



**MINUTES**  
**REGULAR CITY COUNCIL MEETING/SAN DIMAS HOUSING**  
**AUTHORITY AND SAN DIMAS PUBLIC FACILITIES**  
**FINANCING CORPORATION**  
**TUESDAY, DECEMBER 9, 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 of Development Service Larry Stevens  
Assistant City Manager of Administrative Service Ken Duran  
City Attorney Mark Steres  
Director of Park and Recreation Theresa Bruns  
Director of Public Works Krishna Patel  
Deputy City Clerk Debra Black  
Senior Planner Marco Espinoza

**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. 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. Report from San Dimas High School ASB President of school activities.
2. Resident Diana Singh voiced concerns over Sheriff's Department handling of events at her place of residence.
3. Resident Kimberly Z. expressed concerns over Sheriff's Department handling of events at her place of residence.

**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 Bertone and carried to accept, approve and act upon the consent calendar as follows:

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

**RESOLUTION NO. 2014-64**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF NOVEMBER AND DECEMBER, 2014.

- b. Approval of minutes from November 25, 2015 Regular and Study Session Meetings

- c. **TENTATIVE TRACT MAP 17259 (TTM 11-01)**

Approval and adoption of Resolution No. 2014-65, approving Final Map for Tract 17259 located at 301 S. San Dimas Avenue and authorizing its recordation. (APN: 8390-0119-036 and 037)

**RESOLUTION NO 2014-65**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE FINAL MAP FOR TRACT 71259 AND AUTHORIZING ITS RECORDATION

- d. **RESOLUTION NO. 2014-70**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA AUTHORIZING SUBMITTAL OF APPLICATION FOR CALRECYCLE TIRE-DERIVED PRODUCT GRANT FUNDS FOR PLAYGROUND SURFACING AT VIA VERDE PARK

- e. Golden Hills Road Realignment – Award Engineering and other related services

a) Appropriation of additional \$130,000 from the Infrastructure Fund to supplement existing Golden Hills Road Project funds

b) Award of Engineering and other design related services to Land Design Consultants, Inc. in the amount of \$134,000

- f. San Gabriel Valley Council of Governments - Updates

END OF CONSENT CALENDAR

#### 4. PUBLIC HEARING

- a. **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):**

- 1) **General Plan Amendment 13-01:** A request to amend the General Plan Land Use Designation from “Open Space” to “Single Family Low” to allow for a density level of 3.1 to 6 units per acre; and
- 2) **Municipal Code Text Amendment 13-08:** A request to create a new “Specific Plan No. 27” that would allow for a 36-unit single-family detached residential development; and
- 3) **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

- 4) **Tentative Tract Map 72368 (TTM 13-01):** A request to subdivide the subject site into 36 single-family residential lots with ten (10) common use lots to be maintained by the Homeowners Association; and
- 5) **DPRB Case No. 13-20 & Precise Plan No. 13-03** A request to develop a non-gated community with 36 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 3,264 sq. ft. to 6,040 sq. ft.; and
- 6) **Tree Removal Permit 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
- 7) **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 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.

**THE PLANNING COMMISSION VOTED 3-2 (Davis, Schoonover voted no)  
ON ALL THE ABOVE APPLICATIONS ON NOVEMBER 20, 2014 TO  
RECOMMEND APPROVAL TO THE CITY COUNCIL**

- 1) **RESOLUTION NO. 2014-66,** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING GENERAL PLAN AMENDMENT 13-01, AMENDING THE LAND USE DESIGNATION MAP FROM OPEN SPACE TO SINGLE FAMILY LOW (3.1-6) FOR THE PROPERTY LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)
- 2) **ORDINANCE NO. 1232,** AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 13-08 AMENDING CHAPTER 18 ZONING TO CREATE A NEW SPECIFIC PLAN NO. 27 FOR THE DEVELOPMENT OF 36 SINGLE-FAMILY DETACHED RESIDENTIAL LOTS FOR THE PROPERTY AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)
- 3) **RESOLUTION NO. 2014-67,** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING ZONE CHANGE 13-01, A REQUEST TO CHANGE THE ZONING FROM LIGHT AGRICULTURAL (AL) AND OPEN SPACE (OS) TO SPECIFIC PLAN NO. 27 FOR THE PROPERTY LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)
- 4) **RESOLUTION NO. 2014-68,** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE TRACT MAP 72368 (TTM 13-01), A REQUEST TO PROCESS A TENTATIVE TRACT MAP TO DEVELOP 36 SINGLE-FAMILY RESIDENTIAL LOTS AND TEN (10) HOA COMMON AREA LOTS LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN's: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & -905)
- 5) **RESOLUTION NO. 2014-69,** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING DEVELOPMENT PLAN REVIEW BOARD CASE NO. 13-20, PRECISE PLAN NO. 13-03 AND TREE REMOVAL PERMIT 13-27, A REQUEST TO DEVELOP 36 TWO-STORY SINGLE-FAMILY DETACHED RESIDENCES ON A 6.4 ACRE

LOT AND THE REMOVAL OF 53 TREES FROM THE SITE LOCATED AT 299 EAST FOOTHILL BOULEVARD (APN'S: 8665-008-016 & -017 AND A PORTION OF 8665-007-900 & - 905)

- 6) **ORDINANCE NO. 1233**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING A DEVELOPMENT AGREEMENT RELATING TO THE APPROVAL OF A RESIDENTIAL DEVELOPMENT FOR 36 SINGLE-FAMILY RESIDENTIAL LOTS WITHIN SPECIFIC PLAN NO. 27

**Senior Planner Marco Espinosa** presented staff's report on this item with the Planning Commission recommending approval of the project and associated resolutions and ordinances.

Prior to opening the public hearing Mayor Morris explained the order in which comments would be heard.

**John Reekstin** applicant for the project commented that the Los Alamitos slide used to represent what this project would look like was inaccurate since the density in that community is twice what has been proposed here. He described some of the highlights and benefits of the proposed community, explained the outreach done to the existing communities, addressed the density factor and outlined the changes made as suggested by staff.

Council and Mr. Reekstin discussed lot sizes, setbacks and the extension of Walnut Avenue.

Mayor Morris invited those in favor of the project to speak.

- 1) **Karen Justice, Barbara Alvarez, Randy Bell, Sam, Brian De Leon** residents, supporting the project but not the extension of the road.
- 2) **John Graham** representing the landowner has had several other project proposed but not impressed with any of them, accepted Olsen's proposal because of their reputation, community outreach, and quality of product. Suggested support of at least Resolution No. 2014-66.

Council and staff discussion the history and specifics of the road extension.

**Mayor Morris** invited those opposed to the project to speak. Mr. Espinosa presented a letter from resident Gil Gonzalez who is opposed to the project. Mayor Morris closed the public hearing and brought the matter back to council for a vote.

Depending on the outcome of the vote Mayor Morris suggested discussing the first three applications only.

**Councilmember Ebiner** asked Assistant City Manager of Development Services Larry Stevens if staff's opinion was that if the dedication of the road were not to happen a recommendation of approval might not be possible.

**Mr. Stevens** replied that staff felt one of the few reasons to support residential densification at any site in the community is there should be a clear and meaningful community arising from that densification. Improved access to the largest community park could be seen as a benefit.

**Mayor Morris** stated that the project doesn't meet council or staff's discussed standards, doesn't offer any benefit that would cause staff to deviate substantially and to be consistent with other projects that have been denied he would vote no on the General Plan Amendment, Specific Plan 27 and no on Zone Change.

**Councilmember Templeman** stated that he does believe this will become a residential development at some point in time but for now the homes are too large for the small lots and the design of the block walls and landscaping is not appealing. He also stated for the record that he against the dedication of the street. He will not support items one, two or three.

**Councilmember Bertone** stated that he has always been opposed to single family homes that less than 7,000 square feet and will vote against this.

**Councilmember Badar** stated that he thinks the project is too dense, but is willing to look at a project that came back 7,000 or 8,000 square feet. He added that he will vote against this project and has difficulties with the dedication of the street and is not sure where he will go with it and feels it is an issue that will have to be discussed more between all involved.

**Councilmember Ebner** stated the criteria that came from the study sessions apply well here and what he looks at is how a project relates to the rest of the community. He added that this project is too dense, houses too big and lots too small and he will vote against this project. Additionally he doesn't have a final decision as far as the road goes, but likes the idea that there is not a main thoroughfare going from Walnut directly into the park.

**Councilmember Templeman** added staff needs to have a feel whether council would approve a road at any point in time because it does impact the site development and feels that a dedicated road up to the park is not a good idea. He also did not like the idea of ten years to complete the project.

**City Attorney Mark Steres** explained procedurally the applications came to City Council with a 3-2 recommended approval from the Planning Commission, therefore the resolutions for denial are not available for this meeting. A motion and seconded is needed to deny the project and return with resolutions for denial at the next meeting in January.

**MOTION:** The motion to deny Resolution No. 2014-66, Ordinance No 1232, Resolutions No. 2014-67, 2014-68, 2014-69 and Ordinance No. 1233 and direct staff to bring back the appropriate resolutions was made by Councilmember Ebner seconded by Councilmember Bertone. The motion carried by vote of five to zero **(5-0)**.

## **5. OTHER BUSINESS**

- a. Approve a renewal of the San Dimas Mobile Home Accord for an additional term starting January 2, 2015

**City Manager Blaine Michaelis** presented staff's report on this item with a recommendation for approval.

**MOTION:** A motion was made by Councilmember Badar seconded by Councilmember Bertone to approve renewal of the Mobile Home Accord for a 5 year period January 1, 2015 through January 1, 2020. The motion carried by vote of five to zero. **(5-0)**

**Mayor Morris** adjourned the regular City Council meeting at 10:00 p.m. and convened the meeting of the San Dimas Public Facilities Financing Corporation.

## **6. MEETING OF SAN DIMAS PUBLIC FACILITIES FINANCING CORPORATION**

- a. Public Comments *(This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.)*

No came forward.

- b. Approval of Minutes for meeting of December 10, 2013.

**MOTION:** A motion to approve the minutes of December 10, 2013 was made by Councilmember Badar seconded by Councilmember Templeman. The motion carried by vote of five to zero. **(5-0)**

- c. Election of Officers

**MOTION:** A motion to appoint Mayor Morris as Chair, Mayor Pro Tem Ebner as Vice-Chair and Secretary-Treasurer City Manager Blaine Michaelis was made by Councilmember Bertone seconded by Councilmember Templeman. Motion carried by vote of five to zero. **(5-0)**

- d. Members of the Corporation

Nothing to report.

Mayor Morris adjourned the meeting of the San Dimas Public Facilities Finance Corporation at 10:02 p.m. and convened the meeting of the San Dimas Housing Authority Corporation.

## 7. MEETING OF SAN DIMAS HOUSING AUTHORITY CORPORATION

- a. Public Comments (*This is the time set aside for members of the audience to address the Board. Speakers are limited to three minutes.*)

No one came forward.

- b. Approval of Minutes for meeting of December 10, 2013.

**MOTION:** A motion was made by Councilmember Templeman seconded by Councilmember Badar to approve the minutes of December 10, 2013. The motion carried by vote of five to zero **(5-0)**.

**City Manager Blaine Michaelis** gave an update on the housing activities, 10 homes purchased last year are being actively marketed. The city has placed a summary along with contact information for the sales on the city's website.

- c. Members of the Authority

**Councilmember Templeman** reminded the community that our council does not receive compensation for sitting on the board of these two corporations.

**Mayor Morris** adjourned the meeting of the San Dimas Housing Authority at 10:09 p.m. and reconvened the meeting of the San Dimas City Council.

## 8. ORAL COMMUNICATIONS

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

1) Caryol Smith Friends of the Dog Park announced closure of the park for annual maintenance.

- b. City Manager

Mayor's call in show this Thursday last of the year.

**Assistant City Manager Ken Duran** gave an update on Golden State Water's proposal for rate increase.

- c. City Attorney

Nothing to report.

d. Members of the City Council

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

Nothing to report.

- 2) Individual members' comments and updates.

**Councilmember Templeman** reported on graffiti issues at water tank on the county property at the face trail. He wished everyone Happy Holidays.

**Councilmember Ebiner** wished everyone Happy Holidays.

**Councilmember Badar** wished everyone Happy Holidays and asked if staff had a date for the next study session.

**City Manager Michaelis** stated April 2015.

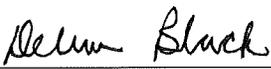
**Councilmember Bertone** announced the success of the tree lighting ceremony and shared that the fair would be combining the Day at the Fair for cities. City of San Dimas would be paired with City of La Verne. San Gabriel Council of Governments Energy and Environmental Committee meeting to discuss the National Monument in the San Gabriel Mountains.

City Manager Blaine Michaelis explained what would take place on the December 11<sup>th</sup> downtown boardwalk tour with council.

## 9. ADJOURNMENT

The meeting adjourned at 10:17 p.m. The next meeting will be on December 11, 2015 at 3:00 p.m. and the next regular meeting on January 13, 2015, 7:00 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Debra Black Deputy City Clerk