	\$ 6,078.70	\$ 25,235.13	\$ 31,313.83
Grand Total	\$95,660.09	\$535,891.32	\$631,551.41

Change Order 3:

During construction of the paving and signal improvements on Lone Hill there have been some costs due to unanticipated conditions. While allowed for in the budget, these items will add to the final project cost. For example, several utilities did not submit accurate plans of their infrastructure and as a result the contractor incurred additional costs for potholing and relocating the signal poles and underground conduit where conflicts occurred with the existing utilities. Another unanticipated condition was the poor subgrade on southbound Lone Hill that required additional cement treatment prior to placing the designed pavement section.

Some of the changes were done in conjunction with the water main that Golden State Water relocated when conflicts with the new street elevation were discovered. The new water main went under the cross gutter at Rennell/Arrow Highway, so instead of repairing a portion of the dilapidated cross gutter, Staff instructed the contractor to replace the cross gutter and bring the entire length to current standards. Replacing the entire section could be done under the contractor's existing traffic control and mobilization, which were a cost and time savings for this work. However this item was not included in the original bid as the water company work was not anticipated.

At this point in the contract, Staff is requesting that Council approve Change Order 3 and the work as listed below. While these items were not part of the original bid, the project budget includes an allowance for these un-anticipated items:

Additional Sidewalk and curb and gutter	\$17,000.00
Additional Cement treatment for poor subgrade	\$25,000.00
Cross Gutters at St George and Rennell	\$30,000.00
Sidewalk Ramps at Rennell/St George	\$ 4,000.00
Additional Signal Work due to utility conflicts	\$ 7,000.00
Additional paving on Arrow Highway due to trench failure	\$17,000.00
Total	\$100,000.00

Work on this project is ongoing and the above items may not include all additional items. Other work exceeding this amount would need to be brought for Council's approval in a separate change order.

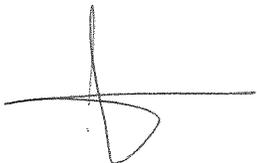
The contractor is preparing to start on the median work on Arrow Highway with an estimated overall project completion date of November 21st, 2014.

RECOMMENDATION

Staff requests that Council consider and approve the following change orders to Gentry Brothers Incorporated for work on CC 2014-02 Arrow Highway and Lone Hill Avenue et al., Signal, Street and Landscaping Improvements:

1. Authorize and approve revised change order 2 in the final amount of \$591,655.08 for the completion of the San Dimas High School Parking Lot and Saints Court Improvements in conjunction with Performing Arts Center.
2. Authorize and approve Change Order 3 for an amount not to exceed \$100,000.

Respectfully Submitted,



Krishna Patel
 Director of Public Works

Attachment: Cost breakdown of San Dimas High School Parking Lot
 11-14-04 kp

ATTACHMENT A

SAN DIMAS HIGH SCHOOL / CITY'S SWIM & RACQUET CLUB
NORTH PARKING LOT & SAINTS COURT IMPROVEMENTS

updated 10/28/14

GENTRY BROTHERS CONSTRUCTION COSTS				Original Estimate		Final Cost	
Item	Description of base bid item	City's Share	School's Share	Total Cost	City's Share	School's Share	Total Cost
1	Mobilization	\$4,275.73	\$15,464.49	\$19,740.23	\$6,134.56	\$22,187.52	\$28,322.08
2	Demolition	\$6,711.48	\$22,532.42	\$29,243.90	\$6,555.95	\$22,010.29	\$28,566.24
3	Improvements per plan on Saints Court (offsite)	\$12,462.26	\$30,511.06	\$42,973.32	\$13,912.26	\$34,061.06	\$47,973.32
4	Improvements per plan in parking lot (onsite)	\$27,356.10	\$182,429.91	\$209,786.01	\$27,125.16	\$180,889.86	\$208,015.02
5	Landscaping and Irrigation	\$0.00	\$34,452.00	\$34,452.00	\$0.00	\$34,452.00	\$34,452.00
6	Street Lighting Electrical (conduit only)	\$4,250.00	\$12,750.00	\$17,000.00	\$4,250.00	\$12,750.00	\$17,000.00
7	Street Lighting Electrical (foundations only)	\$6,900.00	\$20,700.00	\$27,600.00	\$6,900.00	\$20,700.00	\$27,600.00
8	Signing and Striping	\$3,881.25	\$11,643.75	\$15,525.00	\$3,881.25	\$11,643.75	\$15,525.00
9	Speed Humps (12)	\$0.00	\$12,000.00	\$12,000.00	\$0.00	\$9,000.00	\$9,000.00
10	Asphalt overlay remaining portion of Saints Court	\$16,020.00	\$0.00	\$16,020.00	\$8,262.24	\$0.00	\$8,262.24
	Gentry's Construction Subtotal	\$81,856.82	\$342,483.64	\$424,340.46	\$77,021.42	\$347,694.48	\$424,715.90
	Gentry's Construction Contingency (10%)	\$8,185.68	\$34,248.36	\$42,434.05	\$0.00	\$0.00	\$0.00
	Gentry's Construction Total for CC 2014-02 Change Order #2	\$90,042.50	\$376,732.00	\$466,774.50	\$77,021.42	\$347,694.48	\$424,715.90

DOUG MARTIN CONSTRUCTION COSTS				Original Estimate		Final Cost	
Item	Description of base bid item	City's Share	School's Share	Total Cost	City's Share	School's Share	Total Cost
11	Crack Sealing and Slurry Seal Application	\$4,981.80	\$18,018.20	\$23,000.00	\$0.00	\$0.00	\$0.00
	Doug Martin's Construction Contingency (10%)	\$498.18	\$1,801.82	\$2,300.00	\$0.00	\$0.00	\$0.00
	Doug Martin's Construction Total	\$5,479.98	\$19,820.02	\$25,300.00	\$0.00	\$0.00	\$0.00

MISCELLANEOUS FEES & SERVICES				Original Estimate		Final Cost	
Item	Description of base bid item	City's Share	School's Share	Total Cost	City's Share	School's Share	Total Cost
12	Construction Surveying Services	\$3,249.00	\$11,751.00	\$15,000.00	\$1,858.97	\$6,723.53	\$8,582.50
13	Geotechnical Engineering Services (soil compaction testing)	\$3,249.00	\$11,751.00	\$15,000.00	\$0.00	\$0.00	\$0.00
14	City Plan Check and Inspection in addition to DSA inspection for parking lot	\$6,078.70	\$25,235.13	\$31,313.83	\$6,078.70	\$25,235.13	\$31,313.83
	Additional Service Fees Total	\$12,576.70	\$48,737.13	\$61,313.83	\$7,937.67	\$31,958.66	\$39,896.33

ADDITIONAL ITEMS AT TIME OF CONSTRUCTION				Original Estimate		Final Cost	
Item	Description of base bid item	City's Share	School's Share	Total Cost	City's Share	School's Share	Total Cost
12	Additional Electrical boxes & conduit sweeps for parking lot lights	\$0.00	\$5,361.34	\$5,361.34	\$0.00	\$5,361.34	\$5,361.34
13	Additional Electrical for HS Marquee sign	\$0.00	\$3,507.28	\$3,507.28	\$0.00	\$3,507.28	\$3,507.28
14	Additional Landscape (in islands near PAC/Swim & Racquet Club)	\$770.00	\$2,730.00	\$3,500.00	\$0.00	\$0.00	\$0.00
15	Additional Landscape (Add 3 trees near Covina Blvd)	\$0.00	\$1,980.00	\$1,980.00	\$0.00	\$0.00	\$0.00
16	Additional Landscape (Add 2 trees near Swim & Racquet Club)	\$0.00	\$1,320.00	\$1,320.00	\$0.00	\$0.00	\$0.00
17	Removal of existing organic materials/landscaped area to convert paving	\$0.00	\$6,291.36	\$6,291.36	\$0.00	\$6,291.36	\$6,291.36
18	Additional manhole/access point for parkway drain in PAC Plaza	\$0.00	\$2,400.00	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00
19	Additional Striping for access road between PAC and north parking lot	\$0.00	\$1,650.00	\$1,650.00	\$0.00	\$1,650.00	\$1,650.00
20	Additional Striping for Saint's Court	\$2,211.00	\$0.00	\$2,211.00	\$0.00	\$0.00	\$2,211.00
21	Additional removal of decorative concrete near PAC Plaza & across entrance	\$0.00	\$1,658.00	\$1,658.00	\$0.00	\$1,658.00	\$1,658.00
22	Additional Grind/Goldmill Asphalt	\$0.00	\$13,895.00	\$13,895.00	\$0.00	\$13,895.00	\$13,895.00
23	Additional Asphalt Pavment	\$0.00	\$107,365.20	\$107,365.20	\$0.00	\$107,365.20	\$107,365.20
24	Additional bollards	\$0.00	\$7,200.00	\$7,200.00	\$0.00	\$7,200.00	\$7,200.00
25	Additional truncated domes	\$0.00	\$4,200.00	\$4,200.00	\$0.00	\$4,200.00	\$4,200.00
26	Credit for trench drain material ordered by Tilden Coil for portion to complete	\$0.00	-\$2,000.00	-\$2,000.00	\$0.00	-\$2,000.00	-\$2,000.00
27	Additional trench drain and curb adjustments of island near Swim & Racquet	\$6,400.00	\$0.00	\$6,400.00	\$0.00	\$0.00	\$6,400.00
	Additional Items Total	\$10,701.00	\$156,238.18	\$166,939.18	\$10,701.00	\$156,238.18	\$166,939.18

GRAND TOTAL	\$108,099.18	\$445,289.15	\$553,388.33	\$95,660.09	\$535,891.32	\$631,551.41
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NOTE: School's total share increases from originally estimated amount of \$445,289.15 to \$535,891.32 (difference of \$90,602.17) due to additional items



Valley Voice

The Pulse of the
San Gabriel Valley

SEPTEMBER/OCTOBER 2014

VOLUME 2, ISSUE 5

\$643,000 Awarded for Active Transportation

The SGVCOG was recently awarded \$643,000 for regional pedestrian and bicycling planning efforts. This funding was awarded by the Southern California Association of Governments (SCAG) through the State's Active Transportation Program (ATP), for projects that increase active transportation.

The COG's project includes developing active transportation plans for the cities of Irwindale, Glendora, La Puente, Monrovia, and Montebello, the first plans in these cities; completing a feasibility study to develop Class-I paths along undeveloped storm channels; developing regional wayfinding signage; and developing educational programs.

This application, submitted in partnership with the participating cities and BikeSGV, is the start of the COG's efforts to support the development of a regional active transportation system. In coordination with the Watershed Conservation Authority (WCA) and BikeSGV, the COG plans to submit an application for Caltrans' Sustainable Transportation Planning Grant, which will award approximately \$9.8 million to



San Jose Creek in Pomona (above) and Big Dalton Wash in Baldwin Park (below) provide opportunities to develop a regional bikeway network.



projects that address mobility deficiencies in the multimodal transportation system.

The COG's proposed application would develop conceptual plans for bikeways along the Big Dalton Wash in the City of Baldwin Park and San Jose Creek in the City of Pomona and a design and implementation manual to assist cities across the region in completing bikeway projects.



Free Residential Energy Audits, p. 3

Free energy assessments to be offered to homeowners through a partnership with CivicSpark.

Also in the issue...

#factcheck.....	2
COG Launches New Website.....	2
Transportation Spotlight.....	4
Executive Director's Report.....	5
SGVEWP Featured Project.....	5

Has your City completed its Homeless Services Survey?

The COG is working to provide more regional coordination of homeless services to assist the cities in helping their homeless populations and to analyze the changes in homeless services that have occurred in the region since the San Gabriel Valley Regional Homeless Needs Assessment was completed in 2009. This survey will help to update the 2009 Assessment and identify additional opportunities for the SGVCOG to assist regionally.

See if your City has filled out the survey at <http://www.sgvco.org/#!/homeless-services-survey/c8uo>. If not, City staff should visit <http://www.surveymonkey.com/s/sgvco> to complete the survey.

#factcheck South El Monte Goes Solar!

South El Monte is leading the way in sustainability, with its plans to install 664.58 kW of photovoltaic (PV) power at 8 city facilities. The \$2.9 million project, which will be financed with Energy Conservation Assistance Act (ECAA) low-interest loans managed by the California Energy Commission (CEC), is expected to result in an energy savings of nearly \$8 million over 30 years.



The CEC provides 0% and 1% interest loans to school districts, community college districts, cities, counties, and universities for energy efficiency and energy generation projects.

The CEC approved the City for a 1% interest, 20-year loan for \$2,307,104 to install the solar PV systems on municipal facilities, including City Hall, the Community Center, the Senior Center, the Maintenance Yard, and the Transportation Yard in June 2014. The City will have no up-front costs and will repay the loan through the expected energy savings from the project.

In July 2014, the City approved a contract with Eco-Sol, Inc., as project manager,

and Borrego Solar Systems, as general contractor, to install the PV systems and handle all aspects of the installation. The panels have an expected life expectancy of 25 years and the contractors have provided a guarantee that the panels will produce 95% of expected energy output for 10 years. The project is expected to be completed in July 2015.

In addition to the 1% loans from the CEC, the City will receive \$470,825 in rebates through the California Solar Initiative. These two funding mechanisms will enable the City to significantly reduce its energy costs and reduce its carbon footprint without any upfront cost.

CEC 1% Loans Still Available

The CEC released the FY 2014-15 Loan Notice in May 2014. \$6 million is available for cities, counties, special districts, public universities, and public hospitals to finance lighting systems, HVAC systems, streetlighting, building insulation, water and wastewater treatment equipment, and renewable energy projects. More information and the application is available at <http://www.energy.ca.gov/efficiency/financing/index.html#eligibility>.

FACT FACTS

255.7

Mega-watts (MW) of solar have been installed on public and non-profit buildings in SCE territory

New Website Launched

The COG's new website launched in August 2014! The new website is more user-friendly and provides more comprehensive information about the COG and its programs. The website was developed in-house, allowing the COG to save significantly on web design and development. Staff will continue to develop the site over time.

A snapshot of the home page of the website (right) includes information about the COG, upcoming meetings, existing programs, and current projects. Also at right is a snapshot of the meeting agendas, where agenda and backup materials for all upcoming meetings are posted.

Visit and browse the new site at www.sgvco.org.



Did You Know?

The COG has a new logo! Look for it on the COG's documents and publications!



Residential Energy Assessments Available

An unprecedented energy action planning effort, coordinated regionally to develop individual greenhouse gas emissions inventories and Energy Action Plans (EAPs) for 27 cities in the San Gabriel Valley, was completed in 2013. This regional effort resulted in significant cost savings for the cities. The EAPs are one component of the Climate Action Plan, which is required when cities update their General Plans.

Through the planning process, the San Gabriel Valley cities adopted plans that called for

- ◆ greenhouse gas reductions of more than **695,000 metric tons of carbon dioxide**,
- ◆ a **1.1 billion kilowatt hour (kWh)** reduction in residential and non-residential energy usage,
- ◆ and a **8.2 million kWh** reduction in projects at municipal facilities.

The plans identified dozens of strategies to meet these GHG and kWh reduction goals.

Based on the strategies identified in the EAPs and feedback from the cities, the COG applied for funding from the California Public Utilities Commission (CPUC) and Southern California Edison and received \$850,000 to complete projects that support the California Long-Term Energy Efficiency Strategic Plan (CEESP), including the development of a point-of-point checklist and residential energy assessment program for the 16 participating cities.

The Local Government Commission (LGC) and CivicSpark is partnering with the COG to offer the energy assessments. Civic Spark is a new AmeriCorps program that

places individuals with an interest in sustainability careers in local governments to complete projects that reduce greenhouse gas emissions and promote the creation of more sustainable communities. The COG will serve as 1 of 9 CivicSpark Regional Partners statewide.

3 CivicSpark Corps members will work at the COG offices and promote, schedule, and complete the residential energy assessments as a part of the COG's CEESP project. CivicSpark Corps members will receive comprehensive, specialized training in building science and home energy efficiency and coordinate with participating city staff and homeowners.

During the assessments, CivicSpark Corps members will walk around the home with the homeowner and identify easy energy savings opportunities and evaluate any energy savings opportunities in any home renovation projects.

By working with homeowners at the "point-of-permit" and targeting those who are already actively pursuing home renovation projects, the cities will be able to leverage the improvements and create rapport to significantly reduce energy. The CivicSpark team will also provide a customized home energy assessment for each participating homeowner, providing information about energy usage identifying easy, do-it-yourself actions.

The COG is excited to begin this collaboration with CivicSpark to support the cities and their residents!



The colored areas are the main places where air escapes from the home. The energy assessment will help homeowners identify these opportunities.

Other Programs Being Developed:

- **Green Building Manual and Website:** Easily accessible "one-stop shop" for energy efficiency information.
- **Online Permitting:** Working with participating cities to implement a customer-facing online permitting system that incorporates energy efficiency information and rebates.

FACT FACTS

\$474 million

Total amount of energy bills being paid annually by residents in the San Gabriel Valley, based on the average annual energy consumption per home in each City

Can't remember the goals and strategies in your City's Energy Action Plan?

All of the Energy Action Plans can be viewed at <http://www.sgvenergywise.org/municipalities/strategic-planning/deliverables>.

Coming Next Month:

- ◆ **SGV Mobility Matrix:** The COG received \$500,000 from Metro to complete a Mobility Matrix that identifies a suite of regionally significant projects and develops a framework for identifying priority projects.
- ◆ **Active Transportation Program (ATP) Projects:** Many cities in the San Gabriel Valley were awarded funding under the ATP to complete a wide variety of projects.

COG POLICY COMMITTEE UPDATE

Transportation

Chair — John Fasana, City of Duarte

Upcoming topics:

- ◇ Regional coordination with SANBAG
- ◇ SGV Mobility Matrix
- ◇ Gold Line Eastside Corridor

HCED

Chair — Joe Lyons, City of Claremont

Upcoming topics:

- ◇ Homeless Services Questionnaire Results
- ◇ SGV Homeless Services Action Plan

EENR

Chair — Denis Bertone, City of San Dimas

Upcoming Topics:

- ◇ National Monument Designation Next Steps
- ◇ Solid Waste Legislation Impacts
- ◇ Cap and Trade Overview

Transportation Updates

- ◆ The draft Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Eastside Transit Corridor—Phase 2 was released in August 2014 and public comments were accepted until October 2014.
- ◆ Diamond Bar and Industry received a \$10 million federal Transportation Investment Generating Economic Recovery (TIGER) grant for the 57/60 Confluence Project. In addition to the funding from the TIGER grant, the project has received \$4.5 million from Metro, \$10.6 million from Industry, \$9.4 from the Federal Regional Surface Transportation Program, and \$2.7 million from Industry for design. The first stage of construction, which is expected to begin in the summer of 2015, is estimated to cost about \$53 million, with a total project cost over 3 phases of construction of approximately \$258 million.
- ◆ The COG, the Gateway Cities Council of Governments, and Metro continue to work on a joint study to improve traffic flow in the vicinity of the 605/60 and 605/10 interchanges. The \$4 million should be completed early next year and will be provide the basis for project recommendations. Recommendations will include the elimination of lane drops and improved ramp connectors and high-occupancy vehicle (HOV) lane connections.

**Transportation Spotlight
Corridor Planning**

In the SGVCOG's adopted transportation priority list, adopted in January 2014, corridor planning along major corridors was identified as a priority for the agency.

Corridors play an important role in the mobility of the San Gabriel Valley, since the region is bisected by several many regionally significant corridors. They serve as major transportation routes through the region, especially with congestion on freeways. Four corridors — Rosemead Boulevard, Arrow Highway, Ramona-Badillo Boulevard, and Valley Boulevard — were identified as priorities for corridor planning. All four of these corridors travel through several cities and LA County unincorporated areas and, as a result, they have different land uses, different characters, and different degrees of connectivity. Corridor planning would allow the creation of a more cohesive vision for these roadways.

Some planning work has already been completed. In 2008, a SCAG Compass Blueprint Study was completed along Arrow Highway, which recommended



Above: Temple City has completed a major complete streets project along Rosemead Boulevard, incorporating protected bicycle lanes, amenities for pedestrians, and public art and other landscaping.

the creation of multi-jurisdictional redevelopment area. In 2013, a SCAG Compass Blueprint Study looked at transportation and land-use planning opportunities along the Ramona-Badillo Corridor. Individual cities have also completed some work: the City of Temple City completed a significant complete streets renovation along Rosemead Boulevard in 2013.

Corridor planning efforts will continue to be a priority for the COG into the future.

**ACE Update****ACE Awarded \$18.3 million
for Fullerton Road Project**

The California Transportation Commission (CTC) awarded \$18.3 million in state bond funds to ACE to construct a roadway underpass and railroad bridge at the Fullerton Road railroad crossing. The crossing is currently traversed by 49 trains per day, and the project is expected to reduce the daily vehicle-hours delay by 50.4 vehicle hours.

Project plans call for the construction of a six-lane roadway underpass on Fullerton Road, a four-track railroad bridge and a bridge for Railroad Street, across Fullerton Road. The project is in the final engineering and design state and the right-of-way is currently being acquired. The total project cost is

expected to be \$142.9 million, and construction is expected to begin in 2016.



The \$76 million Baldwin Avenue underpass is expected to open in March 2015. After the project opens, about 28,000 vehicles are expected to pass underneath the bridge daily.

COG Adopts New Policies

Over the last several months, the COG has adopted a number of new policies and procedures to increase the Agency's transparency and to reflect best practices that afford the greatest level of transparency and protection for the COG, its employees, and its member agencies.

The COG adopted its first Records Management and Retention Policy for the Preservation and Disposition of SGVCOG Records in June 2014, to help the Agency more efficiently manage its public records. The COG has also adopted a Purchasing and Procurement Policy, a Financial Management System, and Grants Policies.

All of these policies, practices, and procedures have been developed to guide the restructuring of the organization, through the review of current practices and the development of new systems that reflect best industry practices. These new policies and

procedures will also ensure that the COG meets generally accepted accounting standards, promotes trust, and ensures compliance with federal, state, and local funding agency requirements.

The COG also adopted classes of employment for its employees, establishing salary and benefit rates in September 2014. This action is consistent with the direction to restructure the organization. By establishing these systems, the COG is completing the transition of employees assigned to the traditional Council of Governments functions to a personnel, classification, and salary administration system. This is consistent with industry best practices and is consistent with the processes adopted by the ACE Board and administered by the ACE staff for the COG employees assigned to ACE.

FACT FACTS

1.8 million

people live in the San Gabriel Valley.

18%

of the population in LA County lives in the San Gabriel Valley.

#5

Rank of the San Gabriel Valley in the U.S., based on population. The San Gabriel Valley would fall behind New York, LA, Chicago, and Houston.

13%

of California State Senators represent some portion of the San Gabriel Valley in the State Senate.



SGVEWP Featured Project Implementing EAPs Workshop

A workshop for City staff was held on September 30, 2014. Funded by a grant from the California Public Utilities Commission (CPUC) and Southern California Edison (SCE), 27 greenhouse gas (GHG) inventories and Energy Action Plans (EAPs) were developed for 27 cities in the San Gabriel Valley. The next step in implementing the EAPs

Workshop participants received a 2,000 page resource library, with information about existing residential and business programs, and case studies. The workshop also featured a presentation on the Green Building Manual, a document that is being developed as part of the COG's energy efficiency strategic planning efforts. The Green Building Manual will serve as an easy-to-use resource guide for residents and businesses to demonstrate the benefits of reducing energy usage and also to help identify specific actions that help reduce energy usage.

Attendees also received hands-on

training on the Statewide Energy Efficiency Collaborative's (SEEC) ClearPath program. This online platform is available to cities statewide at no cost and allows cities to enter their GHG data, track their (GHG) emissions, and model different scenarios (i.e. development strategies, development of programs). This will assist cities in addressing AB 32, which, which calls for GHG reductions to 15% of current levels by 2020.

SAVE THE DATE

The 6th Annual Energy Awards Luncheon will be held on **Wednesday, December 10, 2014, from 12:00 noon—1:30 p.m. at the San Gabriel Hilton (225 W. Valley Boulevard).** Help us recognize those cities that have been leaders in sustainability in 2014.

SGVEWP Status Update

These are the projects that have been completed and incentives that cities have received since the beginning of 2014:

18 projects completed

1.7 million

kWh saved

~\$106,000

in incentives for cities

~\$213,000

in averted electricity costs

Upcoming Meetings

Monday, November 4, 4:00 p.m.
Executive Committee
15625 E. Stafford Ave; Industry, CA

Wednesday, November 6, 12:00 noon
City Managers' Steering Committee
11333 Valley Blvd; El Monte, CA

Thursday, November 13, 3:30 p.m.
Water Committee/TAC
725 N. Azusa Ave; Azusa, CA

Monday, November 17, 12:00 noon
Public Works TAC
211 E. Huntington Dr; Arcadia, CA

Thursday, November 20, 4:00 p.m.
Governing Board
924 W. Huntington Dr; Monrovia, CA

The 11th Annual Merry Mingle will be held following the Governing Board Meeting on **Thursday, November 20, 2014, at the DoubleTree by Hilton in Monrovia** (924 W. Huntington Drive in Monrovia) from **6:00 p.m.—8:00 p.m.** The event is co-sponsored by the COG, the San Gabriel Valley Economic Partnership and the San Gabriel Valley Public Affairs Network. Please RSVP by November 13, 2014, at <http://2014sgvmerrymingle.eventbrite.com>.

These meetings are open to the public, and you are encouraged to attend to find out more about what's going on at the COG. More information about the current issues being discussed by the committees can be found on page 4. Current agendas can also be found at <http://www.sgvkog.org/#!meeting-agendas/c5sa>.



**Valley
Voice**
*The Pulse of the
San Gabriel Valley*

1000 S. Fremont Ave.
Bldg A-10N, Suite 10-210
Alhambra, CA 91803
(626) 457-1800
sgv@sgvcog.org



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of November 12, 2014

FROM: Blaine Michaelis, City Manager

INITIATED BY: Luis Torrico, Associate Planner

SUBJECT: The following applications are for the property located at 1022-1048 West Gladstone Street within Specific Plan No. 24 Area 1 Zone – Regional Commercial (SP-24) (APN's: 8383-009-077, - 080)

- 1) CONDITIONAL USE PERMIT 14-05:** A request to allow the operation of two eating establishments with drive-through service within the Citrus Station (Costco) commercial center
- 2) Development Plan Review Board 14-25 & Precise Plan 14-01:** A request to construct an 11,234 square foot and a 6,296 square foot multi-tenant commercial building within the Citrus Station (Costco) commercial center.
- 3) Tree Removal Permit 14-28:** A request to remove one mature oak tree from the subject site and replace with four (4) replacement oak trees.

SUMMARY

This is a request to construct two multi-tenant buildings, which will include two restaurants with drive-through service and will require removal of one mature oak tree at the Citrus Station (Costco) commercial center located at 1022-1048 West Gladstone Street within Specific Plan No. 24 Area 1 Zone – Regional Commercial.

The Conditional Use Permit application is required for the operation of the drive-through service and the Development Plan Review Board Case, Precise Plan and Tree Removal Permit is required for the architecture, design and development of the site.

Staff, the Development Plan Review Board and the Planning Commission recommends approval to the City Council of the project and associated applications and resolutions.

BACKGROUND

The applicant is requesting approval to construct two multi-tenant commercial buildings measuring 11,234 square feet and 6,296 square feet in floor area which will include two restaurants with drive-through service. The development is located within the Citrus Station (Costco) commercial center on the last two vacant parcels in the center. Citrus Station is located within Specific Plan No. 24 (SP-24) Area 1, which conditionally permits eating establishments with drive-through service, provided that no such use shall be permitted within 300 feet of residentially zoned property if provided with audible speakers and if operated between the hours of 12:00 a.m. – 6:00 a.m.

The Development Plan Review Board reviewed the request at its September 11, 2014 meeting and voted 6-0-0-1 (Board member Schoonover abstained) to recommend approval of the project and associated applications to the Planning Commission. Subsequently, the Planning Commission reviewed the request at its October 2, 2014 meeting and voted 4-0-1 (Commissioner Davis was absent) to recommend approval of the project and associated applications to the City Council.

PLANNING COMMISSION COMMENTS

The Commission did not have any issues with the project or proposed operation of the drive-through restaurants; however, they wanted further clarification on the project's traffic circulation pattern, specifically the turning radii for the drive-through lanes, and on the project's Final Environmental Impact Report's (FEIR) traffic mitigation measures.

Staff explained that the project had been reviewed by the City Engineer to ensure the proposed circulation patterns and turning radii throughout the development would comply with City standards, would be compatible with the center's existing vehicle circulation patterns, and will not create traffic congestion.

In addition, Staff explained to the Commission that the project was anticipated under a prior FEIR for the development of the shopping center, which was approved by the Planning Commission in November 2004 and by the City Council in March 2005. The FEIR considered a 45,000 square foot retail development in place of the current proposal of two multi-tenant buildings measuring a combined 17,530 square feet in floor area. The FEIR included traffic mitigation measures which included, but were not limited to, a signalized

intersection at Lone Hill Avenue and the center's main entry driveway and improvements to the intersection of Lone Hill Avenue and Gladstone Street, all of which have been completed, to reduce traffic impacts of the project. The proposed development will include approximately 27,470 square feet less floor area than originally conceived in the FEIR and is consistent with the intended uses of the original development; therefore, no additional environmental review was required.

Should the City Council approve the project and associated applications, a Lot Line Adjustment application will be brought before the City Council at its November 25, 2014 meeting as a consent item. The Lot Line Adjustment, which will not create new parcels, will be required to reconfigure the parcels into the desired configuration for the development.

ANALYSIS

See attached PC Staff Report dated October 2, 2014 for full report (Exhibit E).

RECOMMENDATION

Staff, the Development Plan Review Board and the Planning Commission recommends that the City Council approve Conditional Use Permit 14-05 through the adoption of Resolution CC 2014-60 with attached Conditions of Approval and approve Development Plan Review Board Case No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 through the adoption of Resolution CC 2014-61 with attached conditions.

Respectfully Submitted,



Luis Torrico
Associate Planner

Attachments:	Appendix A -	General Information
	Exhibit A-	Aerial Photo
	Exhibit B-	Photos of Subject Site
	Exhibit C-	Examples of Tile Murals
	Exhibit D-	Arborist Report
	Exhibit E-	PC Staff Report October 2, 2014
	Exhibit F-	PC Resolution - 1522
	Exhibit G-	PC Resolution - 1523
	Exhibit H-	PC Minutes October 2, 2014
	Exhibit I-	DPRB Staff Report September 11, 2014
	Exhibit J-	DPRB Minutes September 11, 2014

CUP 14-05, DPRB 14-25, PP 14-01 & TRP 14-28
1022-1048 West Gladstone Street
November 12, 2014

4

CC Resolution 2014-60
CC Resolution 2014-61

APPENDIX A

GENERAL INFORMATION

- Subject:** Conditional Use Permit 14-05, Development Plan Review Board Case No. 14-25, Precise Plan 14-01 & Tree Removal Permit 14-28
- Applicant:** Alex Gonzalez on behalf of Evergreen Development
- Owner:** Costco Wholesale Corporation
- Location:** 1022-1048 Gladstone Street
(APN's: 8383-009-077 - 080)
- General Plan:** Commercial
- Zoning:** Specific Plan No. 24 – Area 1
- Surrounding Zoning and Land Uses:** North: Specific Plan No. 24 – Area II – Single Family Residential
East: Specific Plan No. 24 – Area III – Single Family Residential
South: Specific Plan No. 24 – Area I – Costco wholesale center
West: Specific Plan No. 24 – Area I – Costco gas station
- 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 300 feet of the project on October 31, 2014.
- Environmental:** This project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in March 2005. The proposed development is not more intensive than what was approved in the FEIR and is consistent with the intended uses of the original development; therefore it complies with the provisions of the California Environmental Quality Act.

RESOLUTION NO. 2014-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT NO. 14-05, A REQUEST TO ALLOW THE OPERATION OF TWO EATING ESTABLISHMENTS WITH DRIVE THROUGH SERVICE LOCATED AT 1022-1048 WEST GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN's 8383-009-077, - 080)

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

Alex Gonzalez on behalf of Evergreen Development
2390 E. Camelback Rd., #410
Phoenix, AZ 85016

WHEREAS, the Conditional Use Permit is described as:

A request to allow the operation of two eating establishments with drive-through service located at 1022-1048 Gladstone Street within Specific Plan No. 24 – Area 1.

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

1022-1048 West Gladstone Street
San Dimas, CA 91773
(APN's 8383-009-077, - 080);

WHEREAS, notice was duly given of the public hearing on the matter and the public hearing was held on November 12, 2014, at the hour of 7:00 p.m., with all testimony received being made a part of the public record: and

WHEREAS, the City Council has received the report and recommendation of Staff and the Planning Commission; and

WHEREAS, this project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in March 2005. The proposed development is not more intensive than what was approved in the FEIR and is consistent with the intended uses of the original development; therefore it complies with the provisions of the California Environmental Quality Act.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Councilmembers at the hearing,

and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

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

The proposed restaurants with drive-through service will be located within the existing Citrus Station commercial center. The subject site is part of an overall master plan for the center and will be compatible with the existing developments in the center. The center itself has adequate access and parking and the addition of two restaurants with drive-through service to the center will be appropriate and compatible with surrounding uses.

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

The subject site is located within the existing Citrus Station commercial center that is serviced by Gladstone Street and Lone Hill Avenue, which are both classified as Secondary Arterials in the General Plan's Circulation element. Both arterials are adequate in width and pavement type to carry the quantity and kind of traffic generated by both restaurants with drive-through service.

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

The proposed restaurants with drive-through service will be compatible with the existing uses in the center, including Panda Express, which also offers drive-through service. The proposed restaurants will be part of two multi-tenant developments that will complete development of the center and will be compatible with Specific Plan No. 24 – Area 1 and the Commercial land use classification.

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

The proposed restaurants with drive-through service will provide for the continued growth of the community by attracting additional customer traffic to the center and by providing a variety of eating establishments for the

general public. The subject site has a general plan classification of Commercial, which the proposed use will be compatible with.

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

This project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in March 2005. The proposed development is not more intensive than what was approved in the FEIR; therefore it complies with the provisions of the California Environmental Quality Act

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Conditional Use Permit 14-07 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF NOVEMBER 2014.

Curtis W. Morris, Mayor City of San Dimas

Attest:

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK, HEREBY CERTIFY that Resolution No. 2014-60 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of November 12th, 2014, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Debra Black, Deputy City Clerk

EXHIBIT A

Conditions of Approval for Conditional Use Permit 14-05

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the Specific Plan No. 24 zone.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
8. The Applicant/Developer shall comply with all Conditions of Approval as approved by the Planning Commission on October 2, 2014.

9. Graffiti shall be removed within 72 hours.
10. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
11. Signage associated with the drive-through service shall be reviewed separately by Staff. Plans shall be submitted to the Planning Division for review and approval.
12. Hours of operation will be as follows:
 - a. Bakery/café
 - i. Dining room and drive-through service
 1. Monday – Sunday: 6:00 am to 10:00 pm
 - b. Coffee/donut shop
 - i. Dining room
 1. Sunday – Thursday: 5:30 am to 11:00 pm
 2. Friday – Saturday: 5:30 am to 1:00 am
 - ii. Drive-through
 1. Monday – Sunday: 24 hours
13. If complaints are received by the City regarding noise impacts associated with operation of the drive-through service, the applicant shall work with Staff to mitigate the noise-related complaints. In the event that a reasonable solution cannot be reached, this use shall be set for hearing before the Planning Commission to consider modifying this approval to require additional sound mitigation measures.
14. This Conditional Use Permit may be periodically monitored to insure that it is being operated in a manner consistent with City regulations, these conditions of approval and that the use is being operated in a manner which is not detrimental to the public health, safety or welfare.
15. A 42-inch high split-face wall shall be constructed along portions of the bakery/café's drive-through aisle, located along Gladstone Street to help screen noise from the menu speaker and to screen headlight glare from vehicles in the drive-through lane. The same 42-inch high split-face wall will extend eastward to screen headlight glare from vehicles in the coffee/donut shop's drive-through.
16. A landscaped hedge a minimum of 42-inches high consisting of Texas Privet or similar plant material shall be installed in the planter between the coffee/donut shop's drive-through lane and the entry driveway for purposes of buffering noise from the menu speaker and to screen headlight glare from vehicles in the drive-through lane.

17. Both drive-through facilities shall comply with the following:
 - a. Menu board speakers shall be equipped with Automatic Volume Control (AVC) to adjust speaker noise levels based on ambient noise.
 - b. The menu board and speaker post shall be installed no more than three feet from the drive-through drive lane.
 - c. The food pick-up window shall be closed at all times when there are no customers to be served.
18. The bakery/café drive-through shall be equipped with a menu order screen showing the customer's order to avoid the employee from having to read back the order.

End of Conditions

RESOLUTION NO. 2014-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 14-25, PRECISE PLAN 14-01 AND TREE REMOVAL PERMIT 14-28, A REQUEST TO ALLOW THE CONSTRUCTION OF TWO MULTI-TENANT COMMERCIAL BUILDINGS AT 1022-1048 WEST GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN'S: 8383-009-077, - 080)

WHEREAS, an application was filed for a Development Plan Review Board, Precise Plan and Tree Removal Permit by:

Alex Gonzalez on behalf of Evergreen Development
2390 E. Camelback Rd., #410
Phoenix, AZ 85016

WHEREAS, the Development Plan Review Board Case No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 are described as:

A request to construct two multi-tenant commercial buildings measuring 11,234 square feet and 6,296 square feet in floor area, development of site improvements and removal of one oak tree at 1022-1048 Gladstone Street within Specific Plan No. 24 – Area 1;

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

1022-1048 Gladstone Street
San Dimas, CA 91773
(APN'S: 8383-009-077, - 080)

WHEREAS, notice was duly given of the public hearing on the matter and the public hearing was held on November 12, 2014, at the hour of 7:00 p.m., with all testimony received being made a part of the public record: and

WHEREAS, the City Council has received the report and recommendation of Staff, Development Plan Review Board and Planning Commission; and

WHEREAS, this project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in March 2005. The proposed development is less intensive than what was approved in the FEIR and is consistent with the intended uses of the original development; therefore it complies with the provisions of the California Environmental Quality Act.

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

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

The subject site is located within the existing Citrus Station commercial center, which was originally approved with a conceptual site plan that included a similar development. The proposed development will be compatible with the requirements of Specific Plan No. 24 – Area 1 and the center’s architectural design guidelines.

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

The proposed development is part of an overall master plan for the existing Citrus Station commercial center that is serviced by Gladstone Street and Lone Hill Avenue. The multi-tenant buildings and parking improvements will be constructed to integrate with the existing center’s parking layout and circulation and has been reviewed by the City Engineer to ensure the proposed circulation patterns and turning radii throughout the development comply with City standards and will not create traffic congestion.

In addition, the proposed multi-tenant buildings, measuring a combined 17,530 square feet in floor area, are significantly less than the conceptual 45,000 square feet of retail analyzed in the Final Environment Impact Report (FEIR) for the development of the shopping center. The approved FEIR included traffic mitigation measures, which included, but were not limited to, a signalized intersection at Lone Hill Avenue and the center’s main entry driveway and improvements to the intersection of Lone Hill Avenue and Gladstone Street, which have been completed, to reduce traffic impacts. The proposed development will include approximately 27,470 square foot less floor area than originally conceived in the FEIR, thereby ensuring public health, safety and general welfare and will not create adverse effects on the neighboring properties.

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

The proposed development will be designed to comply with the development standards of Specific Plan No. 24 – Area 1, with the general

plan land use classification of commercial, the Citrus Station architectural design guidelines and all other ordinances and regulations of the City.

WHEREAS, pursuant to San Dimas Zoning Code Section 18.540.800.C in approving a Precise Plan for any lot within Specific Plan No. 24 the following additional findings need to be made in addition to the standard development plan findings:

D. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 24, as set forth in Section 18.540.010.

The proposed multi-tenant commercial buildings will bring additional restaurants and retail uses to the existing Citrus Station commercial center and will comply with Specific Plan No. 24's purpose of regional commercial development. The proposed use will complete the development of the center and will be compatible with the center's existing uses and will compliment adjacent uses.

E. The architectural character, style and use of materials harmonize with the natural setting.

The proposed development will be designed to comply with the development standards of Specific Plan No. 24 and the Citrus Station Design Guidelines. It will also be compatible with the existing commercial uses in the center. In addition, the development will be designed with an Early California Village architectural theme and include materials that will be consistent with the architecture character of the center.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Development Plan Review Board Case No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

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

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF NOVEMBER 2014.

Curtis W. Morris, Mayor City of San Dimas

Attest:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution No. 2014-60 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of November 12th, 2014 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Debra Black, Deputy City Clerk

EXHIBIT A

Conditions of Approval for Development Plan Review Board Case No. 14-25, Tree Removal Permit 14-28 & Precise Plan 14-01

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the Specific Plan No. 24 zone.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.

8. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The Applicant/Developer shall comply with all Conditions of Approval as approved by the City Council on November 12, 2014.
10. The Developer shall submit an update to the Citrus Station sign program to the Planning Division for review and approval prior to the installation of any signs. Said update shall reflect the building conditions and appropriate sign orientation and placements as well as demonstrate the sign specifications and attachment provisions.
11. Graffiti shall be removed within 72 hours.
12. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
13. The Applicant/Developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
14. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
15. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.

DESIGN

16. Building architecture and site plan shall be consistent with plans presented to the City Council on November 12, 2014 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.

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

25. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
26. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
27. The Applicant/Developer shall underground all new utilities, and utility drops.
28. The Applicant shall work with Planning Staff to redesign Building No.1's equipment room to be integrated into the building in a manner that is architecturally appropriate and to match other recesses and pop-outs on the proposed building.
29. Support braces for the parapet walls shall not be visible from the public right-of-way. Upon installation of the support braces, Planning Staff shall determine if additional screening, beyond what is on the approved set of plans, is required.
30. All flashing shall be painted to match the color of the exterior finish material.
31. The roof cornice depth shall be a total of five inches. The five inch depth shall be achieved through a stepped-design consisting of a three and two inch depth to match the existing developments.
32. Patio fencing shall only be installed if the tenant space is occupied by a restaurant use.
33. The applicant shall work with Planning Staff to evaluate the following items prior to plan check submittal:
 - a. Alternate color palettes shall be submitted to determine appropriateness for the center.
 - b. Evaluate the site plan to explore the inclusion of additional bike racks and/or bike lockers.
 - c. Evaluate the site plan to maximize outdoor seating areas.
 - d. Revise the site plan and parking configuration to provide appropriate planting areas for the four replacement trees.

LANDSCAPE

34. The Applicant/Developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plans prepared by a State registered Landscape Architect, in addition to a

\$2,500 deposit for review of the plans. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

35. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
36. The Applicant/Developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
37. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
38. A landscaped hedge a minimum of 42 inches in height and consisting of Texas Privet or similar plant material shall be installed in the planter adjacent to the drive-thru lane for Building No. 2 for the purpose of screening headlight glare from cars in the drive-thru lane.
39. Tree Removal Permit 14-28 is approved to remove one oak tree as indicated on the site/landscaping plan presented to the City Council on November 12, 2014, subject to the following conditions:
 - a. The applicant shall comply with all requirements of the Tree Preservation Ordinance (Chapter 18.162).
 - b. The applicant shall sign and return to the Planning Department the Tree Removal Permit affidavit accepting all conditions prior to removal of the tree.
 - c. Arborists or tree removal companies shall have a valid City business license prior to performing any work in the City.
 - d. A minimum of four (4) Coast Live Oak trees will be planted as replacements as approved by the Development Plan Review Board. Three (3) of the trees shall be of a minimum 24" box size and at least one (1) tree shall be a minimum of 60" box size.
 - e. The 60" box tree shall be planted in the circular planter located at the pedestrian entrance at the northeast corner of the development site. The other three (3) trees shall be planted in appropriate sized planters as determined by Staff.

BUILDING DIVISION – (909) 394-6260

40. The Applicant/Developer shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
41. The Applicant/Developer shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
42. The Applicant/Developer shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
43. The Applicant/Developer shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes from the public right-of-way and within the development. Accessible pedestrian routes linking the proposed project with the existing commercial center shall be upgraded to comply with the latest disabled access regulations.
44. The Applicant/Developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
45. Prior to the issuance of any grading or building permits, the Applicant/Developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil.
46. Building foundation inspections shall not be performed until after survey stakes are in place, and a final soils report has been filed with the City and approved. All drainage facilities must be operable.
47. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
48. Any applicable fees shall be paid to Bonita School District in compliance with Government Code Section 65995.

49. The Applicant/Developer shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
50. Construction hours shall be limited to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holidays, per San Dimas Municipal Code Section 8.36.100.
51. Connect to public sewer after all applicable City and County fees have been paid and permits issued.
52. Applicant to submit Edison site electrical plan (if any transformer or above-ground electrical equipment is proposed) as soon as available for City review and approval. Plan to be coordinated with all other plans (grading, building and landscape).

ENGINEERING DIVISION – (909) 394-6240

53. The Applicant/Developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
54. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
55. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
56. The Applicant/Developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows.
57. For all projects which disturb less than one (1) acre of soil, Applicant/Developer shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
58. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.

59. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
60. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
61. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
62. For all projects subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principles.
63. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.

- iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
 - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
64. All site, grading, landscape & irrigation, and drive aisle improvement plans shall be coordinated for consistency prior to the issuance of any permits.

PARKS & RECREATION – (909) 394-6230

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

End of Conditions

EXHIBIT A

AERIAL PHOTO OF SITE



EXHIBIT B
PHOTOS OF THE SUBJECT SITE



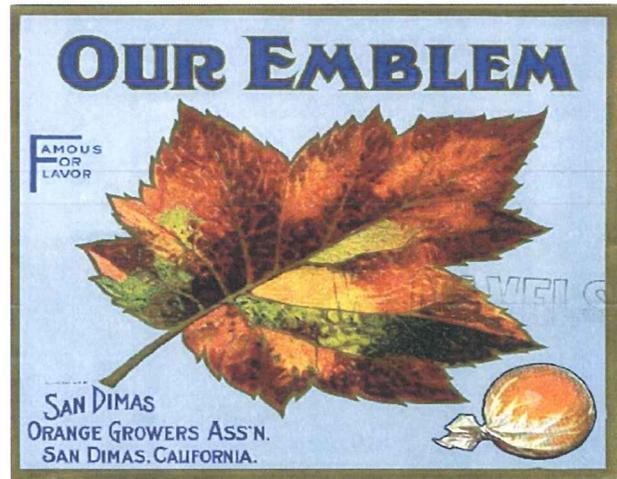
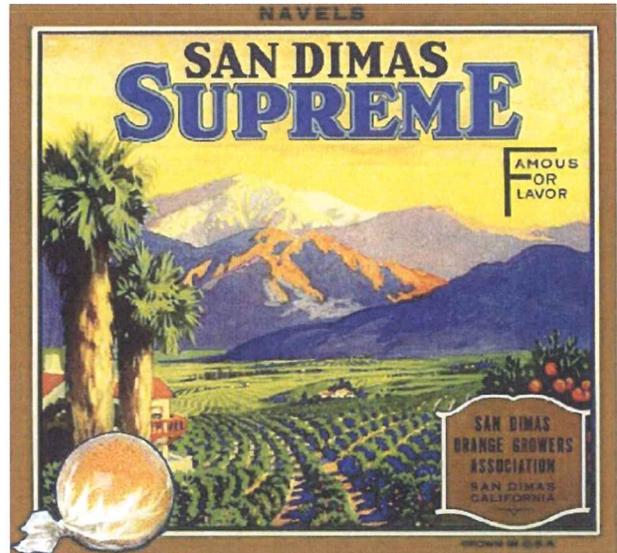
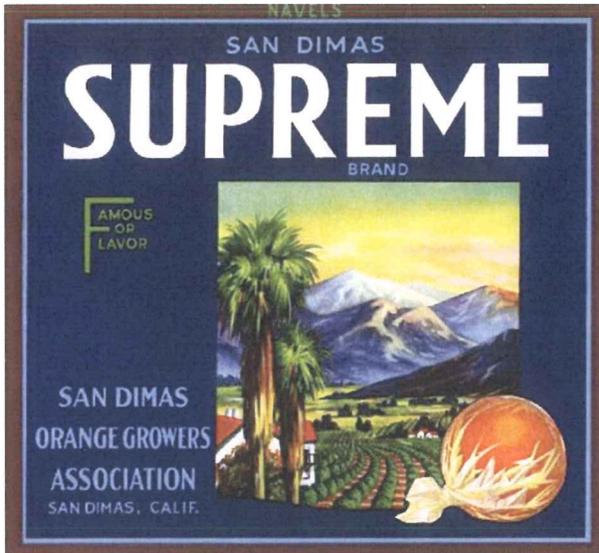
Looking westbound on Gladstone Street



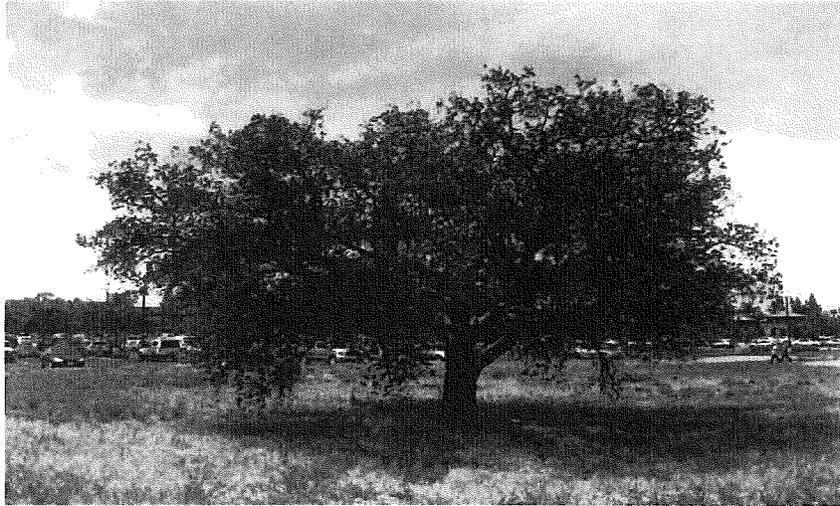
Looking eastbound on Gladstone Street

EXHIBIT C

EXAMPLES OF TILE MURALS



**ARBORIST REPORT
FOR
520 NORTH LONE HILL AVENUE
SAN DIMAS, CALIFORNIA**



Prepared for:
Alex Gonzales
Evergreen
2390 Camelback RD, Suite 410
Phoenix, Az 85016

Prepared by:
Steve F. Andresen
Arborist Services
5516 Inspiration Drive
Riverside, CA 92506
May 6, 2014

EXHIBIT D

TABLE OF CONTENTS

SCOPE OF WORK.....	Page 1
FINDINGS, SUMMARY, CONCLUSIONS & TREE SPECIFICATIONS.....	Page 2
PHOTOGRAPHS.....	Page 3, 4 & 5
BACKGROUND & EXPERIENCE.....	Page 6
QUALIFICATIONS AND LIMITING CONDITIONS.....	Page 7

Scope of Work

The scope of this report is to give a comprehensive overall view of the existing mature Oak tree using guidelines established by the International Society of Arboriculture as follows:

- On-site visit and inspection of 1 mature Oak tree located at 520 North Lone Hill San Dimas, California.
- Tree common name and botanical name.
- Trees overall dimensions.
- Trees current condition with comments as to current health and viability.
- Trees site location

FINDINGS

The site is located at 520 North Lone Hill Avenue in the Costco shopping center at the corner of Lone Hill Avenue and West Gladstone Street in San Dimas, California. The tree is in the center of an empty lot with no other trees or structures near. The site had been graded flat some time ago as weeds and dried grass have grown to cover the soil. There was no irrigation or landscaping at the location.

On May 5th I made a site visit to inspect the existing Oak tree to gather information to prepare this report.

SUMMARY

At the time of my visual inspection, the California Live Oak (*Quercus agrifolia*) appears to be in a state of decline due to no soil moisture or a drought condition. The Oak has been declining for a lengthy time as there are dead branches and dried foliage through out the trees canopy with no new leaf growth or branch elongation. The trees main branch structure appears to be strong with no signs weak branch attachments or issues that could cause tree failure. At the time of my inspection the tree is not a good specimen for relocation due to its weak condition.

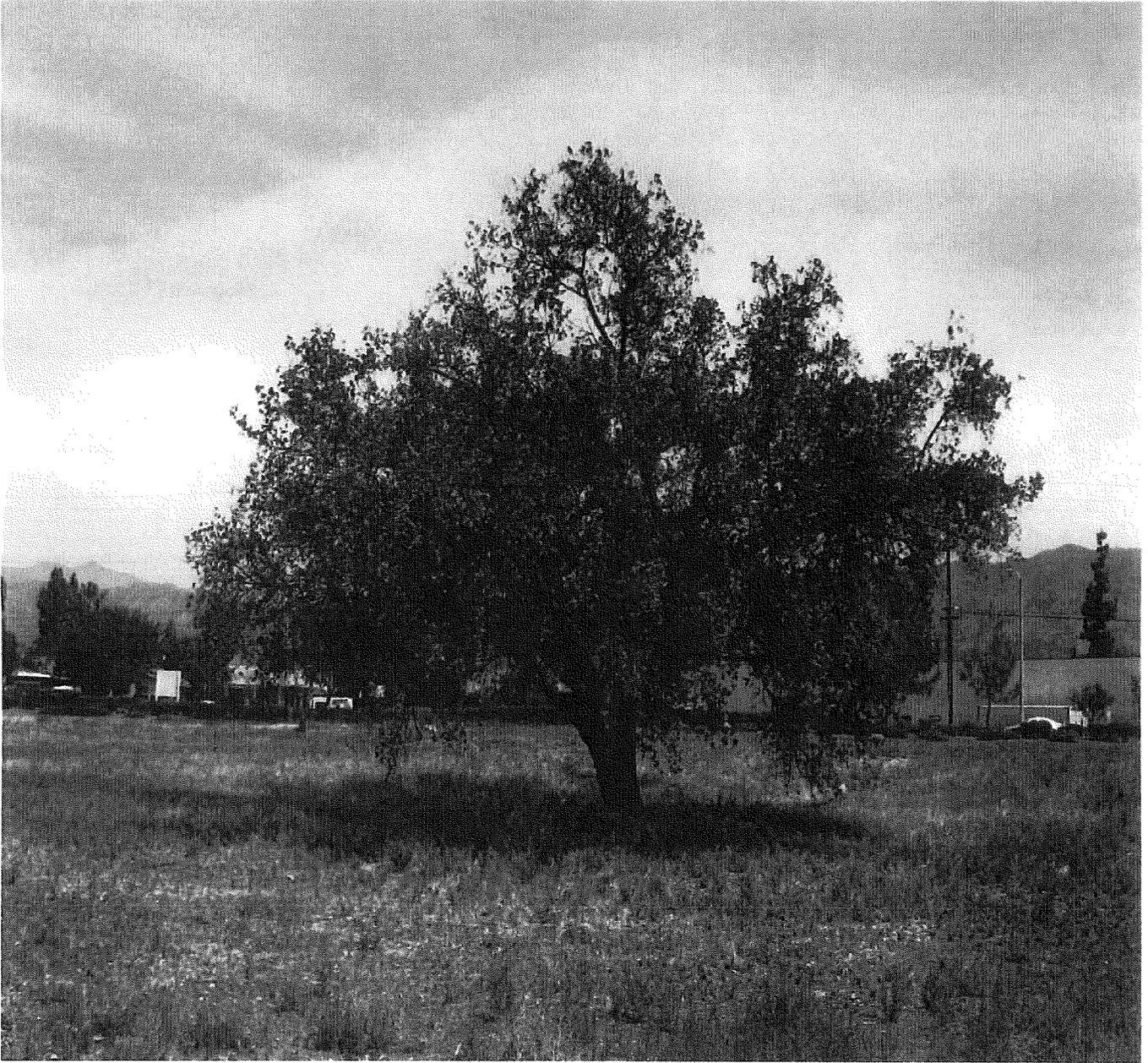
Preservation of the Oak would require an irrigation system to be installed with weekly moisture readings. The oaks response to proper watering usually takes several months to see how the tree will react to watering. If the tree is too stressed it will continue to decline and there is no guarantee the tree will respond positively or be viable for relocation.

CONCLUSIONS

As previously mentioned, the Oak is in poor health and condition due to a drought condition. No signs of decay or other health issues where noticed other than the tree is declining from lack of water. Typically a tree in this location would be in better health living on rain fall, but do to our on going drought conditions in California the tree is slowly dying.

OAK SPECIFICATIONS

- **Species** – Coast Live Oak (*Quercus agrifolia*)
- **Height** - 28 feet **Width** – 45 feet
- **DBH** (Diameter at breast height) 38 inches



Coast Live Oak (*Quercus agrifolia*) 28' x 45' x 38"



Oak trunk and main branch structure



Crown die back



Leaf die back

BACKGROUND

I am currently employed by GroWest Nurseries supplying the needs of clients and contractors throughout the Inland Empire and Los Angeles counties. In addition to my arborist certification, I am a member of the Western Chapter of Certified Arborists and Street Tree Seminars Inc.

Throughout my thirty year career, I have been involved in continuing my education in by attending numerous seminars by such organizations as the International Society of Arboriculture, Street Tree Seminars, International Plant Propagators and California Association of Nurseryman.

EXPERIENCE

CITY OF RANCHO CUCAMONGA

On the cities preferred arborist list.

ARCHITERA DESIGN GROUP

Mr. Richard Krumnweidi (909) 484-2800

Prepared report as to the health and feasibility of relocating large specimen pine trees at the Magnolia Galleria at Tyler, Riverside, CA

RICHARD POPE & ASSOCIATES

Mr. Richard Pope (909) 888-5568

Prepared arborist report at the Norton Air Base in San Bernardino, CA

LRM LIMITED / LANDSCAPE ARCHITECTURE

Mr. Steve Wood / Project manager (310) 387-6729

Prepared many reports including Sierra Madre Villas and Westfield Malls

QUALIFICATIONS AND LIMITING CONDITIONS

I am a certified arborist in California # WC 2170 with the International Society of Arboriculture and am qualified to make this report.

My inspection was a visual examination and in most cases will ensure the success of a project such as this. My report is based on the condition of the trees at the time of inspection.

QUESTIONS AND COMMENTS

Any questions or comments can be directed to:

Steve F. Andresen / Arborist Services

5516 Inspiration Drive
Riverside, CA 92506
ISA~WC 2170 (951) 768-9897



WC # 2170

Steve F. Andresen
Arborist WC 2170

Date: May 6, 2014



Planning Commission Staff Report

DATE: October 2, 2014

TO: Planning Commission

FROM: Luis Torrico, Associate Planner

SUBJECT: The following applications are for the property located at 1022-1048 West Gladstone Street within Specific Plan No. 24 Area 1 Zone – Regional Commercial (SP-24)
(APN's: 8383-009-077, - 080)

- 1) **CONDITIONAL USE PERMIT 14-05:** A request to allow the operation of two eating establishments with drive-through service within the Citrus Station (Costco) commercial center.
- 2) **Development Plan Review Board 14-25 & Precise Plan 14-01:** A request to construct an 11,234 square foot and a 6,296 square foot multi-tenant commercial building within the Citrus Station (Costco) commercial center.
- 3) **Tree Removal Permit 14-28:** A request to remove one mature oak tree from the subject site and replace with four (4) replacement oak trees.

SUMMARY

This is a request to construct two multi-tenant buildings, which will include two restaurants with drive-through service, at the Citrus Station (Costco) commercial center located at 1022-1048 West Gladstone Street within Specific Plan No. 24 Area 1 Zone – Regional Commercial.

The Conditional Use Permit application is required for the operation of the drive-through service and the Development Plan Review Board Case, Precise Plan and Tree Removal Permit is required for the architecture, design and development of the site.

Staff recommends the Planning Commission recommend approval to the City Council of Conditional Use Permit 14-05 through the adoption of Resolution PC-1522, and recommend approval to the City Council of Development Plan Review Board 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 to the City Council through the adoption of Resolution PC-1523.

BACKGROUND

The applicant is requesting approval to construct two multi-tenant commercial buildings, which will include two restaurants with drive-through service, within the Citrus Station (Costco) commercial center. Citrus Station is located within Specific Plan No. 24 (SP-24) Area 1, which conditionally permits eating establishments with drive-through service, provided that no such use shall be permitted within 300 feet of residentially zoned property if provided with audible speakers and if operated between the hours of 12:00 a.m. – 6:00 a.m.

The subject site consists of the last two vacant parcels in the center, which measure 124,124 square feet in combined lot area. The development will occur at the northeast corner of the center and will complete development of the center. Building No. 1 will measure 11,234 square feet in floor area and will accommodate four tenant spaces ranging from 1,495 square feet to 4,407 square feet. Building No. 2 will measure 6,296 square feet in floor area and will accommodate three tenant spaces ranging from 1,632 square feet to 2,772 square feet. Two restaurants are currently being proposed. The applicant is still working on securing the restaurant tenants but restaurant #1 will consist of a bakery/café that will offer freshly baked breads, pastries, breakfast favorites, pastas, sandwiches, soups and salads, and restaurant #2 will consist of a national chain coffee/donut shop that will offer donuts, fresh coffee, shakes, doughnut sundaes and ice cream cones. The bakery/café will be located within Building #1 and will measure 4,407 square feet in floor area, and the coffee/donut shop will be located in Building #2 and will measure 2,772 square feet in floor area. Only two restaurants are currently proposed; however, the applicant is working on securing additional restaurants without drive-through service. In the future, should any of the retail tenant spaces be occupied by restaurants, there will be no concern as there is sufficient shared parking in the center to meet the City's requirements.

The Development Plan Review Board reviewed the request at its September 11, 2014 meeting and recommended approval of Development Plan Review Board Case No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 to the Planning Commission. The Conditional Use Permit for the drive-through service was not under their purview.

ANALYSIS

Drive-Through Service

The project will include a bakery/cafe and coffee/donut shop with drive-through service. The bakery/cafe will be located in Building #1 and the coffee/donut shop will be located in Building #2.

The bakery/cafe will provide 4,407 square feet of floor area and will also provide a 460 square foot covered outdoor seating area. It will be located along Gladstone Street and its entrance will face south towards the interior of the center. The drive-through entrance will be located at the east end of the building and will wrap around the rear of the building (along Gladstone) and the exit will be at the west end of the building. The menu board and speaker will be located on the north side of the building facing Gladstone Street.

The coffee/donut shop will provide 2,722 square feet of floor area and will also provide an open area directly in front of the restaurant for outdoor seating. The restaurant will be located along the eastern most driveway entrance into the center and its entrance will face west towards the interior of the center. The drive-through entrance will be located at the south end of the building and will continue around the rear of the building and the exit will be at the north end of the building. The menu board and speaker will be located on the east side of the building facing the entry driveway and the railroad tracks beyond the east property line.

The drive-through menu boards and speakers for both restaurants will be located across from residential uses which are on the north side of Gladstone Street and across the railroad tracks to the east. The distance from the nearest residential structure to the bakery/cafe's speaker will measure approximately 165 feet and 220 feet to the coffee/donut shop's speaker. The properties are not residentially zoned, they are zoned Manufacturing, and therefore the limitation on hours of operation for the audible speaker will not apply in this case as it is not located within 300 feet of residentially zoned properties. However, Staff has worked with the applicant to mitigate any noise impacts to the residential uses as discussed on page 4 of this report, under Noise Mitigation Measures.

Menu Speaker Noise

Both drive-through speakers will consist of HME digital speakers that are equipped with Automatic Volume Control (AVC). AVC provides added control to reduce the speaker noise based on ambient noise. When activated, AVC adjusts the speaker noise level so that its never more than 15 dB above the ambient noise level. Therefore, the speaker noise will be kept at a minimum and adjust depending on the immediate surroundings. For example, if the speaker's microphone picks up surrounding noise levels of 47 dB, AVC will automatically

adjust the volume of the speaker noise level to 62 dB at a position about one foot away from the speaker. This will be very helpful at night when there is generally less traffic and ambient noise. As a point of reference, the following common sounds have the following dB levels:

- Near total silence 0 dB
- A whisper 15 dB
- Normal conversation 60 dB
- Lawnmower 90 dB
- Car horn 110 dB

The following chart provides an example of speaker level noise without and with AVC:

Distance from outside speaker	Decibel Level of standard system with 45 dB of outside noise without AVC	Decibel Level of standard system with 45 dB of outside noise with AVC
1 foot	84 dB	60 dB
2 feet	78 dB	54 dB
4 feet	72 dB	48 dB
8 feet	66 dB	42 dB
16 feet	60 dB	36 dB

Noise Mitigation Measures

In an effort to reduce the noise levels from the menu speakers, Staff has worked with the applicant to incorporate certain design elements into the project. The bakery/cafe's drive-through will include a 42-inch high decorative wall along portions of the drive aisle. The wall will serve as a noise barrier to reduce noise from the menu speaker and will also screen headlight glare from vehicles in the drive-through. In addition to the wall, there is existing landscaping in the parkway on Gladstone Street that will remain and serve as an additional noise-reducing tool. Staff is not too concerned with noise impacts from the coffee/donut shop's speaker as it is further away from residential uses. However, condition #42 will require a 42-inch high landscaped hedge along the drive-through drive aisle to act as a noise barrier and to also screen headlight glare from vehicles in the drive-through lane. The hedge, along with existing trees and landscaping along the east property line, will help to dissipate noise from the speaker.

In addition to the above referenced mitigation measures, the applicant shall be required to install the menu and speaker post no more than three feet from the drive-through aisle, install a menu order screen showing the customer's order to avoid the employee reading back the order for the bakery/cafe drive-through and the pick-up windows shall be closed at all times when there are no customers to be served.

Hours of Operation

The proposed restaurants will have the following hours of operation:

Bakery/cafe

- Dining room and drive-through service
 - Monday – Sunday: 6:00 am to 10:00 pm

Coffee/donut shop

- Dining room
 - Sunday – Thursday: 5:30 am to 11:00 pm
 - Friday – Saturday: 5:30 am to 1:00 am
- Drive-through
 - Monday – Sunday: 24 hours

The applicant has stated that their hours of operation are not proposed to change over time. In the future should any of the restaurants decide to modify their hours of operation, a new CUP shall require review and approval by the Planning Commission.

Employees

The bakery/cafe will employ a total of 60 employees with a maximum of 15 employees per shift. The coffee/donut shop will employ a total of 35 employees with a maximum of 10 employees per shift.

Parking

Parking for both restaurants will comply with the minimum standards required by Code and will be provided on the development's subject site. The entire development will require 141 parking spaces; however, Section 18.152.050 allows restaurants with drive-through service that provide a minimum of eight queuing spaces to reduce their parking requirement by four spaces. Both drive-through services meet the requirement, therefore the project is eligible for a reduction of eight spaces and will only require 133 spaces. The project will include a total of 154 parking spaces, therefore there will be 21 surplus parking spaces on site. While the development will comply with parking requirements on their respective parcels, it will have access to the center's parking spaces through an existing shared parking agreement. The shared parking provides the subject development and the existing developments in the center access to Costco's 167 surplus parking spaces. Therefore, should one of the retail spaces be occupied by a restaurant in the future, parking will not be a concern as there are sufficient surplus parking spaces in the center. The following chart provides a breakdown of parking requirements based on % of retail and restaurant uses.

Use	Parking Surplus / Deficit	
	Subject Site	Shopping Center
100% Retail	+53	+167
60% Retail, 40% Restaurant (proposed)	+21	+167
40% Retail, 60% Restaurant	-17	+150
100% Restaurant	-80	+87

Site/Building Configuration

The subject site currently consists of two vacant parcels and will require approval of a Lot Lone Adjustment to reconfigure the parcels into the desired configuration. The proposed development will be accessed via the existing driveways on Gladstone Street and pedestrian access will be provided via two new concrete walkways adjacent to the entry driveways. The existing trees and landscaped berm along Gladstone Street will be preserved and will remain in place. The proposed parking area will connect to and be accessed from the existing parking area north of Costco to provide a continuous flow with the existing center.

Building No. 1 will be located along Gladstone Street at the northwest corner of the development parcel. The building will be setback 52'-0" from Gladstone Street to allow for the drive-through, which will be setback 30'-6" from Gladstone Street. A decorative wall, measuring no more than 42 inches in height will be constructed along portions of the bakery/cafe's drive-through to screen glare from the headlights for vehicles travelling east on Gladstone Street and vehicles entering the center. The same wall will extend eastward to screen headlight glare from vehicles in the parking area.

Building No. 2 will be located adjacent to the existing entry driveway located at the east end of the development parcel. The drive-through will be located along the rear of the building in between the building and the existing entry driveway. The same decorative wall screening the bakery/cafe's drive-through will extend eastward to screen headlight glare from vehicles in the coffee/donut shop's drive-through.

As previously mentioned, both restaurants will include outdoor dining. The bakery/cafe will provide a covered patio for outdoor dining while the coffee/shop will provide an outdoor area with tables and umbrellas. In addition, two of the retail spaces in Building No. 1 will provide a covered patio which may serve as outdoor dining should the spaces be occupied by restaurants in the future. Condition No. 18 will require that the outdoor furniture and umbrellas are compatible with the proposed and existing developments and that they comply with the Citrus Station Design Guidelines

The development will include two trash enclosures that will serve each building. The trash enclosures will consist of split-face concrete block to match the building, decorative metal gates and an overhead trellis. A total of ten bins will be provided to anticipate capacity for any future additional restaurants.

As proposed, the development will be designed to comply with the development standards of the SP-24 Zone and the Citrus Station Design Guidelines.

Design

The proposed buildings will be designed to comply with the architectural guidelines as specified in SP-24 and the Citrus Station Design Guidelines. The buildings will incorporate an Early California architecture theme and will be compatible with the existing buildings in the center. The buildings will provide various planes and will vary in height by providing rooflines with decorative cornices that will vary from 24 to 31 feet and decorative tower elements measuring up to 33 feet. Both buildings will comply with the maximum height requirement of 35 feet.

The proposed architectural elements and exterior finishes and materials will match the existing buildings in the center which will include:

- Façade with various finishes to include stucco in varying colors, buff colored split-face block, metal cladding and a buff colored split-face wainscot
- Column pop-outs and patio columns with gray colored split-face block and gray colored smooth block accents
- Metal trusses with tan colored standing seam metal roofs
- Decorative gable roof with metal truss and frosted glass
- Canvas awnings over certain doors and windows
- Decorative lighting to match existing lighting in the center
- Metal trellis over drive-through in Building No. 1
- Tile murals depicting images of the citrus industry (see Attachment 3)
- Metal lattice with climbing vines

Tree Removal

The applicant's request also includes a tree removal permit to remove an existing Oak tree located in the center of the development parcel. The tree measures 38 inches in diameter and provides a canopy of approximately 45 feet in width. An arborist report (see Exhibit B) was submitted by the applicant which states that the tree is in poor health and slowly dying due to lack of water. It further states that there is no guarantee the tree will respond positively to efforts of preservation and that it's not viable for relocation due to the tree's poor health. In addition to the tree's poor health, the location of the tree would substantially limit development of the parcels and would have to be significantly trimmed to provide

sufficient vertical clearance for vehicles. Therefore, it is recommended that the tree be removed. As part of the removal, the typical replacement requirement is two 15-gallon size canopy-type trees. However, Staff is requesting that the applicant plant three (3) 24" box and one (1) 60" box Coast Live Oak trees as replacement trees. The 60" replacement tree will be planted towards the northeast corner of the site in a circular planter. In addition to the replacement trees, the proposed conceptual landscape plan will include several trees of 24" box size that are compatible with the existing trees to be planted throughout the development.

In conclusion, the proposed development will be a complement to the existing developments in the center and will complete construction of the Citrus Station commercial center. Construction of the two multi-tenant buildings, which will include two restaurants with drive-through service, will bring additional restaurant and retail uses to the center and the City. The development will comply with the development standards of the SP-24 Zone and the Citrus Station Design Guidelines. Lastly, the project will require review and approval by the City Council for final review of Development Plan Review Board 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28.

RECOMMENDATION

Staff recommends the Planning Commission recommend approval of Conditional Use Permit 14-05 through the adoption of Resolution PC-1522 with attached Conditions of Approval and recommend approval to the City Council of Development Plan Review Board Case No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 through the adoption of Resolution PC-1523.

Respectfully Submitted,

Luis Torrico
Associate Planner

Attachments:	Appendix A -	General Information
	Exhibit A-	Aerial Photo
	Exhibit B-	Photos of Subject Site
	Exhibit C-	Examples of Tile Murals
	Exhibit D-	Arborist Report
	Exhibit E-	DPRB Staff Report
	Exhibit F-	DPRB Minutes

Resolution PC-1522
Resolution PC-1523

RESOLUTION PC- 1522

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF CONDITIONAL USE PERMIT 14-05, A REQUEST TO ALLOW THE OPERATION OF TWO EATING ESTABLISHMENTS WITH DRIVE-THROUGH SERVICE LOCATED AT 1022-1048 GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN'S: 8383-009-077, - 080)

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

Alex Gonzalez on behalf of Evergreen Development
2390 E. Camelback Rd., #410
Phoenix, AZ 85016

WHEREAS, the Conditional Use Permit is described as:

A request to allow the operation of two eating establishments with drive-through service located at 1022-1048 Gladstone Street within Specific Plan No. 24 – Area 1.

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

1022-1048 Gladstone Street (APN'S: 8383-009-077, - 080)

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on October 2, 2014 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, this project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in February 2005. The proposed development is not more intensive than what was approved in the FEIR; therefore it complies with the provisions of the California Environmental Quality Act.

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

EXHIBIT F

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

The proposed restaurants with drive-through service will be located within the existing Citrus Station commercial center. The subject site is part of an overall master plan for the center and will be compatible with the existing developments in the center. The center itself has adequate access and parking and the addition of two restaurants with drive-through service to the center will be appropriate and compatible with surrounding uses.

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

The subject site is located within the existing Citrus Station commercial center that is serviced by Gladstone Street and Lone Hill Avenue, which are both classified as Secondary Arterials in the General Plan's Circulation element. Both arterials are adequate in width and pavement type to carry the quantity and kind of traffic generated by both restaurants with drive-through service.

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

The proposed restaurants with drive-through service will be compatible with the existing uses in the center, including Panda Express, which also offers drive-through service. The proposed restaurants will be part of two multi-tenant developments that will complete development of the center and will be compatible with Specific Plan No. 24 – Area 1 and the Commercial land use classification.

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

The proposed restaurants with drive-through service will provide for the continued growth of the community by attracting additional customer traffic to the center and by providing a variety of eating establishments for the general public. The subject site has a general plan classification of Commercial, which the proposed use will be compatible with.

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

This project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in February 2005. The proposed development is not more intensive than what was approved in the FEIR; therefore it complies with the provisions of the California Environmental Quality Act.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Conditional Use Permit 14-05 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

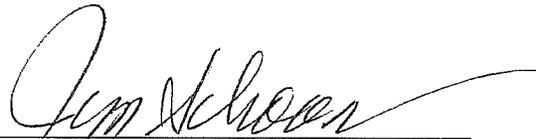
PASSED, APPROVED and ADOPTED, the 2nd day of October, 2014, by the following vote:

AYES: Bratt, Ensberg, Rahi, Schoonover

NOES: None

ABSENT: Davis

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:


Jan Sutton, Planning Secretary

Exhibit A
Conditions of Approval
for
Conditional Use Permit 14-05

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the Specific Plan No. 24 zone.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
8. The Applicant/Developer shall comply with all Conditions of Approval as approved by the Planning Commission on October 2, 2014.

9. Graffiti shall be removed within 72 hours.
10. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
11. Signage associated with the drive-through service shall be reviewed separately by Staff. Plans shall be submitted to the Planning Division for review and approval.
12. Hours of operation will be as follows:
 - a. Bakery/café
 - i. Dining room and drive-through service
 1. Monday – Sunday: 6:00 am to 10:00 pm
 - b. Coffee/donut shop
 - i. Dining room
 1. Sunday – Thursday: 5:30 am to 11:00 pm
 2. Friday – Saturday: 5:30 am to 1:00 am
 - ii. Drive-through
 1. Monday – Sunday: 24 hours
13. If complaints are received by the City regarding noise impacts associated with operation of the drive-through service, the applicant shall work with Staff to mitigate the noise-related complaints. In the event that a reasonable solution cannot be reached, this use shall be set for hearing before the Planning Commission to consider modifying this approval to require additional sound mitigation measures.
14. This Conditional Use Permit may be periodically monitored to insure that it is being operated in a manner consistent with City regulations, these conditions of approval and that the use is being operated in a manner which is not detrimental to the public health, safety or welfare.
15. A 42-inch high split-face wall shall be constructed along portions of the bakery/café's drive-through aisle, located along Gladstone Street to help screen noise from the menu speaker and to screen headlight glare from vehicles in the drive-through lane. The same 42-inch high split-face wall will extend eastward to screen headlight glare from vehicles in the coffee/donut shop's drive-through.
16. A landscaped hedge a minimum of 42-inches high consisting of Texas Privet or similar plant material shall be installed in the planter between the coffee/donut shop's drive-through lane and the entry driveway for purposes of buffering noise from the menu speaker and to screen headlight glare from vehicles in the drive-through lane.

17. Both drive-through facilities shall comply with the following:
 - a. Menu board speakers shall be equipped with Automatic Volume Control (AVC) to adjust speaker noise levels based on ambient noise.
 - b. The menu board and speaker post shall be installed no more than three feet from the drive-through drive lane.
 - c. The food pick-up window shall be closed at all times when there are no customers to be served.
18. The bakery/café drive-through shall be equipped with a menu order screen showing the customer's order to avoid the employee from having to read back the order.

End of Conditions

RESOLUTION PC- 1523

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 14-25, PRECISE PLAN 14-01 AND TREE REMOVAL PERMIT 14-28, A REQUEST TO ALLOW THE CONSTRUCTION OF TWO MULTI-TENANT COMMERCIAL BUILDINGS AT 1022-1048 GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN'S: 8383-009-077, - 080)

WHEREAS, an application was filed for a Development Plan Review Board, Precise Plan and Tree Removal Permit by:

Alex Gonzalez on behalf of Evergreen Development
2390 E. Camelback Rd., #410
Phoenix, AZ 85016

WHEREAS, the Development Plan Review Board Case No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 are described as:

A request to construct two multi-tenant commercial buildings measuring 11,234 square feet and 6,296 square feet in floor area, development of site improvements and removal of one oak tree at 1022-1048 Gladstone Street within Specific Plan No. 24 – Area 1.

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

1022-1048 Gladstone Street (APN'S: 8383-009-077, - 080)

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

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on October 2, 2014 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, this project was anticipated under a prior FEIR (Final Environment Impact Report) for the development of the shopping center. The FEIR was approved by the Planning Commission in November 2004 and by the City Council in February 2005. The proposed development is not more intensive than what was approved in the FEIR; therefore it complies with the provisions of the California Environmental Quality Act.

EXHIBIT G

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

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

The subject site is located within the existing Citrus Station commercial center, which was originally approved with a conceptual site plan that included a similar development. The proposed development will be compatible with the requirements of Specific Plan No. 24 – Area 1 and the center's architectural design guidelines.

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

The proposed development is part of an overall master plan for the existing Citrus Station commercial center that is serviced by Gladstone Street and Lone Hill Avenue. The multi-tenant buildings and parking improvements will be constructed to integrate with the existing center's parking layout and circulation and has been reviewed by the City Engineer to ensure the proposed circulation patterns and turning radii throughout the development comply with City standards and will not create traffic congestion.

In addition, the proposed multi-tenant buildings, measuring a combined 17,530 square feet in floor area, are significantly less than the conceptual 45,000 square feet of retail analyzed in the Final Environment Impact Report (FEIR) for the development of the shopping center. The approved FEIR included traffic mitigation measures, which included but were not limited to a signalized intersection at Lone Hill Avenue and the center's main entry driveway and improvements to the intersection of Lone Hill Avenue and Gladstone Street, which have been completed, to reduce traffic impacts. The proposed development will include approximately 27,470 square foot less floor area than originally conceived in the FEIR, thereby ensuring public health, safety and general welfare and will not create adverse effects on the neighboring properties.

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

The proposed development will be designed to comply with the development standards of Specific Plan No. 24 – Area 1, with the general

plan land use classification of commercial, the Citrus Station architectural design guidelines and all other ordinance and regulations of the City.

WHEREAS, pursuant to San Dimas Zoning Code Section 18.540.800.C in approving a Precise Plan for any lot within Specific Plan No. 24 the following additional findings need to be made in addition to the standard development plan findings:

- D. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan 24, as set forth in Section 18.540.010.

The proposed multi-tenant commercial buildings will bring additional restaurants and retail uses to the existing Citrus Station commercial center and will comply with Specific Plan No. 24's purpose of regional commercial development. The proposed use will complete the development of the center and will be compatible with the center's existing uses and will compliment adjacent uses.

- E. The architectural character, style and use of materials harmonize with the natural setting.

The proposed development will be designed to comply with the development standards of Specific Plan No. 24 and the Citrus Station Design Guidelines. It will also be compatible with the existing commercial uses in the center. In addition, the development will be designed with an Early California Village architectural theme and include materials that will be consistent with the architecture character of the center.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Development Plan Review Board Case No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

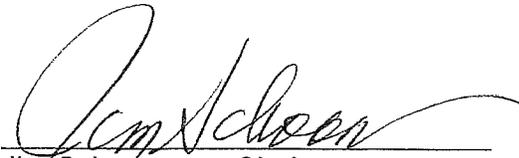
PASSED, APPROVED and ADOPTED, the 2nd day of October, 2014, by the following vote:

AYES: Bratt, Ensberg, Rahi, Schoonover

NOES: None

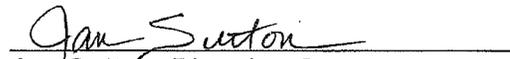
ABSENT: Davis

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton, Planning Secretary

EXHIBIT A**Conditions of Approval
for
Development Plan Review Board Case No. 14-25, Tree Removal
Permit 14-28 & Precise Plan 14-01****PLANNING DIVISION - (909) 394-6250****GENERAL**

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the Specific Plan No. 24 zone.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
8. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

9. The Applicant/Developer shall comply with all Conditions of Approval as approved by the Development Plan Review Board on September 11, 2014.
10. The Developer shall submit an update to the Citrus Station sign program to the Planning Division for review and approval prior to the installation of any signs. Said update shall reflect the building conditions and appropriate sign orientation and placements as well as demonstrate the sign specifications and attachment provisions.
11. Graffiti shall be removed within 72 hours.
12. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
13. The Applicant/Developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
14. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
15. Businesses and public entities that dispose of 4 cubic yards/week of solid waste, and residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.

DESIGN

16. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on September 11, 2014 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
17. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style and with the Citrus Station Design Guidelines. Detailed designs shall be submitted for

- Planning Division review and approval prior to the issuance of building permits.
18. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
 19. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
 20. The Applicant/Developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties. A lighting plan shall be submitted for review and approval, in addition to a \$1,500 deposit for review of the plans.
 21. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
 22. Trash/Recycling enclosure(s) shall be constructed by the Applicant/Developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash/recycling enclosure(s) shall be approved by the Planning Division and the Trash Company.
 23. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the Applicant/Developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
 24. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
 25. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
 26. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service

- facilities shall be totally screened from public view, as approved by the Planning Division.
27. The Applicant/Developer shall underground all new utilities, and utility drops.
 28. The Applicant shall work with Planning Staff to redesign Building No.1's equipment room to be integrated into the building in a manner that is architecturally appropriate and to match other recesses and pop-outs on the proposed building.
 29. Support braces for the parapet walls shall not be visible from the public right-of-way. Upon installation of the support braces, Planning Staff shall determine if additional screening, beyond what is on the approved set of plans, is required.
 30. All flashing shall be painted to match the color of the exterior finish material.
 31. The roof cornice depth shall be a total of five inches. The five inch depth shall be achieved through a stepped-design consisting of a three and two inch depth to match the existing developments.
 32. Patio fencing shall only be installed if the tenant space is occupied by a restaurant use.
 33. The applicant shall work with Planning Staff to evaluate the following items prior to plan check submittal:
 - a. Alternate color palettes shall be submitted to determine appropriateness for the center.
 - b. Evaluate the site plan to explore the inclusion of additional bike racks and/or bike lockers.
 - c. Evaluate the site plan to maximize outdoor seating areas.
 - d. Revise the site plan and parking configuration to provide appropriate planting areas for the four replacement trees.

LANDSCAPE

34. The Applicant/Developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plans prepared by a State registered Landscape Architect, in addition to a \$2,500 deposit for review of the plans. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

35. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
36. The Applicant/Developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
37. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
38. A landscaped hedge a minimum of 42 inches in height and consisting of Texas Privet or similar plant material shall be installed in the planter adjacent to the drive-thru lane for Building No. 2 for the purpose of screening headlight glare from cars in the drive-thru lane.
39. Tree Removal Permit 14-28 is approved to remove one oak tree as indicated on the site/landscaping plan presented to the Development Plan Review Board on September 11, 2014, subject to the following conditions:
 - a. The applicant shall comply with all requirements of the Tree Preservation Ordinance (Chapter 18.162).
 - b. The applicant shall sign and return to the Planning Department the Tree Removal Permit affidavit accepting all conditions prior to removal of the tree.
 - c. Arborists or tree removal companies shall have a valid City business license prior to performing any work in the City.
 - d. A minimum of four (4) Coast Live Oak trees will be planted as replacements as approved by the Development Plan Review Board. Three (3) of the trees shall be of a minimum 24" box size and at least one (1) tree shall be a minimum of 60" box size.
 - e. The 60" box tree shall be planted in the circular planter located at the pedestrian entrance at the northeast corner of the development site. The other three (3) trees shall be planted in appropriate sized planters as determined by Staff.

BUILDING DIVISION – (909) 394-6260

40. The Applicant/Developer shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.

41. The Applicant/Developer shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
42. The Applicant/Developer shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department. Plans may include access, fire sprinklers, mechanical ventilation, and any other applicable items regulated under the Fire Code.
43. The Applicant/Developer shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes from the public right-of-way and within the development. Accessible pedestrian routes linking the proposed project with the existing commercial center shall be upgraded to comply with the latest disabled access regulations.
44. The Applicant/Developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
45. Prior to the issuance of any grading or building permits, the Applicant/Developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil.
46. Building foundation inspections shall not be performed until after survey stakes are in place, and a final soils report has been filed with the City and approved. All drainage facilities must be operable.
47. Construction calculations, including lateral analysis, shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
48. Any applicable fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
49. The Applicant/Developer shall Contact the Los Angeles County Public Works Department, Environmental Program Division for any required permit on clearance of industrial and hazardous waste disposal.
50. Construction hours shall be limited to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holidays, per San Dimas Municipal Code Section 8.36.100.

51. Connect to public sewer after all applicable City and County fees have been paid and permits issued.
52. Applicant to submit Edison site electrical plan (if any transformer or above-ground electrical equipment is proposed) as soon as available for City review and approval. Plan to be coordinated with all other plans (grading, building and landscape).

ENGINEERING DIVISION – (909) 394-6240

53. The Applicant/Developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
54. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
55. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
56. The Applicant/Developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows.
57. For all projects which disturb less than one (1) acre of soil, Applicant/Developer shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
58. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
59. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
60. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e.

Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.

61. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2012-0006-DWQ (as amended by all future adopted Construction General Permits). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2012-0006-DWQ, however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
62. For all projects subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principles.
63. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration

BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.

- vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.

- 64. All site, grading, landscape & irrigation, and drive aisle improvement plans shall be coordinated for consistency prior to the issuance of any permits.

PARKS & RECREATION – (909) 394-6230

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

End of Conditions

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Thursday, October 2, 2014 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Assistant City Manager for Comm. Dev. Larry Stevens
Senior Planner Marco Espinoza
Associate Planner Luis Torrico
Assistant City Attorney Lindsay Tabaian
Planning Secretary Jan Sutton

Absent

Commissioner John Davis

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:09 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: September 18, 2014

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

PUBLIC HEARING

2. **ENVIRONMENTAL ASSESSMENT AND CONSIDERATION OF THE FOLLOWING APPLICATIONS FOR THE PROPERTY LOCATED AT 299 E. FOOTHILL BOULEVARD, APNS 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905: (Continued from September 18, 2014)**

GENERAL PLAN AMENDMENT 13-01: A request to amend the General Plan Land Use Designation from "Open Space" to "Residential Low" to allow for a density level of 3.1 to 6 units per acre (Revised); and

MUNICIPAL CODE TEXT AMENDMENT 13-08: A request to create a new "Specific Plan No. 27" that would allow for a 38-unit single-family detached residential development (Revised); and

EXHIBIT H

ZONE CHANGE 13-01: A request to change the zone of the site from Light Agricultural (A-L) and Open Space (OS) to Specific Plan No. 27. The Open Space portion of land is excess City land within and adjacent to Horsethief Canyon Park; this land will be acquired by the applicant through a Development Agreement; and

TENTATIVE TRACT MAP 72368 (TTM 13-01): A request to subdivide the subject site into 38 single-family residential lots with ten (10) common use lots to be maintained by the Homeowner's Association (Revised); and

DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-20 AND PRECISE PLAN NO. 13-03: A request to develop a non-gated community with 38 two-story, single-family detached residences on a 6.4 acre site. The homes will range in size from 2,175 sq. ft. to 2,475 sq. ft. on lots ranging in size from 3,010 sq. ft. to 3,430 sq. ft. (Revised); and

TREE REMOVAL NO. 13-27: A request to remove 53 of the 56 trees from the subject site; a tree replacement plan will be required and be incorporated into the landscape plan; and

MITIGATED NEGATIVE DECLARATION WITH MITIGATION MEASURES AND A DEVELOPMENT AGREEMENT WITH THE CITY: An Agreement to purchase approximately 20,000 sq. ft. of excess area of land within and adjacent to the City's Horsethief Canyon Park and to not allow for increases in the Development Fees and certain impact fees relating to the proposed development for a time period of ten (10) years in order to allow for the construction of the project.

Commissioner Ensberg stated that in preparation for this meeting he has reviewed all the written material prepared by Staff and listened to the tape recording of the August 21, 2014 public hearing and is prepared to participate fully in the discussion tonight.

Staff report presented by **Senior Planner Marco Espinoza** who stated these applications were considered at the August 21, 2014 Commission meeting where the Applicant requested a continuance to tonight to address issues brought up by the Commissioners and the public. The original proposal was for 48 two-story, single-family detached homes in a gated community. The applicant has revised several applications and is now submitting a proposal for 38 two-story, single-family detached homes in a non-gated community. They have also modified the site layout and architectural features of the houses. He pointed out the portion of the project that would be purchased from the City, along with the location of the cell facility that will remain and the uses surrounding the property.

He stated the new site plan does not show the extension of the road to the north property line for future extension of Walnut to Horsethief Canyon Park. While the road itself is not part of the project, the extension to the park is something the City is still interested in pursuing. The other streets within the project will be private and maintained by the HOA. There will be ten fewer homes and the pool amenity has been relocated to the south property line to break up the linearity of the homes. The Applicant has also removed the multi-use trail from the plan. The architecture is similar to the previous submittal, and the General Plan Amendment has been revised from Low-Medium to Residential Low, which is 3.1 to 6 dwelling units per acre (dua). The Applicant is proposing 38 units which is at the high end; at the low end the total would be 20 dua. The text in the MCTA has been modified but Staff has not thoroughly reviewed it at this time as there could still be additional changes. The Zoning Map will still be Specific Plan No. 27; the Tentative Tract Map would be for 38 residential lots with 10 common area lots; and the environmental study will stay predominately the same.

He stated in regards to the DPRB and Precise Plan applications the Board reviewed this several times and still had several areas of concern but sent it forward to the Commission to review the whole project and determine if this would be appropriate for this location. If this is approved by City Council, the project will go back to DPRB for final design review. He added that the Board has not seen the latest revisions. He went over the new pool location and architectural design.

EXHIBIT H

While the Applicant has made some changes they still have not addressed issues concerning mass and bulk, the lack of architectural details, and that the units are entirely stucco when they are not really a Spanish-style design. The lots have been increased in size; however, the size of the houses has also been increased so the setbacks have not been improved. With the increase in width the Applicant was able to remove the side entrance on the Plan 2 home which was an improvement, and while they have made other minor improvements, Staff feels there are still too many unaddressed issues and cannot recommend approval. He went over the different elevations and discussed the remaining issues with the wall undulations and roof planes.

Senior Planner Espinoza stated the project has been reduced by 10 homes but the site plan looks almost the same because they increased the size of the homes when they increased the size of the lots, and they did not address the issue of where to locate the trash bins. He spoke about the removal of the multi-use trail on the new plan by the Applicant, but Staff feels it could just be moved 10-12 feet to the east and additional landscape could be added to buffer the neighboring properties, and is recommending that the trail be added back into the project. He stated the Equestrian Commission felt the trail was needed to create a viable connection to the park from Foothill Boulevard.

He stated in regards to the substantive issues from the last meeting, the Applicant did increase the rear setbacks on the southern homes giving them some undulation; however, they achieved that by removing the four foot landscape buffer outside of the rear wall. The side yard setbacks did not increase substantially as requested by the Commission. There are still flag lot issues, and there are two shared driveways. The homes were increased in size but no modifications were made to make space for trash bin storage in the garages. Staff is concerned about the removal of the four foot landscape area outside the southern wall that would help to screen the wall and the two-story homes. The Applicant is still proposing just two housing styles, which have been increased in size and still present massing and scale issues, and have not responded to Staff's request to change the mullions to tan, remove the pot shelves, and add shade structures to the rear yards along Foothill. These are just some of the issues Staff feels still need to be addressed in regards to the design of the project. The Tree Removal application is still the same and Staff has no objection to it.

He understands the Applicant has spent a lot of time on this proposal but there are still a number of substantive concerns where Staff feels it is not at the point where they can consider this the right type of project for this location and is incompatible with the surrounding neighborhood. If there are details that need to be modified, it can change the applications further, so Staff is asking for direction to either make further changes to the project, to approve, to deny, or continue for further amendments.

Commissioner Ensberg asked if Staff is not supportive because the project is too dense, or would they only support it if the other issues were satisfied.

Senior Planner Espinoza stated Staff has not addressed density; their concerns have been design related, especially with the setbacks. When you look at the project it visually appears overcrowded, which could be because of the design, but that is not to say that the number of units is incorrect.

Commissioner Ensberg asked if the Applicant made all the requested changes, what number of units would Staff be satisfied with.

Senior Planner Espinoza stated it would probably be a lower number, but Staff does not have a specific number in mind. If the Applicant tries to redesign the project, it could change the

number. He stated Staff has been trying to give them guidance from the beginning in regards to massing and scale and architectural features, and explained issues that have arisen in the past when the Applicant has tried to respond only partially, such as the issue with the addition of the portico which impacted the setbacks even further.

Commissioner Ensberg asked if increasing the square footage of the houses would increase the cost to the buyers, and asked wouldn't we want to encourage affordability for young buyers, which this project does not appear to do. He asked if adding all these architectural changes would drive up the sales cost, and added that the Glenwood Townhomes all look similar.

Senior Planner Espinoza stated there is no requirement for this project to provide any affordable units. While it might be desirable to encourage affordability, we cannot dictate that they need to sell these units for \$200,000 to make them affordable for young people. Staff's job is to look at the location and the surrounding neighborhood and try to ensure compatibility in the design. He stated that tract homes tend to be cookie cutter in design, and while this may be common in other communities, is this what San Dimas wants and at this location. The Glenwood project is different in that it has a larger setback, there is RV parking provided, and there is much more green space buffering the project.

Commissioner Ensberg asked if we have required trash can storage in the garage in any other project in the city, and if he knew the percentage of homes in San Dimas that are stucco.

Senior Planner Espinoza stated the request to have trash can storage in the garage is not a new one, and since the setbacks are so narrow there is no storage space available for them on the side. He stated Staff is not saying they can't use stucco on the houses, they are just asking for accent materials in conjunction with it which is what the Design Review Board has required in the past. Even Spanish-style architecture has many accent features and materials.

Commissioner Bratt stated Staff requested the Applicant do some type of landscaping along the southern boundary as a buffer and it appears their response was to relocate the fence and delete the landscaping.

Senior Planner Espinoza stated there was a comment made at the last DPRB meeting that the rear setback could be increased if the landscape area was removed only because originally the Applicant proposed to have a two-foot v-ditch in conjunction with a two-foot landscape planter, and the Board felt a two-foot planter was not wide enough to be viable. Since then the Applicant has removed the v-ditch which would leave a four-foot planter area, but instead they chose to move the wall to the property line. Staff is asking that it be moved back to the original location because it will create a negative visual impact since there is a chain link fence along the channel and this would put the block wall right next to it. By adding the landscaping it will help to break up the massing of the block wall and provide some screening.

Commissioner Bratt asked if the Applicant was obligated to build the extension of Walnut to Horsethief Canyon Park, and if they have indicated why they are not increasing the side yard setbacks.

Senior Planner Espinoza stated the extension of the road would be a City project and they are only asking them to dedicate the street to the north property line of the project, along with the horse trail and the public right-of-way in front the houses on Walnut to allow for the future extension. He stated the Applicant has not addressed why the side setbacks were not increased.

Commissioner Rahi stated even if the Commission and City Council were to approve the project, it would still go back to the DPRB to address the architectural design issues.

Senior Planner Espinoza that is correct but felt the Applicant would like the full support of Staff, not just partial.

Commissioner Rahi felt there are many issues the Applicant has not addressed, and that they need to be clarified with the Applicant. He asked if the project is approved, would the Commission be reviewing the extension of Walnut within their site.

Senior Planner Espinoza stated it is up to the Commission to make their recommendation, and if they feel there are issues that need to be addressed, this is the time to advise the Applicant.

Assistant City Manager Larry Stevens stated the Applicant would make the needed improvements within the project during their phasing and at some point dedicate it to the City. When the actual connection would occur would be a budget decision on the part of the Council.

Commissioner Rahi asked since the gate has been removed, what is the designation of the internal streets, and stated he felt there should be a turnaround at the northern terminus of Walnut.

Senior Planner Espinoza stated Walnut Avenue would be a public street and the internal streets will be private streets maintained by the HOA.

Assistant City Manager Stevens stated the most likely scenario is the Applicant will build Walnut without a finish cap, and then install that when it is dedicated to the City. The extension to the park could be coordinated at the same time as this project or at a later date as the budget allows.

Chairman Schoonover stated there have only been a few single-family developments the last few years and asked what the lot sizes were on those projects, and asked if there were any single-family developments in town with lots similar to the 3,000 to 3,500 square feet being proposed by the Applicant.

Senior Planner Espinoza stated the project on Baseline was SFA so the minimum size was 20,001 square feet, with single-story homes approximately 2,400 square feet in size with a three-car garage. On the Lone Hill project the lots were fairly large but a good portion of that was hillside. The pad area ranged from 6,000 to 10,000 square feet, with two-story homes in the 3,000 square foot range. He stated he does not recall any single-family developments having lots as small as this proposal, but that there are some 5,000 square foot lots near Railway.

Assistant City Manager Stevens stated the area around Railway was subdivided around 1935. Otherwise the smallest lots in town have been in the 7,500 square foot range but they haven't had any like that for the past 10-15 years.

Chairman Schoonover asked if all of these projects have conformed to no more than 35% lot coverage.

Senior Planner Espinoza stated yes, the current standard in the Single-Family zone is 35% maximum coverage.

Assistant City Manager Stevens stated there is one exception in the Pioneer Park area that because of the small lot size it may be possible to go up to 40% lot coverage with a single-story structure, so between 30-40% is the common lot coverage for single-family housing.

Commissioner Schoonover stated the Applicant has indicated that today's homebuyer is looking for smaller lots and less maintenance and asked if any survey was done of surrounding cities to see how many requests they have had for this type of community, what has been built and if those homes are being purchased.

Senior Planner Espinoza stated they have not done any surveys because each city may have different goals and community identification. The seven homes on Baseline with large lots sold immediately before they were even constructed. There were questions on if the Lone Hill homes would sell in context with the surrounding neighborhood, but they sold quickly. San Dimas is a desirable community to live in so any new homes tend to sell quickly.

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

John Reekstin, Olson Company, Applicant, thanked them for the additional time to meet with the community and stated they have spent a lot of time with the neighbors over the last four weeks and hoped they now have a design that is responsive to the concerns of the Commission, DPRB and the community. He stated in general Olson has over 25 years of experience designing and building in-fill communities, and they stay involved in them longer than the 10 year period. All of their communities have a basic LEED rating, if not higher. They have been working on this project for 24 months, and have made over 30 changes to the site plan and over 12 architectural submittals and redesigns. They have held over 40 community meetings, been to the Equestrian Commission, the Environmental/Subdivision Committee twice, to DPRB three times and to Planning Commission three times.

He stated they responded to the comments made at the first Commission meeting in regards to density and have reduced the number of units. He stated the DPRB asked that the land use applications be forwarded to the Commission and Council for consideration, as well as direction regarding the site layout, reduction in the number of units, and the addition of a third floor plan. He felt the architectural details would be better addressed by the DPRB but they can certainly discuss it here if the Commission desires. He stated based on the comments at the August 21st Commission meeting that they wanted to see less than six units per acre, they have come back with 5.9 units to the acre. They also heard the comments on lot coverage, setbacks and the south property line. They heard what the community had to say, and that was that they did not want a road extending to Horsethief Canyon Park. While the extension is not part of their project, the first step towards that is dedicating the public right-of-way and the residents know if that doesn't happen, then the road will not be built. They also told them a private road is more beneficial to Olson than a public road. They removed the horse trail because of the comments made by the neighbors on the west, and discussed with the residents their concerns about the two-story homes on Walnut and the location of the sewer route. They were confused by Staff's position of non-support because they felt that was a reversal of what they presented a month ago. He acknowledged there were still a lot of architectural details to be worked out but felt that was not insurmountable.

John Reekstin, Olson Company, stated there were many physical constraints for the site and he described the challenges they had to work with. He went over the Neilson psychographic findings defining people's preferences within a one mile radius of the site and that the two highest categories were people who desire having pools and patios, and new empty-nesters who tend to be recently retired and are gone for long periods of time. Both categories prefer

one of two unique living preferences, which would be older homes with larger lots containing a pool or patio, or a lower impact lifestyle with HOA maintained amenities, where they can just lock and leave. He felt the architectural style was a reflection of Early California which the City encourages, and was compatible with the Canyon Trails Plaza to the east. The small entrance creates the feel of an enclave, and the Spanish style with stucco is suited for a high fire area. Their vision is to create a highly amenitized, resort-style community. In terms of the Land Use Map, they are now under six units per acre, and the CEQA document states this is consistent with the density surrounding the site.

He stated the new site plan is for 38 units instead of the 48 presented at the last meeting, and they have included a variety of product along Walnut Avenue on larger lots. They could provide larger lots by eliminating some of the open space, but felt the current lot size is appropriate since they are providing the amenities that buyers want. The primary amenity of the pool has been moved to the middle of the project which makes it more accessible to everyone and creates a break in the southern property line. They also introduced a sway in the road which allowed them to stagger the lots and create the requested undulation in this area. They will be planting a large tree in every back yard of the southern lots which will provide a landscape buffer and shade in the yards. He felt the DPRB stated they would rather have the extra four feet in the backyards instead of having a landscape buffer outside of the fence, and they could add vines to the walls as an option. Since the lot sizes have been increased they are now able to have all the front doors facing the streets and the percentage of the front that is garage area has been reduced. He stated the front-load design is very common and it is not normal to have the garage behind the house. The pads have been modified to add more useable space to the backyards, and they have moved the first unit back an additional 15 feet to minimize the visual intrusion to the Alvarez property. He stated they have reduced the lot coverage by 10% and most of the lots are down to 40% lot coverage. He reiterated the changes that have been made that they feel address the concerns of the City and the community.

Ron Nestor, Senior Principal, William Hezmalhalch Architects Inc., stated he has been practicing for 35 years and has designed numerous types of projects, and that over the course of this project they have tried to respond to numerous comments from many different people. The style is influenced by Canyon Trails Plaza, and the material is suited to a high fire zone. He disagrees that the homes are non-descript; he feels they express the simplicity of Spanish style. There is no repeat of color on the 38 homes and they have recessed the garages to reduce their dominance. He stated with the redesign of the project there is now room outside of the garage for trash can storage. He went over the design features and the elevation changes that he felt enhanced the homes. He know they still have work to do but believes they are working towards the objectives of the DPRB and will continue to refine the design.

John Reekstin, Olson Company, stated they have been working diligently on this new plan for the past four weeks and the primary focus has been on the key land use issues. They understand that architectural detailing is critically important and would like to be back at DPRB to work on the details to make the project better for the community. He stated this now has a lower density, there is no entrance gate, and they have more open space, larger lots, less lot coverage, and an improved view from Foothill Boulevard. He hopes that the Planning Commission will recommend approval of the project to the City Council. He stated they are two conditions they are working on with Staff and if the Commission approves the project, they would like to come back to discuss that in detail.

Commissioner Ensberg asked if they would be able to increase the side setback amount if they reduced some of the open space area. If the Commission said they had to have a larger setback, could they make it work.

John Reekstin, Olson Company, stated a five-foot side yard setback was very common, and if they increased it another foot or two, it would detract from the overall look of the community. They may be able to adjust space in various areas of the project but may not be able to do so on every lot. If the Commission set a specific setback number, they would have to look at it further to see how to achieve that.

Commissioner Ensberg asked him about the difference in opinion with Staff over the architecture, and asked if they were to make all the changes identified by Staff, how many units would they be able to build and would it increase the cost of the homes.

John Reekstin, Olson Company, stated they will continue to work with Staff on the architectural details but wasn't clear what the desired number of units would be, and that incorporating the identified changes would increase the cost of the homes. He stated they have reduced the project down to 38 units, and wasn't sure what the ideal number would be.

Commissioner Ensberg stated one of his concerns when he read the report was that there seemed to be a number of outstanding issues that the Applicant didn't seem to address until tonight, but he was hearing him say that they can resolve the issues surrounding the setbacks and design issues.

John Reekstin, Olson Company, stated their focus has not been on the architectural detail because they felt that was more for the DPRB to review. Their focus has been on the land use, but agrees that Staff still has concerns over some of the details with architecture and landscaping. He felt they could address the setbacks but it may not be uniform on every lot. They feel that a five-foot setback is adequate but if it needs to be expanded, it would be at the expense of open space.

Commissioner Rahi asked how Staff was interpreting the Applicant's slide regarding the lot coverage percentage, and how has the Applicant addressed the view from Foothill Boulevard since it is a Scenic Highway.

Senior Planner Espinoza stated the numbers were arrived at by averaging the lot sizes with the footprints of the house designs. If you used the total of each individual lot and then averaged it, the number would be skewed slightly.

John Reekstin, Olson Company, stated the numbers on the plans are minimum lot sizes so it wasn't very clear. For the new plan the lot coverage for the entire project was an average of 40.2% whereas the old plan was 44% average. They have modified the road with a sway so it staggers the back of the southern houses, and they have added a slight pop-out to the rear elevations. The length of the rear yards has been increased and a tree will be planted in each one. The community pool has been added to this area too so it breaks up the row of homes.

Commissioner Rahi felt a lot of that wouldn't be as visible because of the commercial property in front and that they should also concentrate on improvements to the southwest corner. He also felt there should be a turnaround at the northern terminus of Walnut Avenue because he felt if someone turned north on Walnut accidentally not intending to go to the project, they would not have a way to turn around.

John Reekstin, Olson Company, stated there will be signage indicating there is no outlet and these are private streets.

Assistant City Manager Stevens stated if the Commission wanted to have a cul-de-sac to help people differentiate between public and private streets, then Staff would have to discuss

with the City Engineer how to incorporate that into the Conditions of Approval. From Staff's perspective Walnut is a future through street, it is just the timing of when it will be constructed.

Barbara Alvarez, 1300 Longhorn Drive, stated that most of the neighborhood is supportive of the new site plan, and after many meetings with the developer she can also support this proposal. She stated the Applicant made changes based on comments brought up at the August meeting, and she realizes she has to compromise also since this is private property and the owner has the right to sell it for development. She stated she is not opposed to a trail, she just wanted a green buffer between it and her property. She stated her biggest issue is an extension of the road to the park. She is concerned that she will be surrounded on three sides by streets and that there will be excessive traffic.

Chairman Schoonover reminded her that the extension of the road is not part of the project approval.

Barbara Alvarez, 1300 Longhorn Drive, stated she understands that but knows it is a result of whatever project is going to go in at this location. She stated she liked that the gate has been removed and likes the design of the houses. She is in support of the new plan but is greatly opposed to the road going to the northern property line.

Commissioner Rahi stated even if the road is not extended to Horsethief Canyon Park she will still have three streets around her property.

Barbara Alvarez, 1300 Longhorn Drive, stated that is true but it won't be the same amount of people using it if they cannot get to the park.

Nagy Kattar 132 Maverick, stated he does not have a problem with the project and thinks that Olson is doing a beautiful job, but is concerned about the road going to the park and did not want Maverick to be opened up to it either as it will cause a lot of traffic in their area. They already have people driving up San Dimas Avenue looking for a way to get to the park.

Eileen Ditsler, 217 Rodeo Court, stated Olson has been receptive to their concerns and she is in support of their project. Her main concern is the extension of the road to the park and she is opposed to that, and it would be hazardous for people trying to cross the street. She felt there should be an equestrian trail on Walnut though.

Karen Justice, 200 Rodeo Court, stated she moved to San Dimas 21 years ago because she had a horse and it was important that the equestrian ambiance be maintained. She is in support of having the horse trail but would like the green buffer between it and the houses. She felt the information presented has been ambiguous on when the road would be discussed and stated she is opposed to an extension. She stated that by a show of hands there are 18 other people in the audience that are in opposition to the road being extended to the park.

Randy Bell, 216 Rodeo Court, stated Olson has made a lot of changes to satisfy the needs of the community and Staff and he was in support of the project. He stated he is concerned about ethical behavior, and requiring Olson to dedicate Walnut to the City. He felt Olson has taken the values of the community and put them into this project. In regards to the traffic study, he would like a representative from the company that prepared the report to speak in regards to the road dedication.

Brian DeLeon, 1324 Longhorn Drive, stated he is located on the northern end of the project. His primary concerns with the project were the density and the proposed continuation of the road. He commended Olson on addressing the density issue and meeting with the neighbors

extensively over a long period of time to try and meet their concerns. He likes the new site layout, and he would challenge the Commission on why the extension of Walnut needs to be in place. He moved here eight years ago from Monrovia because there is a lot of walkable space. They use the park extensively and access it from their back yard. He felt if the road is extended, it will impact their safety in trying to get across.

Chairman Schoonover stated there was also a letter from Mr. DeLeon on the dais tonight regarding this issue.

Gary, Avenida Loma Vista, stated he felt there must have been some type of deal made for the City to get a road from the developer because he didn't see any reason for it otherwise. He felt the developer was trying to bypass the City's laws and that the setbacks are too small. He also didn't see any space for guest parking. He felt the density was an issue and did not think they needed to downgrade San Dimas with a small lot development.

John Graham, representing the Meredith family, the property owner, stated they have spent a considerable amount of time with Staff and different departments, and they have been frustrated by the lack of clarity. They have spent a considerable amount of time meeting with the stakeholders trying to convey what is the best use of the property. He was surprised there were issues with the design because they are using a world-renowned architect and he felt this was a fine development. They turned down other offers to purchase the property because the family felt they were not appropriate for the location. They chose Olson because of their commitment to the communities they build. They have also cooperated with the Foothill Realignment project. They have made relocation efforts with the tenants and made permanent adjustments which they may not be able to recover from if this project is not approved. He feels the site plan and density is appropriate and hoped they could move forward.

Gil Gonzalez, 2193 Terrebonne, felt the bottom line is that the owner has a right to sell the property. He doesn't think the zone needed to change from office-professional and that it was not an appropriate use for the land. He felt each house would cost about \$720,000 and asked the Commission to uphold the Staff's position to deny the project. He doesn't object to the architecture, but did not like the setbacks and thought they should just go to a zero lot line. He felt the road should turn right immediately as you enter the project and go up to Horsethief Canyon Park that way.

John Reekstin, Olson Company, stated he did not have a rebuttal to the comments. He felt the adjacent neighbors are in favor of the project and he appreciates their support.

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

Chairman Schoonover called a recess at 9:26. The meeting reconvened at 9:34 p.m.

Commissioner Ensberg was gratified that the Applicant met with the neighbors numerous times and was sensitive to their needs and adapted the project to address their concerns and now has community support. He felt this was a quality project presented by experienced people. He heard that the setback issues can be resolved for the majority of units, as well as architectural issues, and he did not want to see the price driven up so that young people could not afford to purchase them, even though he still finds the price staggering. The action tonight is not voting on the road, and a vote for the project does not mean support for the road; that is not before them tonight and not a part of his consideration. He used to be on the Equestrian Commission and would like to have the horse trail. He believes the changes made in lowering

the number of units to 38, the quality of the project, and moving the amenities have substantially addressed issues raised by Staff, and stated if Staff is not recommending approval, they should provide clear direction to the Applicant as to what they want. He stated he would support the project based on the Applicant's representation that they can address the setback issue.

Commissioner Bratt stated he also appreciates the Applicant's work with the community and felt a lot of the neighbors' concerns have been addressed; however, he has questioned the density of the project since the initiation request, and to him density is mass. He stated they have lowered the number of units but the units are now larger. He felt the lot coverage was excessive and he didn't think they wanted to encourage that in San Dimas. He was not as concerned with the front and rear setbacks but felt the side setbacks were too narrow. He feels the design is basically a large box and if this is built as presented, all they will get will be a bunch of big boxes side by side. He cannot support the project as designed and thinks they need to increase the side setbacks and work on the design of the units.

Commissioner Rahi felt they were getting close to a project he could support, and appreciates that the Applicant has considered the issues of the neighbors and DPRB, and felt they could work further with Staff to resolve the issues with lot coverage and with DPRB on the design. He felt if they reduced the number of units, they can get the lot coverage in the 35-40% range. He felt he could support the project if they add the multi-use trail back into the project and address the lot coverage.

Chairman Schoonover stated as the DPRB representative he has seen the changes the Applicant has made over time and appreciates their efforts. However, he feels there are significant factors they have not addressed, such as the side yard setbacks. He also felt the lot coverage was too high, and did not think San Dimas wants 3,500 square foot lots. He thinks it would be fine to have housing in this area but did not see this project as compatible with San Dimas. He would like to see the remaining issues addressed so they can move forward.

MOTION: Moved by Ensberg, seconded by Rahi to approve the project provided that the lot coverage not exceed 38.5%, the majority of the units have an increased setback requirement, and the multi-use trail is added back into the project.

Chairman Schoonover stated he is not comfortable approving the project based on a promise to change it. He felt if those were the changes needed, then they should direct the Applicant to bring back a proposal that incorporates them.

Commissioner Ensberg felt they should set the standard to be no more than 38.5% lot coverage, increase the setback on 80% of the lots, and to put the trail back into the plan.

Commissioner Bratt stated he would be more comfortable if the setback was increased on all lots, and asked how Commissioner Ensberg arrived at the 80% figure.

Commissioner Ensberg stated the Applicant said they couldn't do it on all the lots but could on the majority so that is why he picked 80% as the number.

Chairman Schoonover stated the Applicant said in order to do that they would need to reduce the amount of open space. There are four areas of open space, three of which are very awkward and basically unusable for anything else, so that means the pool area which is the main amenity of the community would be reduced.

Commissioner Ensberg stated we should let the Applicant figure out how to present the project but felt the community has compromised to arrive at a position of support and that the Commission should do so too in order to allow the Applicant to move forward.

Assistant City Manager Stevens stated what he is hearing is that there are at least three Commissioners that believe the lot coverage is excessive and should be reduced, and the fourth is willing to go with that but wants to provide a target number. The second point he is hearing fairly strongly from three of them is that there needs to be more separation between the houses, or better side yard distancing, and Commissioner Ensberg can agree but would like to move this forward. The third point he is hearing from two of them is concern about the density and lot size, depending on how you want to characterize that.

He stated there is more than one way to increase the distance between the buildings besides reducing open space as suggested by the Applicant. If you reduce the number of units, you can take the width of those lots and redistribute throughout the project to increase separation. You could also reduce the size of the units, or you could do some combination of those two options. If one of these options was chosen, it would probably also help address the concerns over lot coverage and density. He thinks the majority is saying they would like to look to see how willing the Applicant is in looking at an alternative that addresses the building separation. This would not be fundamentally changing the basic concept of the design, like they saw when it went from 48 to 38 units. The fundamental precepts would still be there in the layout and appearance; you may be just reducing two to four lots, or the house size might become smaller. So if you still feel that this is not a good land plan that you can support, it would probably be better to tell the Applicant that now instead of having them go through another design iteration that will still not be successful.

Commissioner Bratt thinks if they combine increasing the side yard setback to ten feet and reducing the lot coverage down to 38.5% he could support the project. His concern is that they indicated before that density is an issue, so they did less units but increased the unit size so it didn't really change. He fears that if they don't have those two issues addressed, the project will just look like it is squeezed onto the site.

Assistant City Manager Stevens stated then the question for the applicant is if they require a maximum 38.5% lot coverage and increase the separation between the buildings, is that something they want to try to work on.

John Reekstin, Olson Company, stated there are different ways to achieve the Commission's desires. He cannot guarantee they can hit a set number on the setback or can achieve an average lot coverage. He would like to request a one month continuance to work with Staff to address these concerns and to bring back a revised proposal for the Commission to review. This is not an easy site so he cannot guarantee the outcome.

MOTION: Moved by Ensberg, seconded by Bratt to withdraw his original motion and make a substitute motion to continue this item for a month to November 6, 2014 to give the Applicant time to process the comments made tonight and bring back a new proposal. Motion carried 4-0-1 (Davis absent).

- 3. CONSIDERATION OF THE FOLLOWING APPLICATIONS FOR THE PROPERTY LOCATED AT 1022-1048 WEST GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 AREA 1 ZONE – REGIONAL COMMERCIAL (SP-24) (APNS: 8383-009-077, -080):**

CONDITIONAL USE PERMIT 14-05: A request to allow the operation of two eating establishments with drive-through service within the Citrus Station (Costco) commercial center.

DEVELOPMENT PLAN REVIEW BOARD CASE NO. 14-25 AND PRECISE PLAN NO. 14-01: A request to construct an 11,234 square foot and a 6,296 square foot multi-tenant commercial building within the Citrus Station (Costco) commercial center.

TREE REMOVAL PERMIT NO. 14-28: – A request to remove one mature oak tree from the subject site and replace with four (4) replacement oak trees within the Citrus Station (Costco) commercial center.

Staff report presented by **Associate Planner Luis Torrico**, who stated the applications tonight are to allow the construction of the final two pads at the Citrus Station center along Gladstone Street, including a Conditional Use Permit to allow drive-through service for two new restaurants, and the removal of an oak tree that is dying. There will be two multi-tenant buildings, and each will have a restaurant with drive-through service. The project was reviewed by the DPRB on September 11, 2014 and they recommended approval; however, the CUP was not part of their purview. He reviewed the site plan and stated there are no new driveways proposed; access will be from the internal drive aisles. The existing landscape along Gladstone will remain and a decorative block wall will be installed to help screen the drive-through. The parking area will provide a continuous flow to the center and they will participate in a shared parking agreement.

He stated Restaurant No. 1 will have an outdoor eating area with a covered patio and Restaurant No. 2 will have uncovered outdoor eating. SP-24 conditionally allows drive-throughs and if they are within 300 feet of residentially zoned properties, they would have restricted hours and requirements for the speakers. The existing residential properties are actually zoned industrial, which is why there is no restriction on the hours of operation, but they have worked with the Applicant to mitigate the noise from the speakers and he described the conditions imposed. He outlined the hours of operation for the two restaurants and the number of employees, and stated the project complies with the parking requirements for the buildings and the drive-throughs. He showed the elevations of the two buildings and the design features that reflect those used in the existing buildings. The Applicant is proposing to remove the oak tree on the site, and has provided an arborist's report that indicates it is in poor health and slowly dying, there is no guarantee it will respond to preservation efforts, it is not viable to try and relocate it, and its current location would significantly limit development of the site. Staff is recommending approval to remove the tree, but has conditioned that the Applicant provide four large replacement trees consisting of three 24" box trees and one 60" box tree instead of the standard replacement of two 15-gallon trees. Staff recommends the Commission recommend approval of the project to the City Council.

Chairman Schoonover stated Condition No. 38 in Resolution PC-1523 stated the hedge shall be a minimum of 42" in height, but the staff report indicates the decorative block wall shall not exceed 42" in height, and asked if it could be less than that. He also asked what the height of the berm was.

Associate Planner Torrico stated if they wanted to reduce the height of the block wall, they would have to review what the minimum height would be to still buffer the noise from the speaker.

Senior Planner Espinoza stated the berm varies in height but the Applicant states that it is 42" high.

Commissioner Bratt asked if the requirement for the decorative block wall the same as used at Panda Express, and why we were not asking there to be a block wall for Building No. 2. He also asked what the hours of operation were actually going to be.

Senior Planner Espinoza stated Panda Express was required to have a similar wall.

Associate Planner Torrico stated the purpose of the wall was to screen headlight glare and reduce the speaker noise. Because of the layout of Building No. 2 there is not the same impact on the neighboring properties so it was not required. The hours of actual operation for the restaurants are what is shown in the staff report.

Commissioner Bratt felt even though the surrounding properties were not zoned residential, their use is and didn't think a 24-hour drive through was necessary and would lead to safety-related issues. He would like to see it close at 10:00 p.m.

Commissioner Rahi thought that one of the pads would be for a larger restaurant like Olive Garden and was disappointed that it did not appear they would have another large tenant.

Associate Planner Torrico stated this proposal is smaller than the original plan but at this point in time it is what the market can bear, which has changed greatly since the original approval.

Commissioner Rahi asked if both pads would be developed at the same time, and if a third restaurant were to come in, it appears it cannot have a drive-through, and would the easterly driveway on Gladstone change at all.

Associate Planner Torrico stated both pads would be constructed together, and any additional restaurant tenants would not have drive-throughs. The entry and exit points of the center are not being modified with this proposal.

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

Alex Gonzalez, Applicant, 2390 E. Camelback Road #410, Phoenix, stated he feels the project is complimentary to the center and that most of the new tenants will be food tenants. They are midway through the leasing process but some of the proposed tenants are Panera Bread, Pacific Grill and Fish, Jamba Juice or a similar smoothie café, Café Rio, Krispy Kreme, and they are hoping to add a pizza restaurant. He stated it is key to Krispy Kreme's business to be open 24 hours, and it would just be the drive-through, not the dining room.

Commissioner Ensberg asked if that was standard for doughnut shops.

Alex Gonzalez, Applicant, stated it is standard and hopes they do not restrict the hours.

Steve Rittner, Architect, stated they have worked diligently with City staff to present a quality project and thinks this will be a good addition for the community, the surrounding businesses and the developer.

Gary, Avenida Loma Vista, asked who the owner of the property currently was. He did not agree with removal of the oak tree and stated they went through the same thing with Olive Garden wanting to remove the oak trees that would have been in the parking area. They said it would be a deal breaker if it wasn't removed. He felt there was plenty of parking in the center that they didn't need to remove the oak tree.

EXHIBIT H

Assistant City Manager Stevens stated the land is owned by Costco.

Chairman Schoonover stated it was discussed at the DPRB meeting that the oak tree was not a healthy specimen and probably would not survive.

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

Commissioner Ensberg stated he was sensitive to Commissioner Bratt's concerns about the hours of operation for Krispy Kreme but that is how these franchises work and restricting the hours would lessen their ability to be successful.

Chairman Schoonover stated he also did not have a problem with the 24-hour drive-through.

Commissioner Bratt stated it was not a deal breaker for him but felt it was more appropriate in a commercial area, and that it would be invasive to the people who live near this site, but he would not want to stop development over this issue.

Commissioner Rahi stated the traffic studies on the original project were based on assumptions for future development and thought there should have been a revised study done based on the actual tenants. He did not see that information in the staff report and asked if there was any information relative to that.

Assistant City Manager Stevens stated the original traffic analysis for the EIR for this site was based on this area having 45,000 square feet of retail. What is being proposed is 17,000 square feet, and while restaurant uses generate more traffic, the floor area is a third of what was analyzed so the impact will be less.

Commissioner Rahi felt the report should have had those numbers included, especially with the addition of the drive-through. He also asked how the drive-through lane aligned with the other drive aisles and felt all that should have been looked at with this project.

Assistant City Manager Stevens stated they did not do a new CEQA analysis because they had the adopted EIR. He stated they can incorporate a finding in Resolution PC-1523 indicating the traffic generated by the project will be less than the adopted Certified EIR and have the number before they go to the City Council for final approval.

Associate Planner Torrico stated there were several revised site plans submitted during the review process and the turning radius and templates for the drive-throughs were addressed and they will not conflict with the overall parking lot configuration. They can also modify Finding B on the Resolution to reference the on-site circulation and the turning issues.

RESOLUTION PC-1522

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 14-05, A REQUEST TO ALLOW THE OPERATION OF TWO EATING ESTABLISHMENTS WITH DRIVE-THROUGH SERVICE LOCATED AT 1022-1048 GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 - AREA 1 (SP-24) (APN'S: 8383-009-077 - 080)

RESOLUTION PC-1523

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF DEVELOPMENT PLAN REVIEW BOARD CASE NO. 14-25, PRECISE PLAN 14-01 AND TREE REMOVAL PERMIT 14-28, A REQUEST TO ALLOW THE CONSTRUCTION OF TWO MULTI-TENANT COMMERCIAL BUILDINGS TO INCLUDE AT LEAST TWO RESTAURANTS LOCATED AT 1022-1048 GLADSTONE STREET WITHIN SPECIFIC PLAN NO. 24 – AREA 1 (SP-24) (APN'S: 8383-009-077 - 080)

MOTION: Moved by Bratt, seconded by Schoonover to adopt Resolution PC-1522 recommending approval of Conditional Use Permit 14-05, and Resolution PC-1523 with minor modifications to the Findings pursuant to the discussion regarding the traffic analysis. Motion carried 4-0-1 (Davis absent).

4. **CONSIDERATION OF CONDITIONAL USE PERMIT 14-06** – A request to allow the operation of health/exercise club use (Crunch Gym) within Creative Growth Area 1 Zone – Regional Commercial (CG-1), located at 192 Village Court. (APN: 8386-008-057)

Staff report presented by **Associate Planner Luis Torrico** who stated that Crunch Gym is a national operation and will be occupying the 26,000 square feet in the building formerly occupied by Levitz Furniture. They will be sharing the main entrance with Jumping Jacks so there will be no exterior changes to the building. He went over the floor plans and the various activities that will be available to members, and the projected hours of operation. Staff is recommending slightly expanded hours to allow the Applicant future flexibility without having to come back through the approval process. The hours in Condition No. 8 should be corrected to say from 5:00 a.m. to 12:00 a.m., not 12:00 p.m. The owner expects less than 100 members at any given time. In terms of parking, the City Council recently amended the CG-1 zone in regards to parking standards at major shopping centers. This building is part of a major shopping center so no additional parking is required. There is sufficient parking in the area so Staff does not foresee any problems.

Commissioner Bratt stated he did not think Staff should be extending the hours of operation beyond what the Applicant is requesting without it coming back for review since the point of the Conditional Use Permit was to allow the Commission to determine what was appropriate.

Assistant City Manager Stevens stated over the years Staff has been criticized for putting in the narrower hours of operation, and then if the Applicant wanted to extend their operations by an hour or two, they had to come back with a new application, pay the \$1,000 fee, and wait two months to go through the public hearing process. In a case like this where a minimal change in the hours is not going to impact the surrounding uses, Staff did not feel it was detrimental to allow them the extra leeway without having to come back for review. If this gym was located where the old 24 Hour Fitness used to be that was right next to residential, Staff would never make that determination without coming back for a public hearing.

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

Matthew Grill, Partner in Crunch Gym, stated they are looking forward to opening in San Dimas. In response to Commissioner Rahi, he stated they are different from other gyms in that they are a fitness only facility and focus on using equipment, not amenities like pools or

basketball courts. The number in the report indicating they expect 100 members at a time would be on the very high side, and normally it is less than that.

Commissioner Bratt asked how many members belonged to the La Verne facility.

Matthew Grill, Crunch Gym, stated approximately 4,000.

There being no further comments the public hearing was closed.

RESOLUTION PC-1524

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 14-06, A REQUEST TO ALLOW THE OPERATION OF A HEALTH/EXERCISE CLUB USE (CRUNCH GYM) LOCATED AT 192 VILLAGE COURT WITHIN CREATIVE GROWTH AREA 1 ZONE - REGIONAL COMMERCIAL (CG-1) (APN: 8386-08-057)

MOTION: Moved by Ensberg, seconded by Bratt to adopt Resolution PC-1524 approving Conditional Use Permit 14-06, with the correction to the hours in Condition No. 8. Motion carried 4-0-1.

ORAL COMMUNICATION

5. Community Development Department

Assistant City Manager Stevens clarified for the Commission that continued items are taken first on the agenda which is why the item for Olson was heard before the new items. He reminded them of the Joint Meeting with the City Council on October 14, 2014 at 5:30 p.m. before the regular City Council meeting to discuss ex-parte communications and meetings held outside of the public hearing process. He stated the next City Council retreat will be held on November 3rd from 5:00 p.m. to 9:00 p.m.

He stated the revised Study Session policy will be going to the City Council on October 14th. They have two requests for a study session from developers, so based on what occurs during the Council discussion there may be additional meetings coming up. He stated Avalon thinks they are about two weeks from completion. Staff is working with the consultant on finalizing the legal documents for the affordable units that will be for sale at Grove Station. NJD is getting close to pulling their grading permit, and the Care Meridian project is currently in plan check.

Senior Planner Espinoza stated they have received the plans for the gas station remodel at 105 E. Arrow Highway for plan check.

6. Members of the Audience

No communications were made.

7. Planning Commission

Chairman Schoonover asked if there has been any more interest in the retail shops at Bonita Gateway with the construction of the apartments.

Assistant City Manager Stevens stated they have had discussions with someone wanting to operate a café/bakery operation. There are some issues regarding parking for that type of use

but they are moving forward with options for them. There is more interest in the center now that the apartments are occupied.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent) The meeting adjourned at 11:05 p.m. to the regular Planning Commission meeting scheduled for Thursday, October 16, 2014, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved:

DRAFT

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: September 11, 2014

TO: Development Plan Review Board

FROM: Luis Torrico, Associate Planner

SUBJECT: 1) DPRB Case No. 14-25;
2) Precise Plan 14-01; and
3) Tree Removal Permit 14-28
Associated Cases: Conditional Use Permit 14-05 & Lot Line Adjustment 14-03
A request to construct two multi-tenant commercial buildings located at 1022-1048 W. Gladstone Street at the Citrus Station commercial center located within Specific Plan No. 24 Area 1. (APNs: 8383-009-077 - 080)

FACTS:

The applicant is requesting approval to construct two multi-tenant commercial buildings located at the existing Citrus Station (Costco) commercial center, which is located within Specific Plan No. 24 (SP-24) Area 1. The subject site consists of the last two vacant parcels which measure 124,124 square feet in combined lot area. The development will occur at the northeast corner of the center and will complete development of the center.

Building No. 1 will measure 11,234 square feet in floor area and will accommodate four tenant spaces ranging from 1,495 square feet to 4,407 square feet. Building No. 2 will measure 6,296 square feet in floor area and will accommodate three tenant spaces ranging from 1,632 square feet to 2,772 square feet. As currently proposed, each building will accommodate one restaurant with a drive-thru and the remaining spaces will be retail based. In the future, the retail spaces may be occupied by restaurants as they are a permitted use in SP-24 and there is sufficient shared parking in the center to meet the City's requirements.

Site/Building Configuration

The subject site currently consists of two vacant parcels and will require approval of a Lot Line Adjustment to reconfigure the parcels into the desired configuration. The proposed development will be accessed via the existing driveways on Gladstone Street and pedestrian access will be provided via two new concrete walkways adjacent to the entry driveways. The existing trees and landscaped berm along Gladstone Street will

be preserved and will remain in place. The proposed parking area will connect to and be accessed from the existing parking area north of Costco to provide a continuous flow with the existing center.

Building No. 1 will be located along Gladstone Street at the northwest corner of the development parcel. The building will be setback 52'-0" from Gladstone Street to allow for the drive-thru, which will be setback 30'-6" from Gladstone Street. A decorative wall, measuring no more than 42 inches in height will be constructed along portions of the drive-thru to screen glare from the headlights for vehicles travelling east on Gladstone Street and vehicles entering the center. The same wall will extend eastward to screen headlight glare from vehicles in the parking area.

Building No. 2 will be located adjacent to the existing entry driveway located at the east end of the development parcel. The drive-thru will be located along the rear of the building in between the building and the existing entry driveway. The same decorative wall screening the drive-thru for Building No. 1 will extend eastward to screen headlight glare from vehicles in building No. 2's drive-thru.

Both restaurants will include outdoor dining. The restaurant in Building No. 1 will provide a covered patio for outdoor dining while the restaurant in Building No. 2 will provide an outdoor area with tables and umbrellas. In addition, two of the retail spaces in Building No. 1 will provide a covered patio which may serve as outdoor dining should the spaces be occupied by restaurants in the future. Condition No. 18 will require that the outdoor furniture and umbrellas are compatible with the proposed and existing developments and that they comply with the Citrus Station Design Guidelines

The development will include two trash enclosures that will serve each building. The trash enclosures will consist of split-face concrete block to match the building, decorative metal gates and an overhead trellis. A total of ten bins will be provided to anticipate capacity for any future additional restaurants.

As proposed, the development will be designed to comply with the development standards of the SP-24 Zone and the Citrus Station Design Guidelines.

Parking

The development will require 141 parking spaces; however Section 18.152.050 allows restaurants with drive-thru facilities that provide a minimum of eight queuing spaces to reduce their parking requirement by four spaces. Both drive-thrus meet the requirement, therefore the project is eligible for a reduction of eight spaces and will only require 133 spaces. While the development will comply with parking requirements on their respective parcels, it will have access to the center's parking spaces through an existing shared parking agreement. The shared parking provides the subject development and the existing developments in the center access to Costco's 167 surplus parking spaces. Therefore, should one of the retail spaces be occupied by a restaurant in the future, parking will not be a concern as there are sufficient surplus parking spaces in the center.

Design

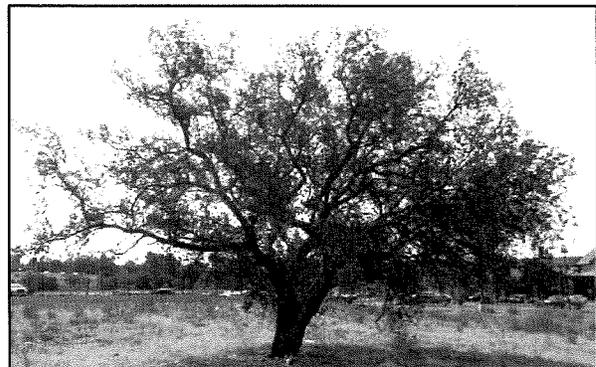
The proposed buildings will be designed to comply with the architectural guidelines as specified in SP-24 and the Citrus Station Design Guidelines. The buildings will incorporate an Early California architecture theme and will be compatible with the existing buildings in the center. The buildings will provide various planes and will vary in height by providing rooflines with decorative cornices that will vary from 24 to 31 feet and decorative tower elements measuring up to 33 feet. Both buildings will comply with the maximum height requirement of 35 feet.

The proposed architectural elements and exterior finishes and materials will match the existing buildings in the center which will include:

- Façade with various finishes to include stucco in varying colors, buff colored split-face block, metal cladding and a buff colored split-face wainscot
- Column pop-outs and patio columns with gray colored split-face block and gray colored smooth block accents
- Metal trusses with tan colored standing seam metal roofs
- Decorative gable roof with metal truss and frosted glass
- Canvas awnings over certain doors and windows
- Decorative lighting to match existing lighting in the center
- Metal trellis over drive-thru in Building No. 1
- Tile murals depicting images of the citrus industry (see Attachment 3)
- Metal lattice with climbing vines

Tree Removal

The applicant's request also includes a tree removal permit to remove an existing Oak tree located in the center of the development parcel. The tree measures 38 inches in diameter and provides a canopy of approximately 45 feet in width. An arborist report (see Exhibit B) was submitted by the applicant which states that the tree is in poor health and slowly dying due to lack of water. It further states that there is no guarantee the tree will respond



Tree to be removed

positively to efforts of preservation and that it's not viable for relocation due to the tree's poor health. In addition to the tree's poor health, the location of the tree would substantially limit development of the parcels and would have to be significantly trimmed to provide sufficient vertical clearance for vehicles. Therefore, it is recommended that the tree be removed. As part of the removal, the typical replacement requirement is two 15-gallon size canopy-type trees. However, Staff is requesting that the applicant plant four (4) 24" box Coast Live Oak trees as replacement trees. In addition to the replacement trees, the proposed conceptual landscape plan will include several trees of 24" box size that are compatible with the existing trees to be planted throughout the development.

In conclusion, the proposed development will be a complement to the existing developments in the center and will complete construction of the Citrus Station commercial center. Construction of the two multi-tenant buildings will bring additional restaurant and retail uses to the center and the City. The development will comply with the development standards of the SP-24 Zone and the Citrus Station Design Guidelines. Lastly, the project will require review and approval by the Planning Commission for Conditional Use Permit 14-05 for two restaurant drive-thrus and by the City Council for final review of Development Plan Review Board 14-25 and Precise Plan 14-01.

ISSUES:

None.

RECOMMENDATION:

Staff recommends that the Development Plan Review Board recommend approval to the Planning Commission and City Council subject to the attached conditions.

ATTACHMENTS:

1. Subject Site
2. Photo of Subject Site
3. Examples of Tile Murals

EXHIBITS:

- A. Conditions of Approval
- B. Arborist Report

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
September 11, 2014 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

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

CALL TO ORDER

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

APPROVAL OF MINUTES

MOTION: Jim Schoonover moved, seconded by Blaine Michaelis to approve the June 12, 2014 minutes. Motion carried 7-0.

MOTION: Jim Schoonover moved, seconded by Scott Dilley to approve the July 10, 2014 minutes. Motion carried 6-0-0-1. (Badar Abstain)

MOTION: Jim Schoonover moved, seconded by Scott Dilley to approve the August 14, 2014 minutes. Motion carried 6-0-0-1 (Badar Abstain).

DPRB Case No. 14-27

Continued from the meetings of July 10, 2014, July 24, 2014 and August 14, 2014. A request to modify the front entrance doors at 168 W. Bonita Avenue at the Johnstone Building to allow for the unit to be subdivided into two separate suites. Each of the units will have their own entrance door that will be similar to the existing glass pane doors.

APN: 8390-023-011

Zone: Creative Growth 2 (CG-2) – Frontier Village

Mr. Stevens stated that the item was added to the agenda because he was not sure if the issues would be resolved prior to the meeting. At the previous DPRB meeting of August 14, 2014, the Board approved the project to have a historic storefront; however, the applicant returned with revisions that did not incorporate enough to call historic. The City assistance program is going to take longer than expected and the applicant does not want to wait. He noted that he met with the applicant on Monday, September 8, 2014, to let them know that there may or may not be City assistance. Per a conversation that took place Wednesday, September 10, 2014, the applicants had tentative changes and were not

sure if they could make all the improvements. He added that they could not be in attendance at today's meeting and recommended returning to the Board in two weeks. He concluded that no action is required.

DPRB Case No. 14-25, Precise Plan No. 14-01 and Tree Removal Permit No. 14-28

Associated Case: Conditional Use Permit No. 14-05 and Lot Line Adjustment 14-03

A request to construct two multi-tenant commercial buildings located at 1022 – 1048 W. Gladstone Street at the Citrus Station commercial center.

APN's: 8383-009-077 – 080

Zone: Specific Plan No. 24, Area 1

Alex Gonzalez of Evergreen, 2390 S. Camelback Rd., Phoenix AZ, was present.

Stephen A. Rittner of RMCA Architects, 1541 Wilshire Blvd #110, Los Angeles CA 90017, was present.

Associate Planner Torrico stated that the request is to construct two multi-tenant commercial buildings located off of Gladstone St. These are the last two vacant parcels that measure 2.8 acres. DPRB will approve the Precise Plan and Tree Removal applications, Planning Commission will review for Conditional Use Permit 14-05 for the two restaurant drive-thru's and by the City Council for the final review of the Precise Plan No. 14-01 and Lot Line Adjustment 14-03. The project will complete the development of the center. The two vacant parcels will require approval of a Lot Line Adjustment to reconfigure the parcels into the desired configuration. Each building will sit on each parcel. Building No. 1 will measure 11,234 sq. ft. and will accommodate four tenant spaces ranging from 1,495 sq. ft. to 4,407 sq. ft. Building No. 2 will measure 6,296 sq. ft. and will accommodate three tenant spaces ranging from 1,632 sq. ft. to 2,772 sq. ft. Each building will accommodate one restaurant with a drive-thru and the remaining spaces will be retail based. In the future, the retail spaces may be occupied by restaurants as they are a permitted use in SP-24 zone. Building No. 1 will have a decorative wall that measures no more than 42 inches in height and will be constructed along the portions of the drive-thru to screen glare from the headlights for vehicles travelling east on Gladstone Street and vehicles entering the center. Building No. 2 will have the same decorative wall screening the drive-thru for Building No. 1, which will extend eastward to screen headlight glare from vehicles in Building No. 2's drive-thru.

He stated that both restaurants will include outdoor dining. Building No. 1's restaurant will provide a covered patio for outdoor dining while Building No. 2 will provide an outdoor area with tables and umbrellas. In addition, two of the retail spaces in Building No. 1 will provide a covered patio which may serve as outdoor dining should the spaces be occupied by restaurants in the future. Condition No. 18 has been added to require that the outdoor furniture and umbrellas are compatible with the existing developments.

The development will require 141 parking spaces; however, Section 18.152.050 allows restaurants with drive-thru facilities that provide a minimum of eight queuing spaces to reduce their parking requirement for four spaces. Both drive-thru's meet the requirements; therefore the project is eligible for a reduction of eight spaces and will only require 133 spaces. The shared parking provides the subject development and the existing developments in the center access to Costco's 167 surplus parking spaces. Therefore, should one of the retail spaces be occupied by a restaurant in the future, parking will not be a concern as there are sufficient surplus parking spaces in the center.

In regards to the design, the applicant worked with Staff to comply with the architectural standards of the Specific Plan No. 24 Zone and Center's Guidelines. Included will be elements to match the existing buildings in the center. The buildings will incorporate an Early California architecture theme and will be compatible with the existing buildings in the center. The buildings will provide various planes and will vary in height by providing rooflines with decorative cornices that will vary from 24 to 31 ft. and decorative tower elements measuring up to 33 ft. The Code allows a maximum height of 35 ft. He noted some of the design features incorporated design elements consistent with the Costco design. The features will include: façade with various finishes to include stucco in varying colors, buff colored split-face block, metal cladding and a buff colored split-face wainscot, column pop-outs and patio columns with gray colored split-face block and gray colored smooth block accents, metal trusses with tan colored standing seam metal roofs and decorative gable roof with metal truss and frosted glass. Throughout the building, canvas awnings will be used over certain windows and doors. There will be decorative lighting to match existing lightings in the center, a metal trellis over drive-thru in Building No. 1, tile murals depicting images of the citrus industry and metal lattices with climbing vines.

The applicant is requesting a tree removal approval for an Oak tree that is located at the center of the development parcel. The applicant submitted an arborist report that indicated the tree is in poor health and is dying. The arborist indicated that there is no guarantee that the tree will respond positively to efforts of preservation and that it is not viable for relocation. It is recommended by Staff that the tree be removed and replaced with four 24" box Coast Live Oak trees as replacement trees. Staff recommends approval to the Planning Commission and City Council.

Mr. Badar asked if the City Arborist, Deborah Day, examined the Oak tree.

Associate Planner Torrico replied that Deborah Day had previously examined the tree and agreed that it's in poor health.

Mr. Stevens commented that the Oak tree is in poor health because it was not taken care of even though Staff advised the property owner that they should. He expressed his disappointment.

Mr. Sorcinelli asked if it was in their conditions of approval.

Mr. Stevens responded yes that it was part of the original approval. The developer was to retain six or seven large Oak trees on the project with the intention of preserving the pad development areas. As we moved forward, all the trees have been proposed for removal as they were in poor health.

Mr. Patel commented that some trees could not be removed because of soil conditions.

Mr. Stevens stated that the applicant did consider moving some trees; however, the problem was when they tried to dig around the roots and box them up. He noted that there was no viable soil left in the roots to accommodate the boxing of the trees.

Associate Planner Torrico stated that the applicant will also need to update their Master Sign Program. He noted that the sign program does call out for signage but will need to update to correctly reflect the locations on the building. He pointed out that Condition No. 11 will need to be revised to reflect that the sign program can be reviewed by Staff and not need to return to the Board. He emphasized that only the site plan needs to be updated for the location of the building and not the criteria. If there is anything additional to be proposed beyond that, then it will need to return to DPRB. The applicant has been working with Staff and they have addressed all concerns. He noted that there is one outstanding area that needs to be discussed; trash enclosures. There will be two trash enclosures that will have a total of 10 bins. He stated that there is a concern with the high amount of

trash bins, for example: Panda Express has one trash bin and the Shoppes Building has three trash bins. The applicant anticipates having retail spaces and wants to make sure they have enough space for trash bins in the event additional restaurants occupy the retail spaces. The applicant stated that they will not be requesting additional trash bins and emphasized that Staff will not be in favor of any additional bins.

Mr. Badar commented that he is also not in favor of increasing the number of trash enclosures.

Senior Planner Espinoza commented that more trash bins means less trash pickups.

Associate Planner Torrico added that Panda Express has pickups six days a week.

Mr. Stevens recollected that the original proposal for the project was a lot larger; however, it is significantly less square footage than the original plan. He noted that different types of retail uses will generate different types of traffic. Since the proposed project is less intense than what was originally approved, Environmental is not necessary.

Associate Planner Torrico commented that the lot lines will be reconfigured.

Mr. Stevens inquired about the size of the Citrus Labels that will be used.

Associate Planner Torrico responded they are 4x3.

Mr. Stevens asked if the label designs have been chosen.

Associate Planner Torrico responded that they have not been chosen yet and added he will be working with the applicant on which ones are appropriate to use.

Mr. Stevens asked how many Citrus labels are on the Costco gas station wall.

Associate Planner Torrico responded three Citrus labels.

Mr. Michaelis added that there are also three Citrus labels on the Bank of the West building. He asked for an explanation on the tree replacement locations.

Associate Planner Torrico responded that Staff is requiring that they plant four 24" Oak trees.

Mr. Michaelis recommended that one of the tree replacements be planted at the northeast corner in the round planter.

Mr. Sorcinelli asked about the other three replacement tree locations.

Associate Planner Torrico responded that he will work with the applicant on the locations for the replacement trees. He asked if the Board had any suggestions.

Mr. Stevens responded that you have to be careful when planting Oak trees. He noted that some materials planted underneath, do not work very well. He pointed out that you have to be sensitive with Oak tree drip lines.

Mr. Patel commented that he would like to see a larger tree planted in the raised planter.

Mr. Sorcinelli commented that he does not want to see a reduction in the number of replacement trees. He stated that the applicant needs to design a plan to replace four Oak trees, especially, when there is a surplus of parking. He added that he would like to see an effort on the plan to reduce parking spaces and make a larger area for the replacement trees.

Associate Planner Torrico commented that the applicant will work with Staff in regards to the locations of the replacement trees. He noted that in their defense, the design presented is just conceptual.

Mr. Stevens stated that if you look at the site plan, there is no other place to plant an Oak tree.

Mr. Sorcinelli commented that the benefit is that there is a surplus of parking; however, he questioned the additional parking spaces to be added near the railroad tracks.

Associate Planner Torrico responded that the applicant is adding 11 parking spaces to service the project.

Mr. Schoonover asked if Building No. 1 will only have three patios only if there are restaurants.

Associate Planner Torrico responded that the applicant will provide the patio areas regardless of what type of use is at the Building.

Mr. Stevens asked if the patios will be fenced.

Senior Planner Espinoza suggested removing the fences and only allowing if additional restaurants are included.

Mr. Stevens stated he is inclined to think it should be designated as a future patio but fencing can be added later if there is an additional restaurant tenant.

Eric Beilstein, Building Official, asked if the potential restaurants have grease interceptors.

Mr. Patel responded they are on the plans on page C3.

Mr. Stevens added that the drainage improvements were done under the prior MS4 permit. He stated that the parking lot will drain into the existing system.

Mr. Patel pointed out the lights at the back of the buildings facing Gladstone St. and asked if Staff has distribution on those.

Associate Planner Torrico responded that Staff will review the applicant's photometric plans and added that the fixtures have been submitted for review.

Mr. Stevens asked if Costco has signed off on the 11 additional parking spaces because the trucks have used that entrance off of Gladstone St. as their designated truck route.

Senior Planner Espinoza clarified that the additional parking spaces to be provided by the applicant is six and not the 11, five are existing.

Mr. Beilstein inquired about the canvas awnings. He noted that Panda Express has canvas awnings and as part of their approval, they were to maintain their appearance. He added that the canvases appear to not have been maintained. He suggested using metal instead of canvas.

Alex Gonzalez of Evergreen, 2390 S. Camelback Rd., Phoenix AZ, he stated that he has been working on this project for about nine months and has been received by the community well. He addressed the trash enclosures that have been discussed intensely. He stated that Panera Bread is one of the proposed tenants and they would like three trash bins. He has contacted Waste Management to see the feasibility of that and added the trash pickup is expensive. He has discussed with the tenants and managed to reduce the number of containers. He stated that some of the tenants to be in Building 1 are: Panera Bread, Pacific Fish Grill, Jamba Juice would be an ideal tenant and Café Rio. In Building 2: Krispy Kreme, Pizza Rev and a burger place. He addressed the guardrails and fences and stated that fences will go where there is a restaurant. He addressed the concerns of the tree replacement locations and noted the comments were valid; however, he would like flexibility so that it is not a conflict with blocking tenant signage, etc.

Mr. Sorcinelli asked if the next site plan will show the proposed trees.

Mr. Gonzalez responded yes.

Mr. Badar commented that he is ok with four replacement trees but the applicant should look at a larger size for the replacement trees.

Mr. Gonzalez commented that they will follow Staff's direction for the tree sizes. He stated that in regards to the additional parking spaces, Costco wants to make sure their spaces are not threatened thus they are adding six additional spaces. They have executed a parking agreement with Costco to reflect this. These additional parking spaces will be intended more so for the new employees of the new buildings.

Mr. Stevens asked if those six parking spaces can be considered in the future as additional parking instead.

Mr. Gonzalez responded that Costco wants to have them now.

Mr. Stevens commented that by including those six parking spaces, the path of travel has become narrower for the truck route.

Mr. Gonzalez stated that Costco has approved the site plan with the six additional parking spaces so they are aware.

Mr. Stevens asked if the applicant will keep the parcels or sell off.

Mr. Gonzalez responded he is unsure if they want to keep or sell or if they want to sell as a whole or in parts.

Senior Planner Espinoza stated that the transformers are proposed inside the property. He stated that it may not happen and may need to be in front and one per building.

Mr. Gonzalez stated that he will work with Edison.

Mr. Beilstein stated that the transformer is not allowed on the landscaped berm. He commented that his concern is the design and conductor size. He added that if it is inside, Edison will oppose.

Mr. Sorcinelli questioned the location of Pacific Fish Grill. He added that his experience with outdoor dining is that it is usually popular. He stated that the tenant space they are considering is not an appropriate location and not enough space for outdoor dining. He recommended the tenant space at the end be utilized instead because they have more frontage.

Mr. Gonzalez commented that no lease has been executed yet so changes could be made.

Mr. Dilley commented that there is the opportunity to relocate the trash enclosures and make an additional patio area.

Mr. Sorcinelli inquired about bike racks.

Mr. Gonzalez responded that at some point there will be additional bike racks.

Associate Planner Torrico added that at one point, bike lockers were discussed.

Mr. Sorcinelli inquired about the colors to be used on the buildings. He pointed out the tangerine and asked if the color could be relooked at. He recommended looking at another palette scheme.

Mr. Gonzalez commented that the colors selected are based on what is currently out there. Panda Express uses Orange and Bank of the West uses yellow.

Mr. Sorcinelli stated that he does not mind the brightness but the combination does not mesh well. He recommended more earth tones.

Mr. Beilstein pointed out that Bank of the West's paint colors were approved but was flipped during final because the color scheme did not come out as they thought it would.

Mr. Stevens stated that paint samples are always different then the colors that print on the plans.

Stephen A. Rittner of RMCA Architects, 1541 Wilshire Blvd #110, Los Angeles CA 90017, stated that they can look at alternative tones and colors.

Mr. Stevens asked if Adventure Orange is used on the site.

Senior Planner Espinoza responded it is used on the Bank of the West tower.

Mr. Sorcinelli asked if the ADA path of travel is connected to the Costco path of travel.

Mr. Beilstein responded an ADA path is encouraged; however, there is connectivity on Lone Hill Ave.

Mr. Gonzalez commented that they have looked at previously; however, it is outside their control and has tried working with Costco.

Mr. Beilstein stated that there is pedestrian access but per the Code, there should be interconnectivity between buildings. He added that it is strongly encouraged.

MOTION: Larry Stevens moved, second by John Sorcinelli with the following modifications: update Condition No. 11 to reflect that Staff will review the Master Sign Program and will not need to be reviewed by the Development Plan Review Board, evaluate bike racks, work with Staff to assess appropriateness of colors prior to plan check submittal, revise site plan to ensure sufficient space for the required four (4) replacement trees, patio fencing not to be installed if tenant space not occupied by a restaurant use and try to maximize outdoor seating areas.

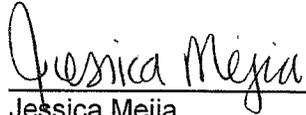
Motion carried 6-0-0-1 (Schoonover Abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 10:14 a.m. to the meeting of September 25, 2014 at 8:30 a.m.


Jim Schoonover, Chairman
San Dimas Development Plan Review Board

ATTEST:



Jessica Mejia
Development Plan Review Board
Departmental Assistant

Approved: September 25, 2014

Product Features

The Tear Drop Series' simplistic elegance goes beyond outside appearance. At the heart of the Tear Drop luminaire's classic beauty is a highly engineered mechanical system which outperforms even the most utilitarian fixture.

Tool-less entry to the optical system makes lamp changes easy. A unique beveled latch insures the optical door is securely held even if the wing nut is not fully tightened.

A unitized electrical module allows removal of the entire assembly by simply loosening two screws and rotating the module.

Installation is easily accomplished by first installing the light-weight mounting assembly and wiring into the terminal block. Then, the electrical housing and optical door can be hung on the hinge assembly quickly.

PARKING LOT LIGHT STANDARD MATCH EXIST

1 Decorative arm fitter: Designed to provide appropriate transition from luminaire to arm while ensuring mechanical integrity and leveling of luminaire

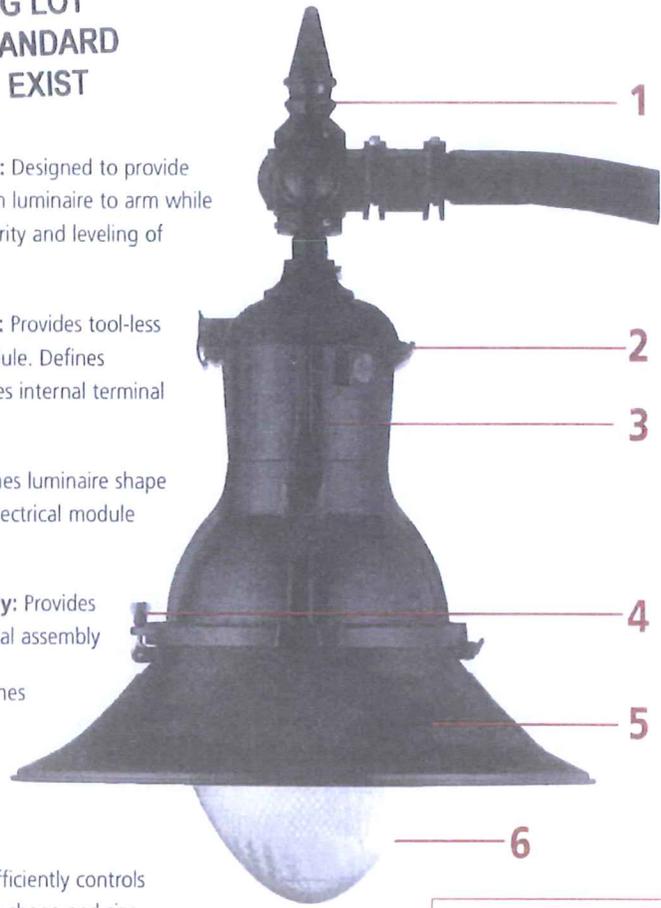
2 Decorative top cover: Provides tool-less entry to the electrical module. Defines luminaire shape and houses internal terminal block

3 Ballast housing: Defines luminaire shape and houses the unitized electrical module and internal photocontrol

4 Optical door assembly: Provides tool-less entry to the optical assembly

5 Decorative skirt: Defines luminaire shape and provides IESNA full cutoff optics with select glass refractors

6 Prismatic refractor: Efficiently controls light and defines luminaire shape and size



Specifications

General Description

The Tear Drop luminaires are styled to replicate the "tear drop" luminaires that lighted boulevards in the first half of this century. Designed for light control and ease of installation and maintenance, the Tear Drop Series has a precision optical system for true street lighting performance.

Wiring Chamber

The wiring chamber has a 1-1/2 inch, gasketed, NPT threaded entry for pendant mounting. A stainless steel set screw locks the unit in position. A three station terminal block will accept #14 through #2 wires and is prewired to one half of the plug assembly that connects to the removable electrical module.

Electrical/Reflector Assembly

The electrical / reflector assembly hinges down from the wiring chamber for ease in wiring and to facilitate the removal of the electrical module. The assembly is secured in place by a stainless steel latch. The unitized electrical module consists of the ballast mounted to an aluminum plate that is easily removed by loosening two screws in keyhole slots. The disconnect plug connects the ballast to the terminal block in the wiring chamber. The socket is street lighting grade with nickel plated lamp grip shell, center contact backed by a coiled spring and glazed porcelain body. The anodized and brightened reflector is formed with flutes to control voltage rise in the lamp and to work in conjunction with the refractor to provide the desired distribution of light.

Reflector/Door Assembly

The cast aluminum door cradles a tear drop or sag shaped, thermal resistant borosilicate glass refractor that controls the light to provide an IES symmetric or asymmetric cutoff distribution. The combination of reflector, refractor and vertical burning lamp maximize efficiency and uniformity of illumination while controlling luminaire brightness. The refractor assembly and decorative skirt (when applicable) assembly hinges from the electrical / reflector assembly and is latched by a stainless steel, captive, wing nut assembly.

Ballast

(Refer to Ballast Data Sheet for specific operating characteristics) 150 watt and below 120 volt High Pressure Sodium (HPS) ballasts are High Power Factor High Reactance. All other 150 watt and below are High Power Factor Autotransformer (CWA) type. 250 and 400 watt HPS ballasts are Lead type.

All Metal Halide (MH) ballasts are Peak Lead Autotransformer type.

Finish/Material

The luminaire is finished with polyester powder paint applied after a seven stage pretreatment process to insure maximum durability. All castings utilize alloy #356 aluminum for maximum corrosion resistance and all exposed hardware is stainless steel.

CUL/UL LISTING

CUL/UL listing suitable for wet locations at 40°C.

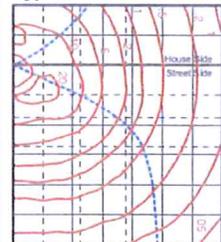
Distributions

Mounting heights are 20'

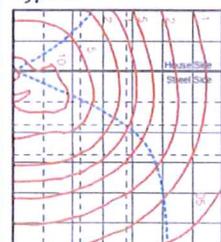
Type V



Type IV



Type III



Ordering Information

How to Construct a Catalog Number

Example:

ESU	070HP	12	B	6	SS
1	2	3	4	5	6
LUMINAIRE	WATTAGE	VOLTAGE	COLOR	OPTICS	OPTIONS/ACCESSORIES
ALU	070HP	12	B	2	PS
BWU	100HP	20	N	3	R
CRU	15AHP	24	Z	4	SS
ESU	175MH	27	A	5	DS
GLU	175PM	34		6	TDSD090
MPU	250HP	48		7	TDSD0120
PHU	250MH	MA			TDSD0180
SSU	250PM	MB			
	320PM	MC			
	350PM	MD			
	400HP				
	400MH				
	400PM				

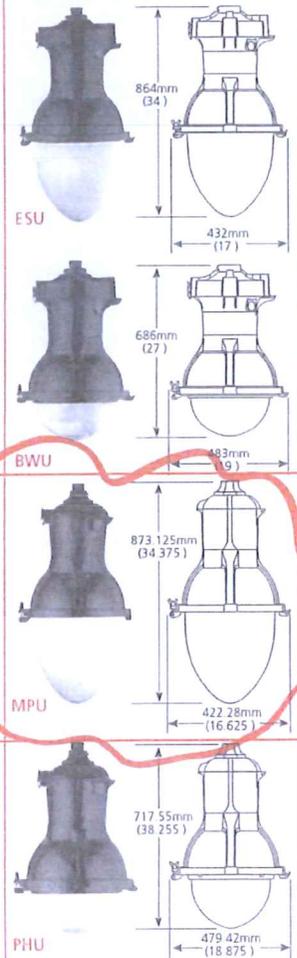
Catalog Number Information



STEP 1: LUMINAIRE

JES Cutoff Optics
 ESU¹ Esplanade
 BWU² Boardwalk
 MPU¹ Memphis
 PHU² Port Huron

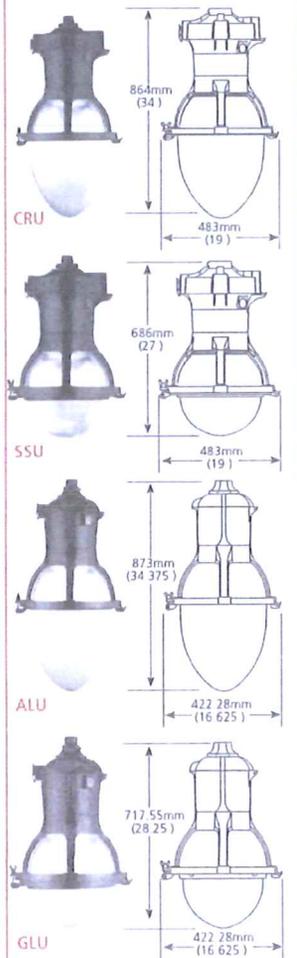
1 Available with tear drop or sag glass only
 2 Available with bowl glass only



STEP 1: LUMINAIRE (CONTINUED)

Uplight Optics
 CRU¹ Crystallite
 SSU² Boardwalk
 ALU¹ Atlanta
 GLU² Port Huron

1 Available with tear drop or sag glass only
 2 Available with bowl glass only



STEP 2: SOURCE AND WATTAGE

Mogul Base High Pressure Sodium
 070HP 70W HPS
 100HP 100W HPS
 15AHP 150W/55V HPS
 250HP 250W HPS
 400HP¹ 400W HPS

Metal Halide
 175MH 175W MH
 250MH 250W MH
 400MH¹ 400W MH

Pulse Start Metal Halide
 175PM 175W MH
 250PM 250W MH
 320PM¹ 320W MH
 350PM¹ 350W MH
 400PM¹ 400W MH

1 Available with "ESU", "MPU", "BWU" and "PHU" only

STEP 3: VOLTAGE

12	120V
20	208V
24	240V
27	277V
34	347V
48	480V

Multi-tap, factory installed

MA	120V only
MB	208V only
MC	240V only
MD	277V only

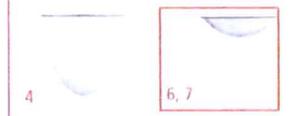
STEP 4: COLOR

B	Black
N	Green
Z	Bronze
A	As specified

STEP 5: OPTICS

ESU, MPU, CRU, ALU

4	Door with Tear drop Glass Asymmetric
6	Door with Clear Sag Glass Symmetric
7 ¹	Door with Clear Sag Glass Asymmetric



STEP 5: OPTICS (CONTINUED)

BWU, PHU, SSU, GLU

2	Door with Bowl Glass Narrow Asymmetric
3	Door with Bowl Glass Medium Asymmetric
5	Door with Bowl Glass Symmetric

1 Available with "ESU" and "MPU" only



STEP 6: OPTIONS / ACCESSORIES

PS	Protected Starter
R	NEMA Twist-off Photocontrol
SS	Decorative Shallow Skirt
DS	Decorative Deep Skirt

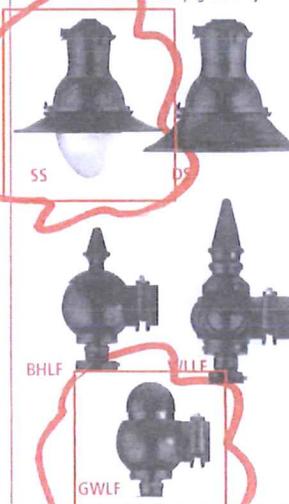
TDSD090¹ 90° House Side Shield
TDSD0120¹ 120° House Side Shield
TDSD0180¹ 180° House Side Shield

Leveling Fitters

See page 69 more ordering data

BHLF	Boston Harbour
WLLF	West Liberty
GWLF	GlasWerks

1 Available with Tear Drop glass only



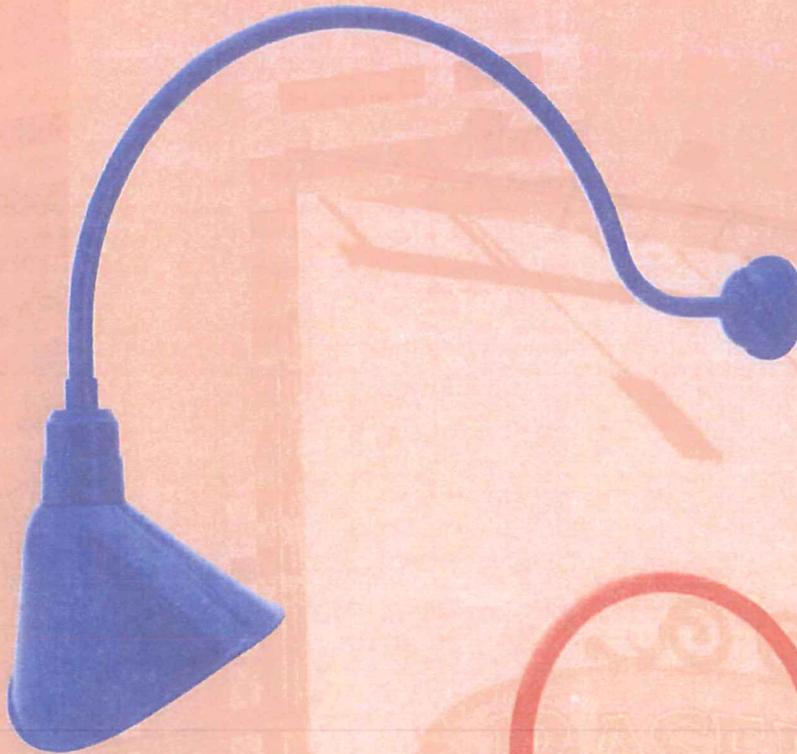
SIGN LIGHTS

GOOSENECK LIGHT

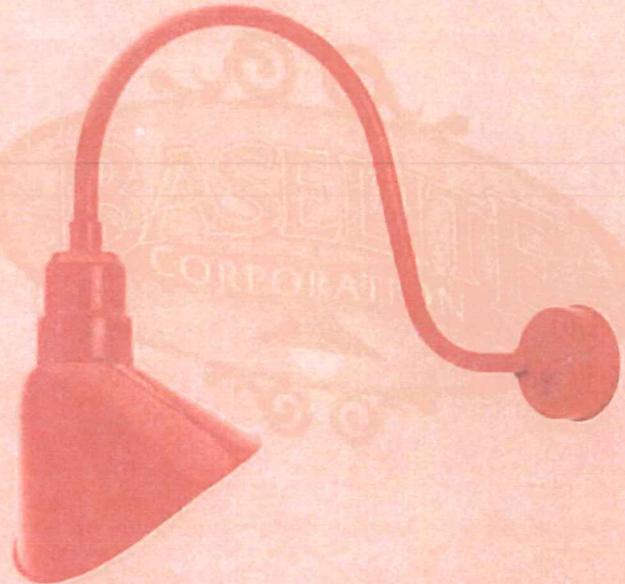
MATCH EXIST



ELA10/46/E12/46



ELA14/45/E5/45/CBC^{3/4}



ELA12/43/E3A/43/CFWTM^{3/4}

Model #	Color	Mounting Source	Light Source			LED	Options	Globes	Accessories
			INC	CF	HID (MH & HPS)				
ELA10	40,41,42	E1,E2,E2S,E3,	100W	26W*	35, 50W*	10W	LGSWL-Large Swivel	CL3-Clear 3"	GRXX-Grills
ELA12	43,44,45	E3A,E4,E4A,E5,	150W	26, 32 or 42W*	35, 50, 70, 100W*	10W	TRB-Turnbuckle & Cable	CLT3-Clear Tempered***	GU1-Guard 100W
ELA14	46,48,49,	E6,E7,E8,E9,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	CBC-Back Plate Cover	FR3-Frosted 3"	GU2-Guard 200W
	50,51,52,	E10,E11,E12,	200W	26, 32 or 42W*	35, 50, 70, 100W*	10W	SQ-Square Backplate	FRT3-Frosted Tempered***	
	53,54,55,	E13,E18A,E19,						PR3-Prismatic 3"	
	57,58,59,	E20,E21,E22,						PRT3-Prismatic Tempered***	
	60,61,62,	E23,E24,E25							
	63								

* See back cover for remote ballasts

** Available only on CLS07

*** For use with HID

PREPARED BY: _____

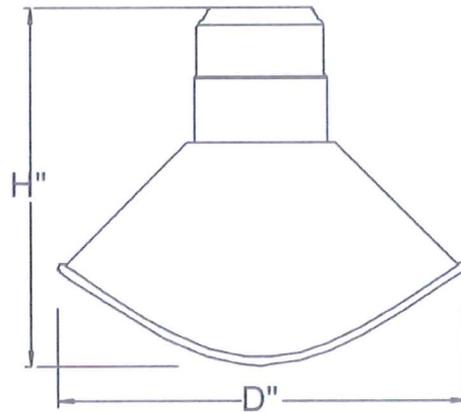
TYPE: _____

JOB NAME: _____

DATE: _____

CERTIFICATION: UL LISTED

MODEL#	D"	H"
ELA10	12	10
ELA12	16	12
ELA14	16	14



FINISH-Five stage pretreatment process, coated with a lead free TGI C polyester powder coat finish. White is standard inside reflectors, Except #49-Galvanized, #62-Anodized Bronze and #63-Iron Rust, Unless specified. Custom colors and Marine are available upon request.

MOUNTING- 1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads. Available with cord or stem sets.

REFLECTOR- Spun from heavy gauge 1100-0 aluminum, ranging in thickness from .050 to .125. Galvanized is from 20 gauge sheets. Copper is spun from .040 gauge and 110 soft alloy.

LAMP HOLDERS- Accommodates **Incandescent** medium base porcelain socket, copper shell with nicked plate, rated 250V, 660W. **Compact Fluorescent** 4 pin heat resistant thermoplastic socket accommodates 26/32W (Gx24q-3 base) and 42W (Gx24q-4 base). Twist lock design provides for vibration and earthquake resistance, rated 75W, 600V. **High Intensity Discharge (H.I.D.)** medium base, 4KV pulse start socket, rated 660W/600V. **LED** 10W. A minimum of 60,000 hours to 100,000 expected life depending on installation location and ambient temperature.

MATCH EXISTING

MODEL#	FINISH		LIGHT SOURCE						MOUNTING OPT.
			INC	CF ¹	HID ¹	LED			
						W	K	V	
ELA10	40-copper w/ coat	52-patina	100W	26W	35W, 50W	10W	3500,	120	-Arm extension -Post Mts & Pole -Stem -Cord ² -Cable & Chain -Hub
ELA12	41-black 42-dr. green 43-red 44-white 45-med. blue 46-yellow	53-rust 54-stucco 55-sage 58-satin alum. clear coat					150W		
ELA14	48-polish alum. 49-galvanized 50-navy blue 51-arch. Bronze	59-coppertone 60-canal green 61-anod. charcoal 62-anod. bronze 63-iron rust	200W						

¹ Remote ballast

² INC max wattage 150W

Call factory for higher wattage



MADE IN



U. S. A.

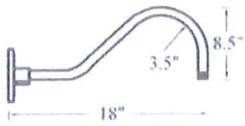


PHONE: 877-999-1990
FAX: 877-999-1955

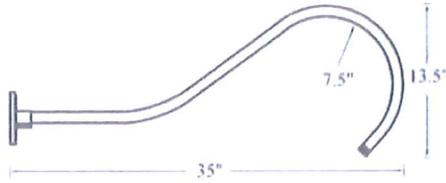
12260 EAST END AVE. CHINO, CA 91710

1/2" ARM EXTENSIONS

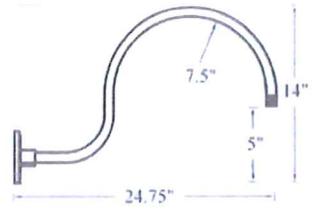
E1



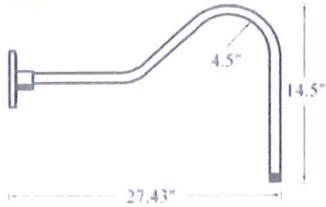
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E3



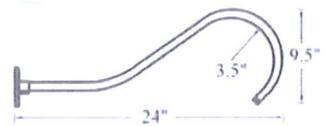
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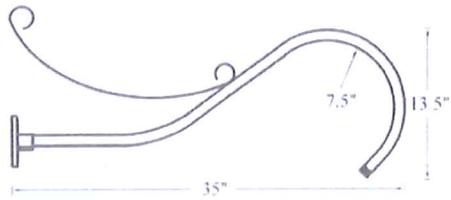
E23



E24



E25



E18A

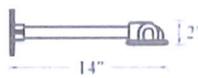


E14



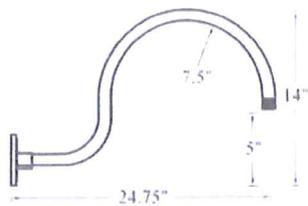
Baselite will take your sketch and fabricate a custom arm extension to meet your needs.

E22

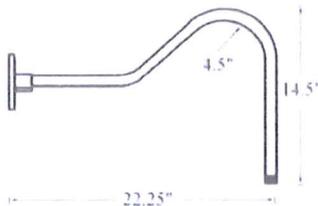


3/4" ARM EXTENSIONS

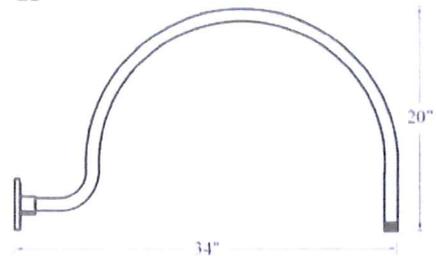
E3A



E4A



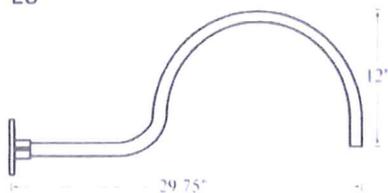
E5



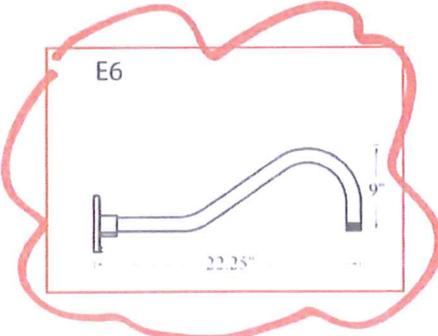
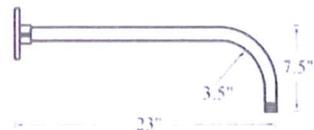
E6



E8



E15



DECORATIVE WALKWAY LIGHT

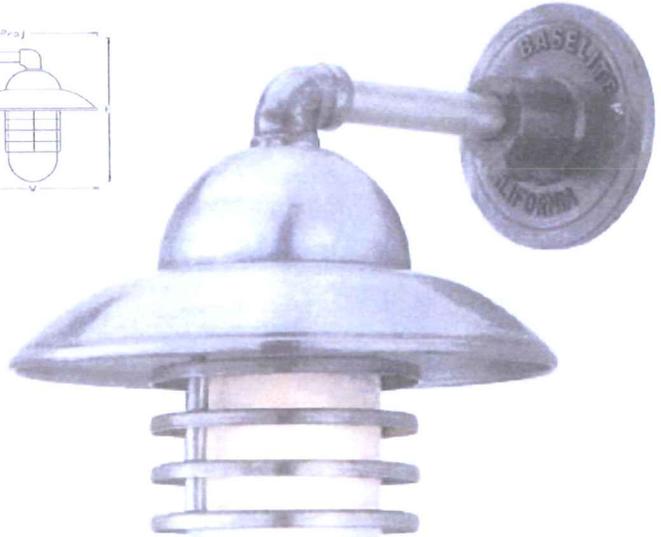
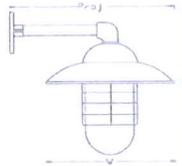
S E R I E S - L H

PREPARED BY: _____

TYPE: _____

JOB NAME: _____

CERTIFICATION: UL LISTED WET LOCATION



FINISH-Five stage pretreatment process, coated with a lead free TGI C polyester powder coat finish. White is standard inside reflectors, Except #49-Galvanized, #62-Anodized Bronze and #63-Iron Rust, Unless specified. Custom colors and Marine are available upon request.

LAMP HOLDERS- Accommodates **Incandescent** medium base porcelain socket, copper shell with nicked plate, rated 250V, 660W. **Compact Fluorescent** 4 pin heat resistant thermoplastic socket accommodates 26/32W (Gx24q-3 base) and 42W (Gx24q-4 base). Twist lock design provides for vibration and earthquake resistance, rated 75W, 600V. **LED**. A minimum of 60,000 hours to 100,000 expected life depending on installation location and ambient temperature.

MOUNTING- 1/2" or 3/4" tapped hub is supplied. Top or side mount available. Fixtures are pre-wired with 48" or 96" leads. Available with cord or stem sets.

LH1/FR3/21/BLC/100W INC

REFLECTOR- Spun from heavy gauge 1100-0 aluminum, ranging in thickness from .050 to .125. Galvanized is from 20 gauge sheets. Copper is spun from .040 gauge and 110 soft alloy.

MATCH EXISTING

MODEL#	SIZE	GLASS	FINISH	LIGHT SOURCE			MOUNTING	DIMENSION
				INC	CF ¹	LED ¹		
LH	1	CL3-3" clear FR3-3" frosted PR3-3" prismatic RE3-3" red BL3-3" blue GR3-3" green AH3-3" amber Hyde	21-oil rubbed brz. 41-black 42-dr. green 43-red 44-white 45-med. blue 46-yellow 48-polish alum. 49-galvanized	100W	26, 32, or 42w	10W	Arm Extension E16-8 1/2" proj. E17-9 1/2" proj. E19-10" proj.	9 1/2"W x 13 1/2"H x 13" proj.
	2	CL4-4" clear FR4-4" frosted PR4-4" prismatic RE4-4" red BL4-4" blue GR4-4" green AH4-4" amber Hyde	50-navy blue 51-arch. 52-patina 53-rust 54-stucco 55-sage	200W		20W		9 1/2"W x 15 1/2"H x 13" proj.

¹REMOTE BALLAST



PHONE: 877-999-1990
FAX: 877-999-1955

12260 EAST END AVE. CHINO, CA 91710



wet location



CSXW LED

LED Wall Luminaire



CONTOUR

Catalog Number

WALL PACK LIGHT

Notes

Type

Specifications

Height: 7-1/8"
(29.2 cm)

Width: 16-3/8"
(41.6 cm)

Depth: 9-5/16"
(23.6 cm)

Weight (max): 30 lbs
(13.6 kg)



Introduction

The Contour® Series luminaires offer traditional square dayforms with softened edges for a versatile look that complements many applications.

The CSXW LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that lasts. It is ideal for replacing 100-400W metal halide in wall-mounted applications with typical energy savings of 80% and expected service life of over 100,000 hours.

MATCH EXISTING

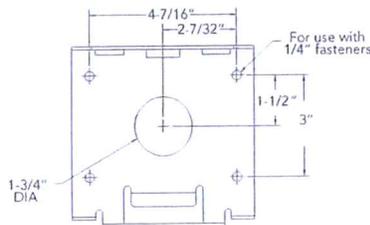
Ordering Information

EXAMPLE: CSXW LED 30C 700 40K T3M MVOLT DDBXD

CSXW LED

Series	LEDs	Drive current	Color temperature ¹	Distribution	Voltage	Mounting	Options	Finish ^(required)
CSXW LED	30C 30 LEDs	700 700 mA	40K 4000K	T2M Type II, medium	MVOLT ²	Shipped included (blank) Surface mount	Shipped installed PE Photoelectric cell, button type ^{5,6}	DDBXD Dark bronze
		1000 1000 mA	50K 5000K	T3M Type III, medium	120 ⁷			
				T4M Type IV, medium	208 ⁷	Shipped separately BBW Surface-mounted back box (for conduit entry) ⁴	DMG 0-10V dimming driver (no controls)	DNAXD Natural aluminum
				TFTM Type forward throw, medium	240 ⁷			SF Single fuse (120, 277, 347V) ⁷
					277 ⁷		DF Double fuse (208, 240, 480V) ⁷	DDBTXD Textured dark bronze
					347 ⁷			DBLXD Textured black
					480 ⁷			DNATXD Textured natural aluminum
							Shipped separately⁴ VG Vandal guard WG Wire guard	DWHGXD Textured white

Mounting Detail



Accessories

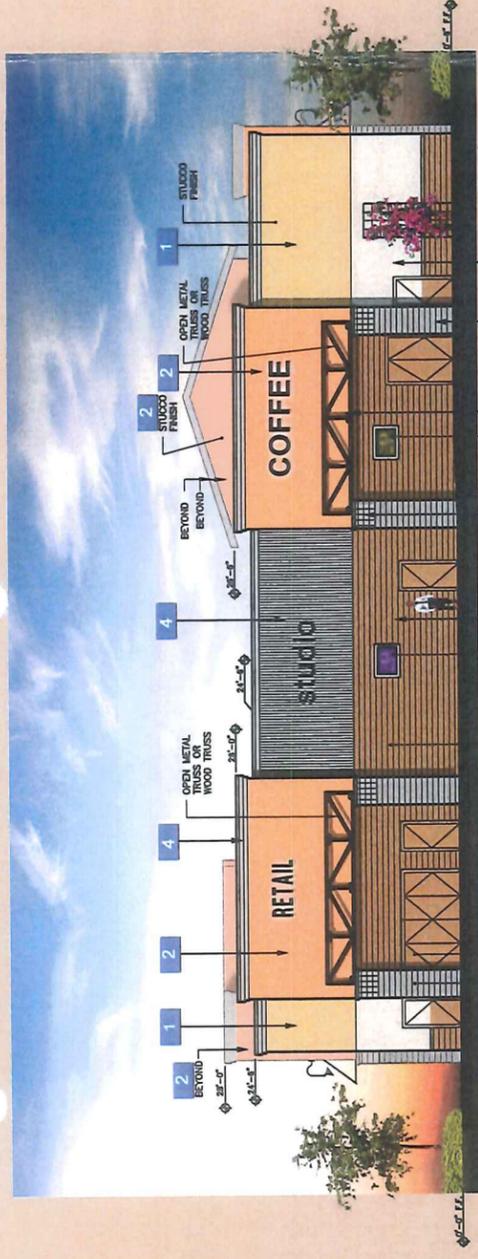
Ordered and shipped separately

CSXWBBW DDBXD U	Back box accessory (specify finish)
CSXWWVG U	Wire guard accessory
CSXWVG U	Vandal guard accessory

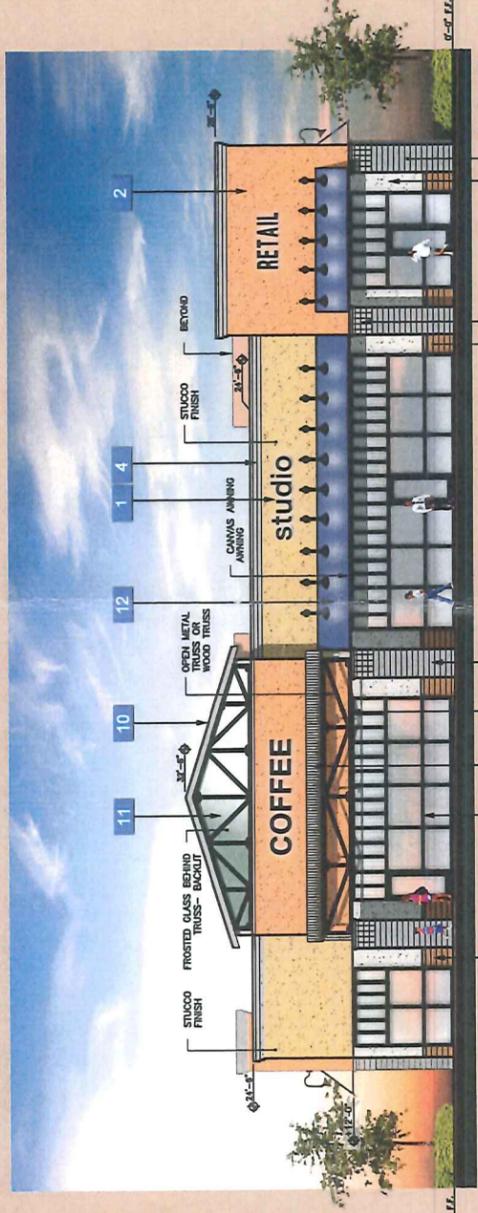
NOTES

- Configured with 4000K (40K) provides the shortest lead times. Consult factory for 5000K (50K) lead times.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options) or photocontrol (PE option).
- Available with 700 mA options only (30C 700).
- Also available as a separate accessory; see Accessories information at left.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option.
- Must be ordered with fixture; cannot be field installed.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.





EAST ELEVATION
Scale: 1/8" = 1'-0"



WEST ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"

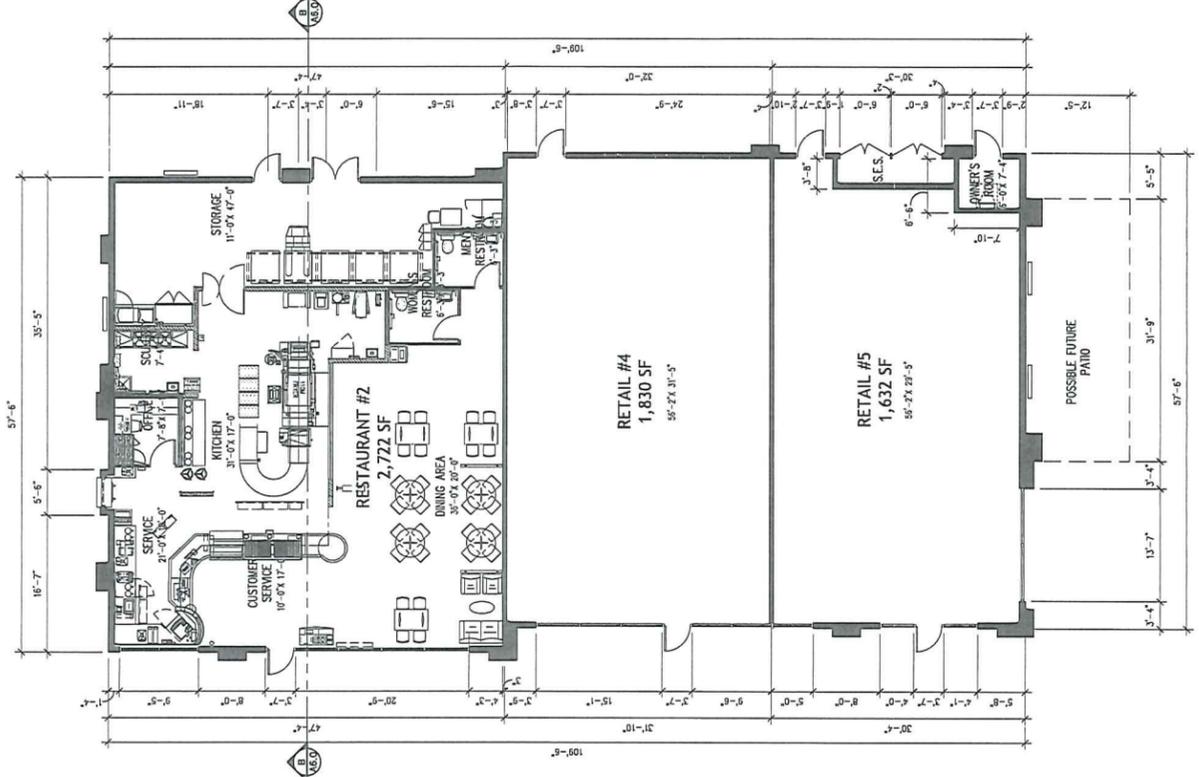


NORTH ELEVATION
Scale: 1/8" = 1'-0"

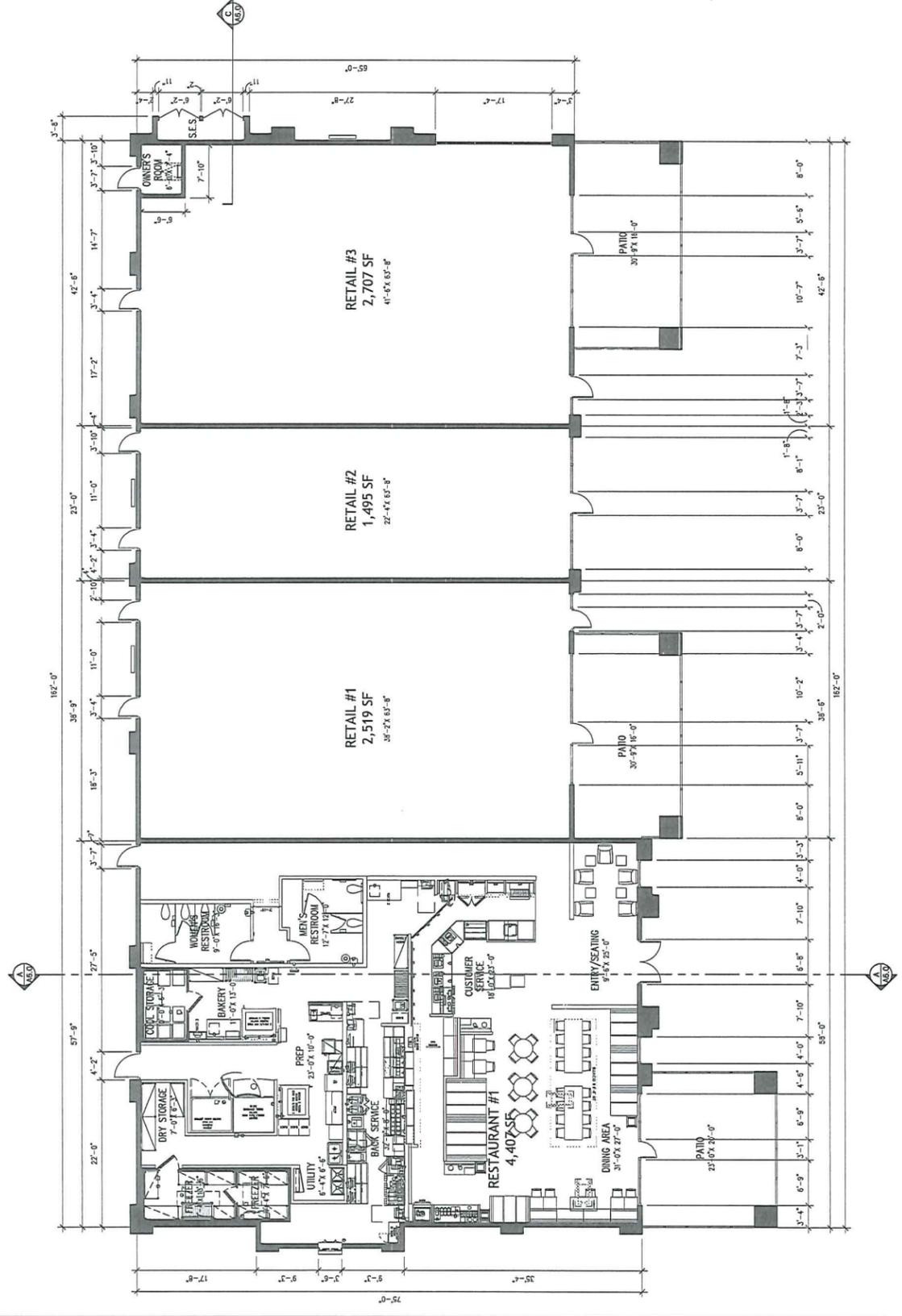
- Legend:**
- 1 Painted Stucco SW6675 "Afternoon"
 - 2 Painted Stucco SW6655 "Adventure Orange"
 - 3 Painted Stucco SW6658 "Welcome White"
 - 4 Painted Trim/ Metal SW6183 "Conservative Gray"
 - 5 Painted Metal/ Wood SW6076 "Turkish Coffee"
 - 6 8"x8" Smooth Finish CMU Color Gray
 - 7 8"x16" Split Face CMU Color Gray
 - 8 8"x16" Split Face CMU Color Buff
 - 9 Dark Bronze Alum. Storefront and Lights Size: 2.0'x 4.5' Deep (Including Mullions)
 - 10 Berridge Metal Roof Color Sierra Tan
 - 11 Backlit Frosted Glass
 - 12 Sunbrella Canvas Royal Blue

DATE	NO.	REVISION
08-13-14		
APPROVED BY		
CHECKED BY		
SCALE		

DATE	08-13-14
REVISION	
DRAWN BY	AJG
CHECKED BY	SP
DATE	08-13-14



BUILDING 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING 2 : 6,296 SF



BUILDING 1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 BUILDING 1 : 11,234 SF

GENERAL NOTES:

- 1. All grading and construction shall conform to the 2001 County of Los Angeles Building Codes and the State Water Efficiency Landscape Ordinance unless specifically noted on these plans.
2. Any modifications or changes to approved grading plans must be approved by the Building Official.
3. No grading shall be started without first notifying the Building Official. A Pre-grading meeting at the site is required before the start of the grading with the following people present: Owner, grading contractor, design civil engineer, soils engineer, geologist, County grading inspector(s) or their representatives, and when required the architect or other jurisdictional agencies. Permittee or his agent is responsible for arranging pre-grade meeting and must notify the Building Official at least two business days prior to proposed pre-grade meeting.
4. Approval of these plans reflect solely the review of plans in accordance with the Los Angeles County Building Code and does not reflect any position by the County of Los Angeles or the Department of Public Works regarding the status of any title issues relating to the land on which the improvements must be constructed. Any disputes relating to title are solely a private matter not involving the County of Los Angeles or the Department of Public Works.
5. All grading and construction activities shall comply with Los Angeles County Code, Title 12, Section 12.12.03.00 that controls and restricts noise from the use of construction equipment during the hours of 8:00 PM to 6:30 AM, and on Sundays and Holidays. (More restrictive construction activity times when approved, as required by the Department of Regional Planning and should be shown on the grading plans when applicable).
6. California Public Resources Code (Section 5097.98) and Health and Safety Code (Section 7050.5) address the discovery and disposition of human remains. In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, the law requires that grading immediately stops and no further excavation or disturbance of the site, or any nearby area where human remains may be located, occur until the following has been measured have been taken:
a. The County Coroner has been informed and has determined that no investigation of the cause of death is required, and
b. If the remains are of Native American origin, the descendants from the deceased Native Americans have made a recommendation for the means of treating or disposing, with appropriate dignity, of the human remains and any associated grave goods.
7. The location and protection of all utilities is the responsibility of the Permittee.
8. All export of material from the site must go to a permitted site approved by the Building Official or a legal dumpsite. Receipt for acceptance of excess material by a dumpsite are required and must be provided to the Building Official upon request.
9. A copy of the grading permit and approved grading plans must be in the possession of a responsible person and available at the site at all times.
10. Site boundaries, easements, drainage devices, restricted use areas shall be located per construction staking by Field Engineer or licensed surveyor. Prior to grading, as requested by the Building Official, all property lines, easements, and restricted use areas shall be staked.
11. No grading or construction shall occur within the protected zone of any oak tree as required per Title Chapter 22.56 of the Los Angeles County Zoning Code) The protected zone shall mean the top of the drip line of an oak tree extending there from a point at least five feet outside the drip line, or 15 feet from the trunk(s) of a tree, whichever is greater.
If an oak tree permit is obtained: (Add the following Note):
All grading and construction within the protected zone of all oak trees shall be per oak tree permit with and are a part of the grading plan. All trees in this permit and associated oak tree report must be completed and maintained in the possession of a responsible person and available at the site at all times.
12. The standard retaining wall details shown on the grading plans are for reference only. Standard retaining walls are not checked, permitted, or inspected per the Grading Permit. A separate retaining wall permit is required for all standard retaining walls.
Note: This note only applies to standard retaining walls. Geogrid, fabric and segmental retaining walls do not require a separate retaining wall permit. Details and construction notes for all Geogrid walls must be on the grading plan.
13. A preventive program to protect the slopes from potential damage from burrowing rodents is required per Section 3307.6 of the Los Angeles County Building Code. Owner is to inspect and seal all rodent entry points, evidence of burrowing rodents and a first evidence of their existence shall employ an exterminator for their removal.
14. If grading authorized by this plan is to extend through the rainy season, November 1 Through April 15 of the following year, separate updated plans for erosion control must be submitted prior to October per Section 111.3 of the County of Los Angeles Building Code.
15. Transfer of Responsibility. If the civil engineer, the soils engineer, or the engineering geologist of record is unable to complete the work, the permittee shall be stopped until the replacement has agreed in writing to accept their responsibility with the exception of the work to be completed after the expiration of the permit. It shall be the duty of the permittee to notify the building official in writing of such change prior to the commencement of such grading.
INSPECTION NOTES:
16. The permittee, or his agent, shall notify the Building Official at least one working day in advance of required inspections at following stages of the work. (Section 1105.7 of the Building Code).
(a) Pre-grade. Before the start of any earth disturbing activity or construction.
(b) Initial. When the site has been cleared of vegetation and unapproved fill has been scarified, benched or otherwise prepared for fill. Fill shall not be placed prior to this inspection. Note: Prior to any construction activities, including grading, oil storm water pollution prevention measures including erosion control devices which contain sediments must be installed.
(c) Rough. When approximate final elevations have been established, drainage terraces, swales and berms installed at the top of the slope; and the statements required in this Section have been received.
(d) Final. When grading has been completed; all drainage devices installed; slope planting established, irrigation systems installed and the As-Built plans, required statements, and reports have been submitted and approved.
17. In addition to the inspection required of the Building Official for regular grading, reports and statements shall be submitted to the Building Official in accordance with Section 1105 of the County of Los Angeles Building Code.
Unless otherwise directed by the Building Official, the field Engineer for all engineered grading project shall prepare routine inspection reports as required under section 1103.11 of the County of Los Angeles Building Code. These reports, known as "Report of Grading Activities", shall be submitted to the Building Official as follows:
1. Bi-weekly during all times when grading of 400 cubic yards or more per week is occurring on site.
2. Monthly, at all other times.
3. At anytime requested in writing by the Building Official.
Such "Report of Grading Activities" shall certify to the Building Official that the Field Engineer has inspected the grading site and related activities and has found them in compliance with the approved grading plans. This form is available at the following website http://lavacounty.gov/hss/dap/des/desult.asp. "Report of Grading Activities" may be scanned and uploaded at the website or faxed to 310-530-5482. Failure to provide required inspection reports will result in a "Stop Work Order".

Underground Service Alert
Call TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

Evergreen Consulting Engineers

200 N. MARYLAND AVE, SUITE 201
GLENDALE, CALIFORNIA 91206
PH: (818) 334-1317

165 EAST HIGH STREET, SUITE 203
W O R E N, CA 91761
PHONE: (805) 533-0010 FAX: (805) 533-0826

PREPARED BY: THE GA GROUP INC.

EVERGREEN

200 N. MARYLAND AVE, SUITE 201
GLENDALE, CALIFORNIA 91206
PH: (818) 334-1317

PREPARED FOR:

MARK ROGERS

42848 S.G.C. NO.

DATE

CIVIL ENGINEER:

MARK ROGERS

42848 S.G.C. NO.

DATE

- 18. All graded sites must have drainage swales, berms, and other drainage devices installed prior to rough grading approval. per Section 1105.7 of the County of Los Angeles Building Code.
19. The grading contractor shall submit the statement to the grading inspector as required by Section 1105.12 of the County of Los Angeles Building Code at the completion of rough grading.
20. Final grading must be approved before occupancy of buildings will be allowed per Section 1105 of the County of Los Angeles Building Code.
DRAINAGE NOTES
21. Roof drainage must be diverted from graded slopes.
22. Provisions shall be made for contributory drainage at all times.
23. All construction and grading within a storm drain easement area to be done per Private Drain PD 16.
24. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and section 1105.11 of the County of Los Angeles Building Code shall include inspection information and reports on storm drain installation.
AGENCY NOTES:
25. An encroachment permit from (Los Angeles County Department of Public Works) (CALTRANS) (City of _____) is required for all work within or affecting road right-of-way. All work within road right of way shall conform to (Los Angeles County Department of Public Works)(CALTRANS) (City of _____) work contract permit.
26. An encroachment permit /connection permit is required from the Los Angeles County Flood Control District for all work within the Los Angeles County Flood Control District Right of Way. All work shall be conformed per the conditions set by the Permit.
27. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
28. All work within the streambed and areas outlined on grading plans shall conform to:
Army Corp 404 Permit Number: _____
California Fish & Game Permit No: _____
All construction, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust Information on rule 403 is available at AQMD's website http://www.aqmd.com

GENERAL GEOTECHNICAL NOTES

- 29. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
30. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section, (800 S. Fremont, Altamira CA 91803-3rd Floor).
31. The soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
32. Rough grading must be approved by a final engineering geology and soils engineering report. An As-Built Geologic Map must be included in the final geologic report. Provide a final report stating that all work was done in accordance with report recommendations and code provisions (Section 1105.12 of the County of Los Angeles Building Code). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.
33. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
34. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.
FILL NOTES:
35. All fill shall be compacted to the following minimum relative compaction criteria:
a. 90 percent of maximum dry density within 40 feet below finish grade.
b. 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.
The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91 where applicable: Where not applicable, a test acceptable to the Building Official shall be used. (Section 1107.5 of the County of Los Angeles Building Code)
36. Field density shall be determined by a method acceptable to the Building Official. (Section 3313.4 of the Angeles County Building Code). However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone Method.
37. Sufficient tests of the fill soils shall be made to determine the relative composition of the fill in accordance with the following minimum guidelines:
a. One test for each two-foot vertical fill.
b. One test for each 1,000 cubic yards of material placed.
c. One test at the location of the final fill slope for each building site (cut) in each four-foot vertical fill or portion thereof.
d. One test in the vicinity of each building pad for each four-foot vertical fill or portion thereof.
38. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil type, shear strength parameters and corresponding unit weights in accordance with the following guidelines:
a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
c. Fill soils shall be free of deleterious materials.
39. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer. The Building Official may require a "Standard Proctor" moisture, cash, organic matter, peat or other organic soils ASTM D-2974-87 on any suspect material. Daily inspection reports shall include the results of all tests. Soil containing small amounts of roots may be allowed provided that the roots are removed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.

STORMWATER POLLUTION PLAN NOTES :

- 1. Erosion control should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Erosion control and other pollutants must be retained on-site and may not be transported from the site via street flow, swales, area drains, natural drainage courses or wind.
3. Slopes of earth and other construction related materials must be protected from being transported from the site by the use of erosion control measures.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their labeling and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be allowed to enter stormwater drains.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Wash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination the soil and surface waters.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction accident roadways must be stabilized so as to inhibit sediments from being deposited into the public way.
8. Accidental discharges must be swept up immediately and may not be washed from by rain or other means.
9. Areas with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
10. The project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____ (Owner or authorized agent of the owner)

Signature _____ (Owner or authorized agent of the owner)

Date _____

WASTE MANAGEMENT

- WM-1 Material Delivery and Storage
WM-2 Decontamination Practices
WM-3 Spillage Management
WM-4 Spill Prevention and Control
WM-5 Soil Waste Management
WM-6 High-Concentration Discharge
WM-7 Contaminated Soil Management
WM-8 Concrete Waste Management
WM-9 Sanitary/Spill Waste Management
WM-10 Liquid Waste Management

TEMPORARY SEDIMENT CONTROL

- SE-1 Silt Fence
SE-2 Storm Basin
SE-3 Silt Trap
SE-4 Check Dam
SE-5 Fiber Rolls
SE-6 Sand Bag Berm and Vacuuming
SE-7 Sand Bag Barrier
SE-8 Sand Bag Barrier
SE-9 Storm Drain Inlet Protection
SE-10 Storm Drain Inlet Protection
SE-11 Wind Erosion Control
SE-12 Wind Erosion Control
SE-13 Temporary Sediment Control

NON-Storm Water Management

- NS-1 Water Conservation Practices
NS-2 Dewatering Operations
NS-3 Stormwater Management
NS-4 Stormwater Management
NS-5 Stormwater Management
NS-6 High-Concentration Discharge
NS-7 Portable Water/Irrigation
NS-8 Vehicle and Equipment Cleaning
NS-9 Vehicle and Equipment Maintenance
NS-10 Vehicle and Equipment Maintenance
NS-11 Slope Drains
NS-12 Concrete Curing
NS-13 Polyethylene
NS-14 Material and Equipment Use Over Water
NS-15 Temporary Filter Plants

GENERAL NOTES:

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- 40. Rock or similar material greater than 12 inches in diameter shall not be placed in the fill unless recommendations for such placement have been submitted by the Soil Engineer and approved in advance by the Building Official. Location, extent, and elevation of rock disposal areas must be shown on an "As Built" grading plan.
41. Contractors-in-charge shall submit the statement to the grading inspector as required by Section 1105.12 of the County of Los Angeles Building Code at the completion of rough grading.
42. Final grading must be approved before occupancy of buildings will be allowed per Section 1105 of the County of Los Angeles Building Code.
DRAINAGE NOTES
43. Roof drainage must be diverted from graded slopes.
44. Provisions shall be made for contributory drainage at all times.
45. All construction and grading within a storm drain easement area to be done per Private Drain PD 16.
46. All storm drain work is to be done under continuous inspection by the Field Engineer. Status reports required under note 18 and section 1105.11 of the County of Los Angeles Building Code shall include inspection information and reports on storm drain installation.
AGENCY NOTES:
47. An encroachment permit from (Los Angeles County Department of Public Works) (CALTRANS) (City of _____) is required for all work within or affecting road right-of-way. All work within road right of way shall conform to (Los Angeles County Department of Public Works)(CALTRANS) (City of _____) work contract permit.
48. An encroachment permit /connection permit is required from the Los Angeles County Flood Control District for all work within the Los Angeles County Flood Control District Right of Way. All work shall be conformed per the conditions set by the Permit.
49. Permission to operate in Very High Fire Hazard Severity Zone must be obtained from the Fire Prevention Bureau or the local Fire Station prior to commencing work.
50. All work within the streambed and areas outlined on grading plans shall conform to:
Army Corp 404 Permit Number: _____
California Fish & Game Permit No: _____
All construction, grading, and storage of bulk materials must comply with the local AQMD rule 403 for Fugitive Dust Information on rule 403 is available at AQMD's website http://www.aqmd.com

GENERAL GEOTECHNICAL NOTES

- 29. All work must be in compliance with the recommendations included in the geotechnical consultant's report(s) and the approved grading plans and specifications.
30. Grading operations must be conducted under periodic inspections by the geotechnical consultants with monthly inspection reports to be submitted to the Geology and Soils Section, (800 S. Fremont, Altamira CA 91803-3rd Floor).
31. The soil Engineer shall provide sufficient inspections during the preparation of the natural ground and the placement and compaction of the fill to be satisfied that the work is being performed in accordance with the plan and applicable Code requirements.
32. Rough grading must be approved by a final engineering geology and soils engineering report. An As-Built Geologic Map must be included in the final geologic report. Provide a final report stating that all work was done in accordance with report recommendations and code provisions (Section 1105.12 of the County of Los Angeles Building Code). The final report(s) must be submitted to the Geotechnical and Materials Engineering Division for review and approval.
33. Foundation, wall and pool excavations must be inspected and approved by the consulting geologist and soil engineer, prior to the placing of steel or concrete.
34. Building pads located in cut/fill transition areas shall be over-excavated a minimum of three (3) feet below the proposed bottom of footing.
FILL NOTES:
35. All fill shall be compacted to the following minimum relative compaction criteria:
a. 90 percent of maximum dry density within 40 feet below finish grade.
b. 93 percent of maximum dry density deeper than 40 feet below finish grade, unless a lower relative compaction (not less than 90 percent of maximum dry density) is justified by the geotechnical engineer.
The relative compaction shall be determined by A.S.T.M. soil compaction test D1557-91 where applicable: Where not applicable, a test acceptable to the Building Official shall be used. (Section 1107.5 of the County of Los Angeles Building Code)
36. Field density shall be determined by a method acceptable to the Building Official. (Section 3313.4 of the Angeles County Building Code). However, not less than 10% of the required density test, uniformly distributed, and shall be obtained by the Sand Cone Method.
37. Sufficient tests of the fill soils shall be made to determine the relative composition of the fill in accordance with the following minimum guidelines:
a. One test for each two-foot vertical fill.
b. One test for each 1,000 cubic yards of material placed.
c. One test at the location of the final fill slope for each building site (cut) in each four-foot vertical fill or portion thereof.
d. One test in the vicinity of each building pad for each four-foot vertical fill or portion thereof.
38. Sufficient tests of fill soils shall be made to verify that the soil properties comply with the design requirements, as determined by the Soil Engineer including soil type, shear strength parameters and corresponding unit weights in accordance with the following guidelines:
a. Prior and subsequent to placement of the fill, shear tests shall be taken on each type of soil or soil mixture to be used for all fill slopes steeper than three (3) horizontal to one vertical.
b. Shear test results for the proposed fill material must meet or exceed the design values used in the geotechnical report to determine slope stability. Otherwise, the slope must be reevaluated using the actual shear test value of the fill material that is in place.
c. Fill soils shall be free of deleterious materials.
39. Fill shall not be placed until stripping of vegetation, removal of unsuitable soils, and installation of subdrain (if any) have been inspected and approved by the Soil Engineer. The Building Official may require a "Standard Proctor" moisture, cash, organic matter, peat or other organic soils ASTM D-2974-87 on any suspect material. Daily inspection reports shall include the results of all tests. Soil containing small amounts of roots may be allowed provided that the roots are removed in a manner that will not be detrimental to the future use of the site and the soils engineer approves the use of such material.

STORMWATER POLLUTION PLAN NOTES :

- 1. Erosion control should be made to eliminate the discharge of non-stormwater from the project site at all times.
2. Erosion control and other pollutants must be retained on-site and may not be transported from the site via street flow, swales, area drains, natural drainage courses or wind.
3. Slopes of earth and other construction related materials must be protected from being transported from the site by the use of erosion control measures.
4. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their labeling and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be allowed to enter stormwater drains.
5. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid waste.
6. Wash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination the soil and surface waters.
7. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction accident roadways must be stabilized so as to inhibit sediments from being deposited into the public way.
8. Accidental discharges must be swept up immediately and may not be washed from by rain or other means.
9. Areas with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
10. The project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____ (Owner or authorized agent of the owner)

Signature _____ (Owner or authorized agent of the owner)

Date _____

WASTE MANAGEMENT

- WM-1 Material Delivery and Storage
WM-2 Decontamination Practices
WM-3 Spillage Management
WM-4 Spill Prevention and Control
WM-5 Soil Waste Management
WM-6 High-Concentration Discharge
WM-7 Contaminated Soil Management
WM-8 Concrete Waste Management
WM-9 Sanitary/Spill Waste Management
WM-10 Liquid Waste Management

TEMPORARY SEDIMENT CONTROL

- SE-1 Silt Fence
SE-2 Storm Basin
SE-3 Silt Trap
SE-4 Check Dam
SE-5 Fiber Rolls
SE-6 Sand Bag Berm and Vacuuming
SE-7 Sand Bag Barrier
SE-8 Sand Bag Barrier
SE-9 Storm Drain Inlet Protection
SE-10 Storm Drain Inlet Protection
SE-11 Wind Erosion Control
SE-12 Wind Erosion Control
SE-13 Temporary Sediment Control

NON-Storm Water Management

- NS-1 Water Conservation Practices
NS-2 Dewatering Operations
NS-3 Stormwater Management
NS-4 Stormwater Management
NS-5 Stormwater Management
NS-6 High-Concentration Discharge
NS-7 Portable Water/Irrigation
NS-8 Vehicle and Equipment Cleaning
NS-9 Vehicle and Equipment Maintenance
NS-10 Vehicle and Equipment Maintenance
NS-11 Slope Drains
NS-12 Concrete Curing
NS-13 Polyethylene
NS-14 Material and Equipment Use Over Water
NS-15 Temporary Filter Plants

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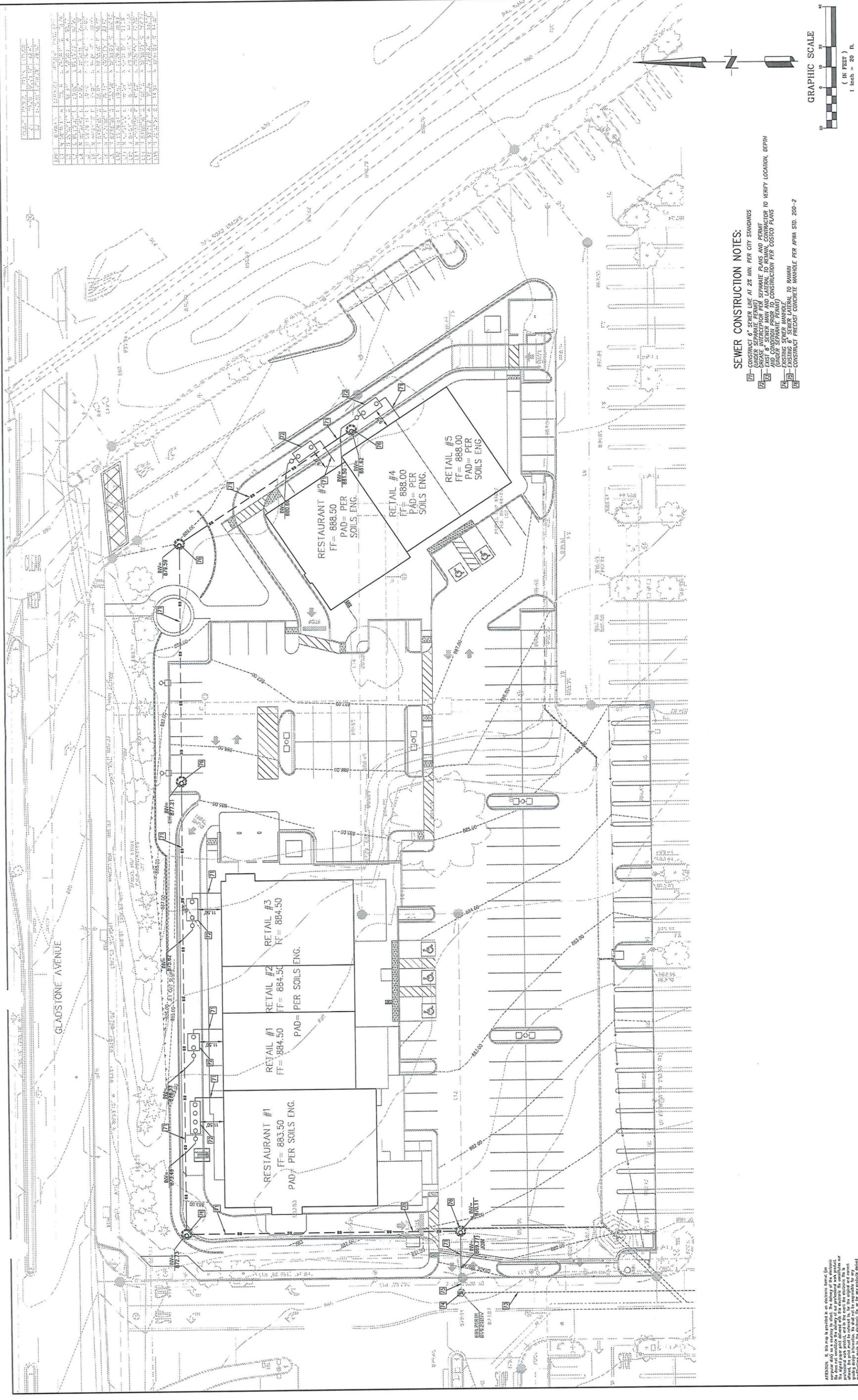
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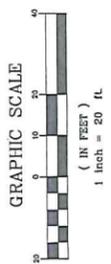
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2. THIS SURVEY IS



SEWER CONSTRUCTION NOTES:

- 71- CONSTRUCT 6" SEWER LINE AT 24" MIN. PER CITY STANDARDS (UNDER SEPARATE PERMIT)
- 72- CONSTRUCT 6" INTERCEPTOR PER SEWER MAIN AND PERMIT (UNDER SEPARATE PERMIT)
- 73- CONSTRUCT 6" SEWER MAIN PER SEWER MAIN AND PERMIT (UNDER SEPARATE PERMIT)
- 74- CONSTRUCT 6" SEWER MAIN PER SEWER MAIN AND PERMIT (UNDER SEPARATE PERMIT)
- 75- CONSTRUCT 6" SEWER MAIN PER SEWER MAIN AND PERMIT (UNDER SEPARATE PERMIT)
- 76- CONSTRUCT PRECAST CONCRETE MANHOLE PER APWA STD. 200-2



C-3

REVIEWED BY: _____ DATE: _____
 DRAWN BY: _____ DATE: _____
 CHECKED BY: _____ DATE: _____

JOB NO. 1409
 RELEASE DATE: AUGUST 2014

CONCEPTUAL PRIVATE SEWER PLAN
 GLADSTONE ST & LONE HILL AVE, SAN DIMAS
 PARCELS 7 AND 8 OF PARCEL MAP 61022 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ON APRIL 1, 2008, IN BOOK 355 OF MAPS PAGES 48 THROUGH 55.



CIVIL ENGINEER:
 MARK ROGERS
 No. 42848
 Exp. 03/16

PREPARED BY:
THE GA GROUP INC.
 Consulting Engineers
 115 EAST HIGH STREET, SUITE 303
 MOUNTAIN VIEW, CA
 PHONE: (805) 523-0010 FAX: (805) 523-0626

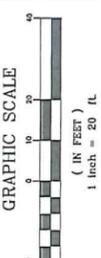
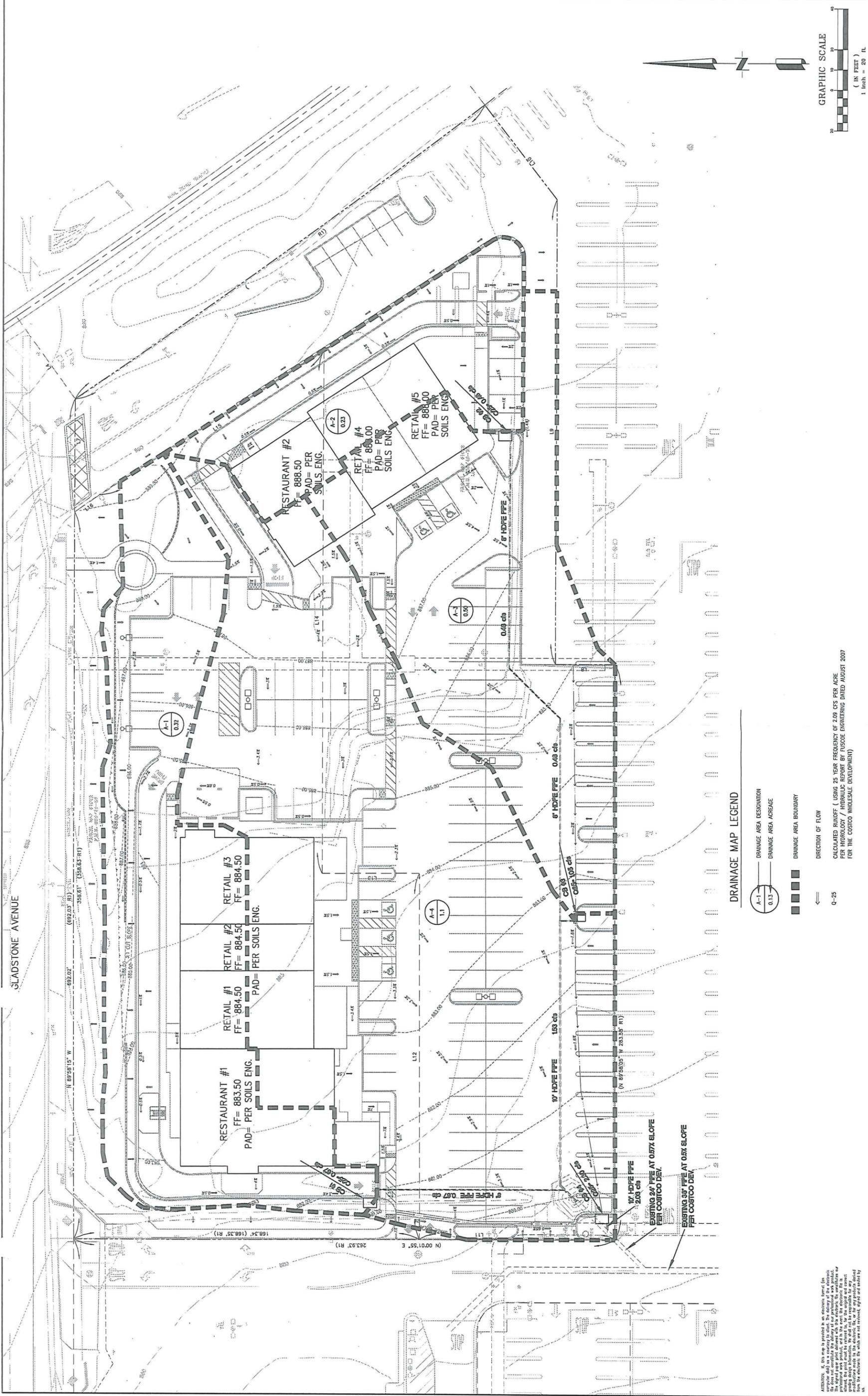
PREPARED FOR:
 EVERGREEN
 200 N. MARYLAND AVE. SUITE 201
 GLENDALE, CALIFORNIA 91206
 PH: (618) 334-1317

NO.	DATE	DESCRIPTION OF REVISION

Underground Service Alert
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 1-800-227-2600

TWO WORKING DAYS BEFORE YOU DIG

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- DRAINAGE MAP LEGEND**
- DRAINAGE AREA DESIGNATION
 - DRAINAGE AREA ACREAGE
 - DRAINAGE AREA BOUNDARY
 - DIRECTION OF FLOW
 - Q-25

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<p>NO. _____</p> <p>DATE _____</p> <p>DESCRIPTION OF REVISION _____</p>	<p>PREPARED FOR: EVERGREEN 200 N. MARYLAND AVE, SUITE 201 GLENDALE, CALIFORNIA 91206 PH: (618) 334-1317</p>	<p>PREPARED BY: THE GA GROUP INC. Consulting Engineers 165 EAST HIGH STREET, SUITE 203 C.C., CA PHONE: (805) 523-0010 FAX: (805) 553-9242</p>	<p>CIVIL ENGINEER: MARK ROGERS No. 42848 Exp. 03/16 REGISTERED PROFESSIONAL ENGINEER STATE OF CALIFORNIA</p>
<p>CONCEPTUAL STORM DRAIN PLAN GLADSTONE ST & LONE HILL AVE, SAN DIMAS PARCELS 7 AND 8 OF PARCEL MAP 61022 FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ON APRIL 1, 2008, IN BOOK 355 OF MAPS PAGES 48 THROUGH 55.</p>			
<p>REVIEWED BY: _____ DATE _____</p> <p>DRAWN BY: _____ DATE _____</p> <p>CHECKED BY: _____ DATE _____</p>			
<p>C-4 JOB NO. 1409 RELEASE DATE: AUGUST 2014</p>			



Agenda Item Staff Report

SAN DIMAS SUCCESSOR AGENCY

TO: Honorable Chair and Members of Successor Agency
For the Meeting of November 12, 2014

FROM: Blaine Michaelis, Executive Director *BM*

SUBJECT: Action items to confirm Evergreen Development Company's Compliance with the Successor Agency's Disposition and Development Agreement provisions regarding the Costco site

SUMMARY

Consideration of these Successor Agency matters is contingent upon the successful approval of Evergreen Development Company's application and proposal for the development of the last remaining parcels of the Costco project on the corner of Lone Hill and Gladstone.

Evergreen's development proposal is scheduled for consideration by the city council this evening under Agenda Item No. 4. If Evergreen's proposal is not approved by the city council, the actions outlined in this staff report will need to be continued for future consideration.

The Costco Disposition and Development Agreement included provisions to ensure the timely development of the entire 22 acre site. The Agreement allows the former Redevelopment Agency the option to repurchase undeveloped property under certain conditions and at certain times if a specified level of development has yet to occur.

We are approaching a Development Agreement date where the Successor Agency has the option to repurchase undeveloped property. The option date is November 30, 2014. Evergreen Development Company is proceeding to accomplish just what the Development Agreement provisions are intended to accomplish – the complete development of the Costco site. However, lenders reading the Agreement could conclude that there is risk in financing the development project because the Successor Agency could exercise its option to repurchase the property and the Agreement does not reflect the approval of Evergreen's project. Therefore staff is recommending that we take actions to ease these concerns so that the development project can obtain needed financing and proceed.

RECOMMENDATION

1. Receive a presentation from staff regarding this matter.
2. Authorize the Executive Director to sign a letter explaining how Evergreen's development proposal addresses the provisions and intent of the Disposition and Development Agreement.
3. Approve Resolution 2014-01 which updates the site plan in the Disposition and Development Agreement to include Evergreen's project.

Attachment:

Proposed letter regarding repurchase provisions

Resolution 2014-01 to update the site plan included in the Costco Disposition and Development Agreement

City Council
CURTIS W. MORRIS, Mayor
JOHN EBINER, Mayor Pro Tem
DENNIS BERTONE
EMMETT BADAR
JEFF TEMPLEMAN

City Manager
BLAINE M. MICHAELIS

**Assistant City Manager
Treasurer/City Clerk**
KENNETH J. DURAN



**Assistant City Manager of
Community Development**
LAWRENCE STEVENS

Director of Public Works
KRISHNA PATEL

**Director of Parks
and Recreation**
THERESA BRUNS

City Attorney
MARK W. STERES

November 12, 2014

Evergreen Development Company:

This communication is authorized by Resolution No. 2014-01 of the San Dimas Successor Agency.

Please accept this clarification and explanation of the Successor Agency's interpretation and intent with the Amended and Restated Agency Property Acquisition Rights Agreement concept regarding this development. The provisions were intended to encourage timely development and discourage property speculation of the satellite parcels. Milestones and performance measures were inserted into the provisions to accomplish the timely development of the parcels. The Successor Agency concludes that the current and continued good faith activity of the Evergreen Development Company to develop the last remaining satellite parcels to be in compliance with the provisions of the Property Acquisition Rights Agreement. Therefore the Successor Agency has no need nor reason to give notice of its interest in exercising the provisions of the Agreement.

When Evergreen starts construction of their planned development before June 15, 2015 all of the provisions of the Agency Property Acquisition Rights Agreement will be fulfilled and the Successor Agency will release all interests and the Agreement will be terminated. If unforeseen delays affect the commencement of construction before June 15, 2015, the Successor Agency will provide for a 90 day extension of the Agreement provisions to September 14, 2015. Further extensions may be considered at the Successor Agency's discretion."

Please contact me with any questions.

Sincerely,

Blaine Michaelis
Executive Director
San Dimas Successor Agency

RESOLUTION NO. 2014-01

A RESOLUTION OF THE SAN DIMAS SUCCESSOR AGENCY TO THE FORMER SAN DIMAS REDEVELOPMENT AGENCY APPROVING AN UPDATED SITE PLAN AND FINDING THAT THE UPDATED SITE PLAN IS IN CONFORMANCE AND IN COMPLIANCE WITH THE AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WHOLESALE CORPORATION

WHEREAS, on September 29, 2005, the San Dimas Redevelopment Agency (the "Agency") entered into a Disposition and Development Agreement for San Dimas Center (the "DDA") with Costco Warehouse Corporation ("Costco") for the construction of a retail shopping center complex (the "Project") and that DDA was amended on February 14, 2006 through the execution of a First Amendment to Disposition and Development Agreement for San Dimas Center (the "First Amended DDA" and collectively with the DDA, the "Original DDA"); and

WHEREAS, the Agency and Costco agreed upon terms and conditions which amended the Original DDA for the Project, and on April 6, 2007, the Agency and Costco entered into the Amended and Restated Disposition and Development Agreement for San Dimas Center (the "Amended Original DDA"); and

WHEREAS, the Amended Original DDA sets forth the terms, provisions and obligations of the Agency and Costco to develop and operate the Project, including a site plan for the Project attached as Exhibit "A" to the Amended Original DDA; and

WHEREAS, the Costco store, the Costco gas station and the satellite retail improvements on satellite retail parcels fronting Lone Hill Avenue have been constructed and are in operation pursuant to the Amended Original DDA; and

WHEREAS, on November 12, 2014, the San Dimas City Council approved an application to construct and develop satellite retail improvements on satellite retail parcels fronting and adjacent to Gladstone Street; and

WHEREAS, an updated site plan which is attached hereto as Exhibit "A" depicts the overall site plan for the Project, including the already constructed Costco store, Costco gas station, satellite retail improvements on the satellite retail parcels fronting Lone Hill Avenue, along with the approved satellite retail improvements on satellite retail parcels fronting and adjacent to Gladstone Street; and

WHEREAS, pursuant to State law, as of February 1, 2012, the San Dimas Successor Agency to the San Dimas Redevelopment Agency (the "Successor Agency") became the successor of all rights and obligations of the San Dimas Redevelopment Agency; and

WHEREAS, the Successor Agency has reviewed the updated site plan attached as Exhibit "A" to this Resolution and the Amended Original DDA.

NOW, THEREFORE, the Board of the Successor Agency does hereby find, resolve, declare and determine as follows:

SECTION 1. The recitals set forth above are incorporated herein as findings by the Successor Agency.

SECTION 2. That the updated site plan attached hereto as Exhibit "A" is hereby approved by the Successor Agency and that the Successor Agency hereby finds that the updated site plan is in conformance with and in compliance with the Amended Original DDA.

RESOLVED FURTHER, that a copy of this Resolution shall be filed with the San Dimas City Clerk.

PASSED, APPROVED AND ADOPTED this 12th day of November, 2014.

Chairperson

ATTEST:

Successor Agency Secretary

RESOLUTION NO. 14-01

A RESOLUTION OF THE SAN DIMAS SUCCESSOR AGENCY TO THE FORMER SAN DIMAS REDEVELOPMENT AGENCY APPROVING AN UPDATED SITE PLAN AND FINDING THAT THE UPDATED SITE PLAN IS IN CONFORMANCE AND IN COMPLIANCE WITH THE AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WHOLESALE CORPORATION

WHEREAS, on September 29, 2005, the San Dimas Redevelopment Agency (the “Agency”) entered into a Disposition and Development Agreement for San Dimas Center (the “DDA”) with Costco Warehouse Corporation (“Costco”) for the construction of a retail shopping center complex (the “Project”) and that DDA was amended on February 14, 2006 through the execution of a First Amendment to Disposition and Development Agreement for San Dimas Center (the “First Amended DDA” and collectively with the DDA, the “Original DDA”); and

WHEREAS, the Agency and Costco agreed upon terms and conditions which amended the Original DDA for the Project, and on April 6, 2007, the Agency and Costco entered into the Amended and Restated Disposition and Development Agreement for San Dimas Center (the “Amended Original DDA”); and

WHEREAS, the Amended Original DDA sets forth the terms, provisions and obligations of the Agency and Costco to develop and operate the Project, including a site plan for the Project attached as Exhibit “A” to the Amended Original DDA; and

WHEREAS, the Costco store, the Costco gas station and the satellite retail improvements on satellite retail parcels fronting Lone Hill Avenue have been constructed and are in operation pursuant to the Amended Original DDA; and

WHEREAS, on November 12, 2014, the San Dimas City Council approved an application to construct and develop satellite retail improvements on satellite retail parcels fronting and adjacent to Gladstone Street; and

WHEREAS, an updated site plan which is attached hereto as Exhibit “A” depicts the overall site plan for the Project, including the already constructed Costco store, Costco gas station, satellite retail improvements on the satellite retail parcels fronting Lone Hill Avenue, along with the approved satellite retail improvements on satellite retail parcels fronting and adjacent to Gladstone Street; and

WHEREAS, pursuant to State law, as of February 1, 2012, the San Dimas Successor Agency to the San Dimas Redevelopment Agency (the “Successor Agency”) became the successor of all rights and obligations of the San Dimas Redevelopment Agency; and

WHEREAS, the Successor Agency has reviewed the updated site plan attached as Exhibit “A” to this Resolution and the Amended Original DDA.

NOW, THEREFORE, the Board of the Successor Agency does hereby find, resolve, declare and determine as follows:

SECTION 1. The recitals set forth above are incorporated herein as findings by the Successor Agency.

SECTION 2. That the updated site plan attached hereto as Exhibit “A” is hereby approved by the Successor Agency and that the Successor Agency hereby finds that the updated site plan is in conformance with and in compliance with the Amended Original DDA.

RESOLVED FURTHER, that a copy of this Resolution shall be filed with the San Dimas City Clerk.

PASSED, APPROVED AND ADOPTED this 12th day of November, 2014.

Chairperson

ATTEST:

Successor Agency Secretary

RESOLUTION NO. 14-01

A RESOLUTION OF THE SAN DIMAS SUCCESSOR AGENCY TO THE FORMER SAN DIMAS REDEVELOPMENT AGENCY APPROVING AN UPDATED SITE PLAN AND FINDING THAT THE UPDATED SITE PLAN IS IN CONFORMANCE AND IN COMPLIANCE WITH THE AMENDED AND RESTATED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE FORMER SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WHOLESALE CORPORATION

WHEREAS, on September 29, 2005, the San Dimas Redevelopment Agency (the “Agency”) entered into a Disposition and Development Agreement for San Dimas Center (the “DDA”) with Costco Warehouse Corporation (“Costco”) for the construction of a retail shopping center complex (the “Project”) and that DDA was amended on February 14, 2006 through the execution of a First Amendment to Disposition and Development Agreement for San Dimas Center (the “First Amended DDA” and collectively with the DDA, the “Original DDA”); and

WHEREAS, the Agency and Costco agreed upon terms and conditions which amended the Original DDA for the Project, and on April 6, 2007, the Agency and Costco entered into the Amended and Restated Disposition and Development Agreement for San Dimas Center (the “Amended Original DDA”); and

WHEREAS, the Amended Original DDA sets forth the terms, provisions and obligations of the Agency and Costco to develop and operate the Project, including a site plan for the Project attached as Exhibit “A” to the Amended Original DDA; and

WHEREAS, the Costco store, the Costco gas station and the satellite retail improvements on satellite retail parcels fronting Lone Hill Avenue have been constructed and are in operation pursuant to the Amended Original DDA; and

WHEREAS, on November 12, 2014, the San Dimas City Council approved an application to construct and develop satellite retail improvements on satellite retail parcels fronting and adjacent to Gladstone Street; and

WHEREAS, an updated site plan which is attached hereto as Exhibit “A” depicts the overall site plan for the Project, including the already constructed Costco store, Costco gas station, satellite retail improvements on the satellite retail parcels fronting Lone Hill Avenue, along with the approved satellite retail improvements on satellite retail parcels fronting and adjacent to Gladstone Street; and

WHEREAS, pursuant to State law, as of February 1, 2012, the San Dimas Successor Agency to the San Dimas Redevelopment Agency (the “Successor Agency”) became the successor of all rights and obligations of the San Dimas Redevelopment Agency; and

WHEREAS, the Successor Agency has reviewed the updated site plan attached as Exhibit “A” to this Resolution and the Amended Original DDA.

NOW, THEREFORE, the Board of the Successor Agency does hereby find, resolve, declare and determine as follows:

SECTION 1. The recitals set forth above are incorporated herein as findings by the Successor Agency.

SECTION 2. That the updated site plan attached hereto as Exhibit “A” is hereby approved by the Successor Agency and that the Successor Agency hereby finds that the updated site plan is in conformance with and in compliance with the Amended Original DDA.

RESOLVED FURTHER, that a copy of this Resolution shall be filed with the San Dimas City Clerk.

PASSED, APPROVED AND ADOPTED this 12th day of November, 2014.

Chairperson

ATTEST:

Successor Agency Secretary



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the meeting of November 12, 2014

From: Blaine Michaelis, City Manager

Initiated by: Debra Black, Deputy City Clerk

Subject: Parks and Recreation Commission Appointment

BACKGROUND

The term for Parks and Recreation Commissioner Frank Neal expired in June 2014. We received four applications for consideration of appointment. Interviews were held on October 21, 2014 and Susan Davis was selected to fill the vacancy.

RECOMMENDATION

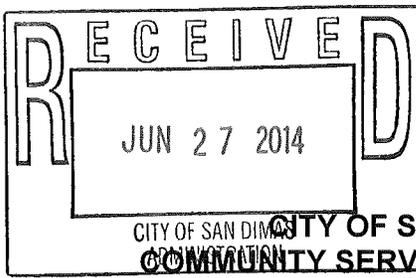
Staff recommends that the City Council appoint Susan Davis to the Parks and Recreation Commission.

Respectfully submitted,

Debra Black
Deputy City Clerk

Attachment

6d(1)



COMMISSIONER APPLICATION

Print Form

Clear Form

CITY OF SAN DIMAS
COMMUNITY SERVICE OPPORTUNITY

245 E. Bonita Avenue San Dimas, CA 91773-3002 909/394-6210 www.cityofsandimas.com

PLEASE USE BLACK INK OR TYPE

Date June 27, 2014

Signature Susan Davis

Please check appropriate Commission, Committee, or Board:

- Development Planning Review Board
- Blue/Gold Line Committee
- Parks & Recreation Commission
- Golf course Advisory Committee
- Public Safety Commission
- Planning Commission
- Senior Citizens Commission
- Other: _____

1. PERSONAL DATA			Mr. <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms. <input checked="" type="checkbox"/>	Mrs. <input type="checkbox"/>
Name (Last, first, middle) <u>DAVIS, SUSAN</u>			Email Address: <u>suppdavis@aol.com</u>			
Home Telephone <u>626-339-3583</u>	Business Telephone <u>714-522-9540</u>	Cell Telephone <u>626-893-1982</u>				
Home Address (number and street) <u>1526 CALLE CRISTINA</u>			<u>2nd 10</u>			
City & Zip <u>SAN DIMAS 91773</u>		How long have you lived in San Dimas? <u>26 YEARS</u>				
2. WORK EXPERIENCE (Describe your duties):						
<u>I CURRENTLY WORK FOR THE INCENTIVE GROUP DOING CORPORATE EVENT PLANNING.</u>						
3. EDUCATION AND TRAINING (Please comment on education/training as it may relate to your application):						
<u>HAVE AN AA DEGREE FROM MT SAC. HOWEVER, BEING A MOM IS PROBABLY BETTER TRAINING FOR PARKS & REC.</u>						
4. ADDITIONAL INFORMATION (Describe in greater detail any aspects of your experience or activities):						

COMMISSIONER APPLICATION

5. REFERENCES	
1. Name: <i>Bill & Joyce Emerson</i>	Telephone Number: <i>909-592-2452</i>
Address: <i>345 Flagstaff</i>	City: <i>SAN DIMAS</i>
2. Name: <i>DAVE & Kim BRATT</i>	Telephone Number: <i>909-592-9623</i>
Address: <i>848 Tucson Court</i>	City: <i>SAN DIMAS</i>
3. Name: <i>DON & MARGIE GREEN</i>	Telephone Number: <i>909-599-8280</i>
Address: <i>127 MAVERICK DR</i>	City: <i>SAN DIMAS</i>
6. COMMUNITY ACTIVITIES (List current activities and work back to when you first moved to San Dimas) Include all special projects and positions held in organizations, e.g., Pres., Sec, Treas., etc.	
1. Name of Organization: <i>SAN DIMAS HISTORICAL Soc</i>	How long with this organization? <i>14 YEARS</i>
Offices held: <i>ASST. ARCHIVIST & ARCHIVIST</i>	
Describe your responsibilities and accomplishments: <i>COLLECT & PRESERVE HISTORY PERTAINING TO SAN DIMAS</i>	
2. Name of Organization: <i>PARKS & REC COMMISSION</i>	How long with this organization? <i>0 YEARS</i>
Offices held:	
Describe your responsibilities and accomplishments:	
3. Name of Organization:	How long with this organization?
Offices held:	
Describe your responsibilities and accomplishments:	

7. ESSAY (Please use additional sheets of paper if necessary):

1. Why did you move to San Dimas?

Initially we move to San Dimas because it was affordable. We moved back to San Dimas because we had liked the community and the school district.

2. If you could change anything in the City, what would it be?

The only thing I can think of to change is possibly adding entertainment type businesses that would be open in the evening - restaurants, theater, dancing.

3. What can you contribute to and why are you interested in serving on the Commission(s) designated?

My previous time on The Parks & Rec Commission was rewarding and fun. Not only are John & I involved in city activities - our children and grandchildren are. I believe I can contribute multi generational feedback regarding programs & activities.



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the meeting of November 12, 2014

From: Blaine Michaelis, City Manager

Initiated by: Debra Black, Deputy City Clerk

Subject: Public Safety Commission Appointments

BACKGROUND

The terms for Public Safety Commissioners Arthur Alva and Ted Ross expired in February 2014. We received four applications for consideration of appointment. Interviews were held on November 5th and 6th, 2014. Kevin Burke and Josh Hibbard have been selected to fill the vacancies.

RECOMMENDATION

Staff recommends that the City Council appoint Kevin Burke and Josh Hibbard to the Public Safety Commission.

Respectfully submitted,

Debra Black
Deputy City Clerk

Attachment

6d(3)