



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

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**CITY COUNCIL:**

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

**STAFF:**

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

**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

1) Jennifer Solis, Executive Board Vice President announced student activities at San Dimas High School.

**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 Ebiner and seconded by Councilmember Bertone and carried to accept and approve and act upon the consent calendar as follows:

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

**RESOLUTION NO. 2014 - 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 and 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

**Associate Planner Luis Torrico** presented staff's report on this item with recommendations to approve Conditional Use Permit 14-05 with conditions of approval, Development Review Board No. 14-25, Precise Plan 14-01 and Tree Removal Permit 14-28 with conditions of approval.

**Councilmember Ebiner** asked if there would be accommodations for bicyclists.

**Associate Planner Torrico** answered that there would be two locations for bicyclists.

**Councilmember Templeman** asked if there would be a monument sign somewhere on Gladstone.

**Associate Planner Torrico** answered that staff is working with the developer on signage.

**Councilmember Badar** asked about trash enclosures.

**Associate Planner Torrico** answered there are two enclosures being proposed one for each building.

**Councilmember Badar** asked Mr. Torrico to explain about the eastern driveway.

**Associate Planner Torrico** explained that there will be seven more spaces added to the existing five spaces.

**Councilmember Ebiner** asked if there would be any compact spaces.

**Associate Planner Torrico** replied there were none proposed.

**Mayor Morris** open the public hearing and invited the developer to speak.

**Alex Gonzalez with Evergreen Development** shared that monument signage was looked at but with so many satellite owners it seemed impractical.

With no other persons coming forward to speak Mayor Morris closed the public hearing.

**MOTION:** A motion to waive further reading and approve Resolution 2014-60 and Resolution 2014-61 was made by Councilmember Ebiner and seconded by Councilmember Badar. The motion passed by vote of five to zero. **(5-0)**

**Councilmember Templeman** asked if it be possible to share with the public what business might be coming.

**Mr. Gonzalez** answered that Panera has an executed lease, Café Rio a draft lease and Jimmy John's is at lease. In talks with Krispy Krème Donuts.

## 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.

**City Manager Blaine Michaelis** presented staff's report on this item recommending authorization of the Executive Director to sign letter on behalf of Evergreen Development Company and approve Resolution No. 2014-01.

**MOTION:** A motion was made by Councilmember Bertone and seconded by Councilmember Templeman to authorize the Executive Director to sign letter on behalf of Evergreen Development. Motion passed by vote of five to zero. **(5-0)**

- 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**

**MOTION:** A motion was made by Councilmember Badar and seconded by Councilmember Bertone to approve Resolution No. 14-01. The motion passed by vote of five to zero. **(5-0)**

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

The Department of Finance wants the city to address the disposition of the three properties that were denied as government use properties. Two are portions of municipal parking lots and the DOF has stated that if there are portions of parking lots which are part of a parking district with an assessment being paid, it would not be fair to the property owner to have the property sold to a private entity and the city could make a case to keep those properties. This will be presented to the Oversight Board at their next meeting as an amendment to the Long Range Property Plan.

The third property is parking spaces behind the hardware store purchased by the city for the use of the residents of the senior apartments above the hardware store. The city will make the argument that that property should be transferred to the Housing Authority because of the benefit to the assets of the authority. A resolution will be presented to the Oversight Board to amend our housing asset list to include that property.

## 6. ORAL COMMUNICATIONS

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

No one came forward.

- b. City Manager

Mayor's call in show November 13, 7:00 p.m.

- c. City Attorney

Nothing to report.

- d. Members of the City Council

- 1) Recommend appointment of Susan Davis as new Parks and Recreation Commissioner

**MOTION:** A motion was made by Councilmember Ebner and seconded by Councilmember Bertone to appoint Susan Davis to the Parks and Recreation Commission. The motion carried by vote of five to zero. **(5-0)**

- 2) Appointment to San Gabriel Valley Mosquito & Vector Control District Board

**MOTION:** A motion was made by Councilmember Bertone and seconded by Councilmember Badar to appoint Councilmember Templeman to the San Gabriel Valley Mosquito & Vector Control District Board. The motion carried by vote of five to zero. **(5-0)**

- 3) Recommend appointment of Kevin Burke and Josh Hibbard to the Public Safety Commission

**MOTION:** A motion was made by Councilmember Badar and seconded by Mayor Morris to appoint Kevin Burke and Josh Hibbard to the Public Safety Commission. The motion passed by vote of five to zero. **(5-0)**

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

Nothing to report.

- 5) Individual Members' comments and updates.

Nothing to report.

## 7. ADJOURNMENT

The meeting adjourned at 7:58 p.m. to closed session.

## 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

Closed session adjourned with no reportable action at 8:55 p.m.

Respectfully submitted,

  
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Debra Black, Deputy City Clerk