



CITY OF SAN DIMAS

Retreat Meeting

Agenda

**COUNCIL – STAFF RETREAT SESSION AGENDA
MONDAY MARCH 30, 2015 5:00 PM - 9:00 PM
CITY COUNCIL CHAMBERS CONFERENCE ROOM
SAN DIMAS CITY HALL
245 EAST BONITA AVENUE**

- 1. 5:00-5:30 pm Parks and Public Landscape Capital Projects.** Review of Marchant Park Renovation Plans; Via Verde Park Playground Plans. Landscape design for the Via Verde median. Next step with the public on these projects.
- 2. 5:30-6:15 pm Land Use designations Successor Agency Property at Bonita/Cataract and Bonita/Eucla.** Update on the approved property management plan involving these properties and the anticipated process to sell them. Consideration: What is the city's objective and vision with these properties – what is the best land use or project? Should the city consider a different zoning and development strategy?
- 3. 6:15-6:45 pm Microbreweries and Brewpubs** – discussion of issues and what is needed to accommodate them – direction to staff.
- 4. 6:45-7:00 pm Horsethief Canyon Park access road from the Foothill/Walnut intersection.** Review the history of park design and access planning. Discuss the pros and cons – provide possible direction regarding an access road to Horsethief Canyon Park as part of the future development of nearby properties.
- 5. 7:00-7:15 pm Parking Requirements.** Report on a recent proposal involving parking – discussion as appropriate.
- 6. 7:15-8:30 pm Project updates:**
 - a. Update on Sidewalk Replacement Project. Discussion regarding some of the design elements related to façade work, outdoor dining, fixed awning encroachments, how signage will be handled, process for public review, and design interests such as the addition of a freestanding clock, public art, small water feature, historic plaques.
 - b. Walnut Creek Open Space and Habitat Project Update.
 - c. Prop 1 Water Bond – possible projects to submit for funding.
 - d. Taylor Home 123 N. Monte Vista – receive report regarding alternatives – provide direction to staff.

- e. Median Island Maintenance – verbal report from staff regarding the city’s process.
 - f. Direction regarding the process to fill a Planning Commission vacancy.
7. Council comments.
8. Oral Communications – Members of the audience. Anyone wishing to address the City Council on an item not on the agenda. No action or discussion shall be undertaken on any item not appearing on the posted agenda. Speakers may be subject to a time limit as may be determined by the chair
9. Adjournment – next meeting of the City Council Adjournment – next meeting of the City Council April 14, 2015 Gold Line Study Session 5 pm, 7:00 pm regular meeting, City Hall.



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Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall and at the San Dimas Library during normal business hours. In addition most documents are posted on the City’s website at cityofsandimas.com.

Posting Statement: On March 25, 2015, a true and correct copy of this agenda was posted on the bulletin board at 245 East Bonita Avenue (San Dimas City Hall), 145 North Walnut Avenue (Los Angeles County Library), 300 East Bonita Avenue (United States Post Office), Von’s Shopping Center (Puente/Via Verde Avenue) and the City’s website www.cityofsandimas.com/minutes.cfm



CITY OF SAN DIMAS

Retreat Meeting

Staff Report

COUNCIL – STAFF RETREAT SESSION AGENDA
MONDAY MARCH 30, 2015 5:00 PM - 9:00 PM
CITY COUNCIL CHAMBERS CONFERENCE ROOM
SAN DIMAS CITY HALL
245 EAST BONITA AVENUE

- 1. 5:00-5:30 pm Parks and Public Landscape Capital Projects.** Review of Marchant Park Renovation Plans; Via Verde Park Playground Plans. Landscape design for the Via Verde median. Next step with the public on these projects.

This will be a verbal report with some visuals. The report is primarily an update of our staff work to design and move forward with these projects.

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- 2. 5:30-6:15 pm Land Use designations Successor Agency Property at Bonita/Cataract and Bonita/Eucla.** Update on the approved property management plan involving these properties and the anticipated process to sell them. Consideration: What is the city's objective and vision with these properties – what is the best land use or project? Should the city consider a different zoning and development strategy?

We have prepared and included some background information in the addendum regarding the Bonita property from Cataract to Eucla to assist with this discussion. The discussion process:

1. Verbal report from staff regarding the Redevelopment Dissolution anticipated process to sell the properties.
2. Discussion regarding the current zoning and development options and possibilities for the properties.
3. Has the city's objective and vision for these properties changed? What does the city council feel represents the best land use or project for these properties? Are changes in zoning and development procedures necessary to accomplish the vision for these properties?
4. Based on the discussion; what process should the city pursue in responding to developer interest with the property? Staff recommends utilizing a Request for Proposal Process to consider development proposals.

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- 3. **6:15-6:45 pm Microbreweries and Brewpubs** – discussion of issues and what is needed to accommodate them – direction to staff.

Background information provided in a staff report in the addendum – general summary of the issues associated with accommodating Microbreweries and Brewpubs. Purpose of the discussion is to provide direction to staff regarding provisions to accommodate Microbreweries and Brewpubs.



- 4. **6:45-7:00 pm Horsethief Canyon Park access road from the Foothill/Walnut intersection.** Review the history of park design and access planning. Discuss the pros and cons – provide possible direction regarding an access road to Horsethief Canyon Park as part of the future development of nearby properties.

Staff has prepared an historical summary of the park design element for a Foothill Boulevard entrance to Horsethief Canyon Park for background to assist with a discussion regarding the city’s interest in a second access to Horsethief Canyon Park. Staff sees the merit of having this matter before the city council for direction so that we can accurately represent the position and interest of the city when development interest or proposals involving the access property come to the staff.



- 5. **7:00-7:15 pm Parking Requirements.** Report on a recent proposal involving parking – discussion as appropriate.

Staff will be presenting a parking capacity matter currently under review as a case study – the desire of the Twisted Sage Café to expand. The report will be verbal. The purpose will be to explain how staff is approaching the matter and to provide an opportunity for city council interaction and comment.



- 6. **7:15-7:30 pm Project updates:**
 - a. Update on Sidewalk Replacement Project. Discussion regarding some of the design elements related to façade work, outdoor dining, fixed awning encroachments, how signage will be handled, process for public review, and design interests such as the addition of a freestanding clock, public art, small water feature, historic plaques.

Staff has prepared some background information to assist with a discussion about certain elements of the project. We will walk through each of these decision points to reach a consensus.

Some areas of particular focus:

- Update of the Consultant’s Concept Design work – task and schedule. Confirmation on how the public will be involved in the review of the concept plans.
- Review of some decision making related to the project:

- Existing monument signs – how to address them (staff thoughts in the addendum)
- Facades and outdoor dining uses – how they could be addressed (staff thoughts in the addendum)
- Other design features – installation of a free standing clock; Councilmember Ebiner also provided some pictures of historical markers and fountain designs for consideration (in the addendum as well)

Decisions to confirm:

1. Conceptual Design process, desired concept design product, and decision regarding public review of the concept.
2. Confirmation of the potential construction timetable/schedule.
3. Decision of how to handle signage – business signs and wayfinding signs.
4. Determination of any potential assistance program for façade work including possible painting option, removal of existing awnings, new awnings, outdoor dining improvement costs, etc.
5. Decision regarding including other design features.

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b. Walnut Creek Open Space and Habitat Project Update.

Verbal update of the project.

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c. Prop 1 Water Bond – possible projects to submit for funding.

Last November State voters approved a \$7.5 Billion Bond for Water Projects. While the details of how to participate in Bond funded projects continues to be developed, agencies are being invited to provide a preliminary response on potential projects to regional agencies – in our case the Rivers and Mountains Conservancy.

We have **attached** the voter information summary for the measure for background.

Of note is the chart outlining the designated uses of the water bond proceeds. A fair amount of the money is specified for specific purposes or regions of the State with money being designated to disadvantaged cities. Grant funds will be distributed by a State Agency and the specific intent of funding is to require at least a 50% financial match from recipients. Therefore the most cost effective benefit we can receive from grant funds is to submit projects for projects we already have budgeted to complete or project we know we will have to do in the future that deal with water quality or increasing water supply. Initially, it would appear that some of our storm water quality permit requirement projects could be eligible to submit for funding.

Not all of the project application procedures and grant decision making process is in place as yet. The RMC has talked about holding a workshop in the near future for potential applicants. We will watch for and participate in those workshop sessions. At this point, we wanted you to be generally aware of the Prop 1 offering and to provide us any comments you desire to make as we monitor the grant applicant workshop process and potential ways where we may benefit from the bond funds.

- d. Taylor Home 123 N. Monte Vista – receive report regarding alternatives – provide direction to staff.

The City's Redevelopment Agency purchased this residence in 2001 with affordable housing funds. Part of the thought was to explore the acquisition of other properties in the area to potentially provide additional public parking. Over time, the interest in parking and acquiring the adjacent properties has faded somewhat.

The city commissioned an analysis of the construction of the home to explore a renovation project. The recommendation was to not pursue a renovation. The property has remained vacant since the city's ownership. The lot size is a substandard 3,499 sq feet; there is a large tree on the property; the 1,052 sf home was built in 1908.



Monte Vista View



First Street View

Staff is recommending that the structures be removed – the buildings cannot cost effectively be renovated and they are in disrepair. The decision is what to do with the property after removal of the structures. Options:

1. Proceed to remove the buildings and hold on to the property and make the ultimate decision on the property at some time in the future.

- 2. Successfully address the issue of a substandard lot with some kind of zoning determination to proceed to provide for a new home on the property.
- 3. Sell the property with the requirement that a new home be sold to meet affordable housing requirements.
- 4. The Housing Authority could use its funds to construct a home and maintain it as an affordable rental unit.
- 5. Or some other alternative use of the property ...

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- e. Median Island Maintenance – verbal report from staff regarding the city’s process.

Verbal report as needed to explain how the city is organized to supervise and perform median island maintenance and how staff handles the refurbishment of median island plantings.

- f. Direction regarding the process to fill a Planning Commission vacancy.

There is a vacancy to fill on the Planning Commission. Looking ahead; the terms of 3 Commissioners end August 15, 2015 – David Bratt; Steve Ensberg; and Yunus Rahi. This item is scheduled for council discussion and direction as to how to proceed.

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- 7. Council comments.
- 8. Oral Communications – Members of the audience. Anyone wishing to address the City Council on an item not on the agenda. No action or discussion shall be undertaken on any item not appearing on the posted agenda. Speakers may be subject to a time limit as may be determined by the chair.
- 9. Adjournment – next meeting of the City Council Adjournment – next meeting of the City Council April 14, 2015 Gold Line Study Session 5 pm, 7:00 pm regular meeting, City Hall.



CITY OF SAN DIMAS
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Staff Report

ADDENDUM



ITEM 2

MEMORANDUM

DATE: March 30, 2015
TO: Mayor and City Council
FROM: Community Development Department
SUBJECT: Land Use Designations for Successor Agency Properties at Bonita/Cataract and Bonita/Eucla

The Property Management Plan for the disposition of former Redevelopment agencies has now been approved. The City has started to receive inquiries regarding the two primary parcels on Bonita Avenue. Most of the requests are associated with a desire to develop higher density, multi-story residential or mixed use.

Staff is also working with a SCAG grant to resurrect the Downtown Specific Plan project. It is appropriate to determine whether or not there is a desire to consider other use and development opportunities for the site.

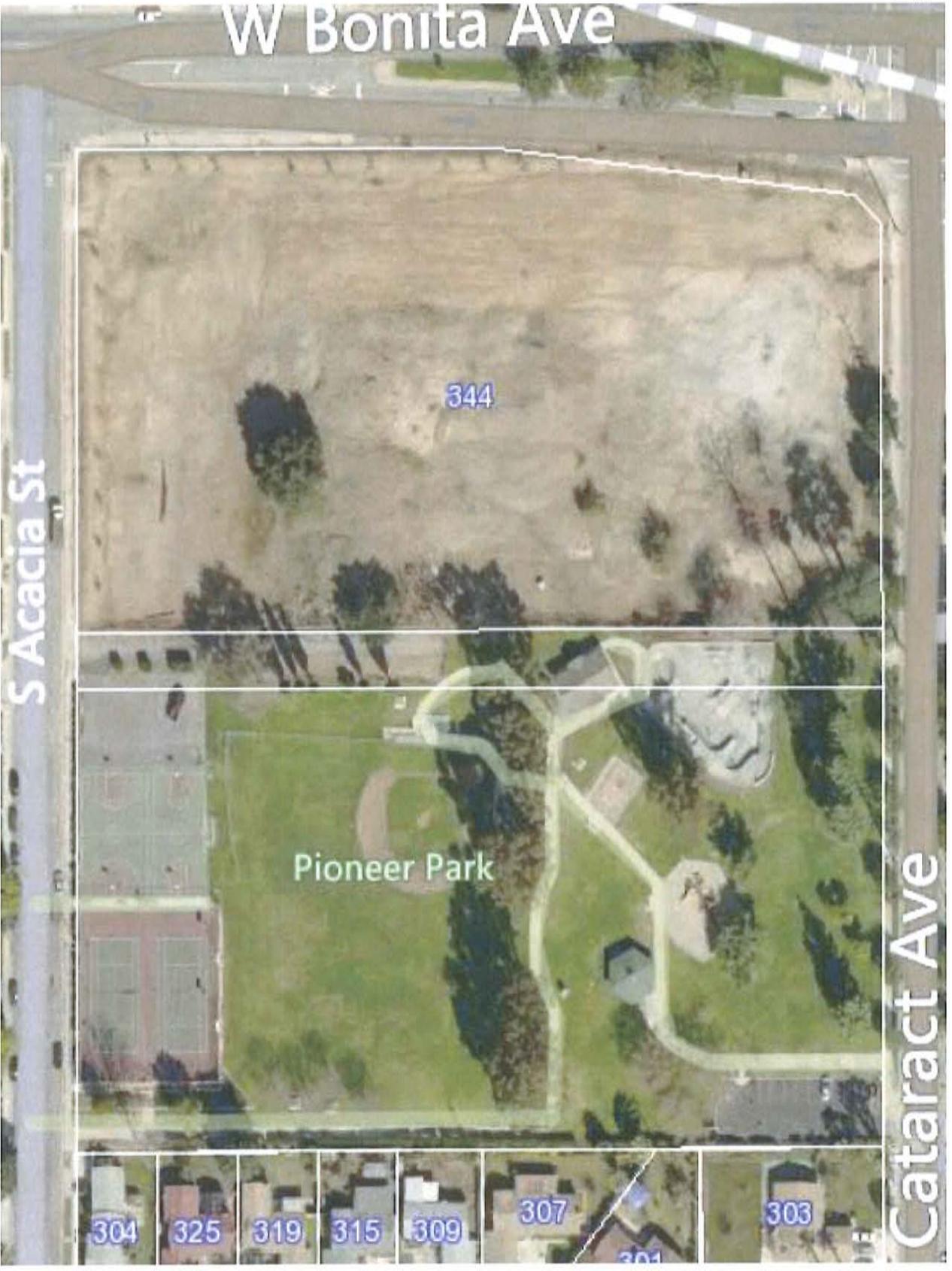
The Bonita/Cataract parcel is 4.55 acres while the Bonita/Eucla property 1.36 acres.

The Bonita Cataract property is rectangular and is readily developable as an independent parcel. On the other hand the Bonita/Eucla parcel is irregularly shaped and is most feasibly developed in conjunction with adjacent privately held properties (the real estate office and/or the bowling alley).

Historically the Redevelopment Agency has pursued multiple projects on the two properties but none materialized primarily due to inadequate funding and inconsistent efforts with abutting property owners.

Both properties are zoned CG-2 which is intended for commercial development. Residential uses are not permitted.

The property profiles prepared with the Property Management Plan are attached.





BONITA & EUCLA PROPERTY

PARCEL INFORMATION

The overall property is comprised of four contiguous parcels.

<u>PROPERTY</u>	<u>PARCELS</u>	<u>APN #</u>	<u>SIZE</u>	<u>PURCHASE PRICE/DATE</u>	<u>HAZ</u>	<u>PURCHASE NOTES</u>
Bonita/Eucla						
	Esposito 202 - 210 S. Eucla	8386- 017-903 8386- 017-902	14,574 sq. ft.	\$198,995 / 1987	None Phase 1 Review Minor remediation when buildings were demoed	Eminent domain action commenced to remove blight and for future development. Property purchase under settlement agreement. Site contained several businesses, additional business relocation and demo costs incurred
	Meade 120-128 S. Eucla	8386- 017-900	24,769 sq.ft.	\$253,630 / 1987	None Phase 1 Review Minor remediation when buildings were demoed and site cleared	Eminent domain action commenced to remove blight and for future development. Property purchased under settlement agreement. Site contained Meade AC business. Relocation and demo costs incurred.
	Medovitch 424 Bonita Ave.	8386- 017-901	8,950 sq. ft.	\$141,304 / 1987	None Phase 1 Review	Eminent domain action commenced to

344 BONITA AVE

PARCEL INFORMATION

The overall property is 4.55 acres. The Agency acquired the various parcels that make up the property from over the course of eight years from 1987 – 2005. The history of the various acquisitions is described in the chart below.

<u>PROPERTY</u>	<u>PARCELS</u>	<u>APN #</u>	<u>SIZE</u>	<u>PURCHASE PRICE/DATE</u>	<u>HAZ</u>	<u>PURCHASE NOTES</u>
Bonita/Cataract 344 Bonita						
	Grody(e) 334 W. Bonita	8386- 021-001 & 002	13,500 sq. ft.	\$480,000/1995	None Underground tanks removed, building demoed	Condemnation Reso. 111 in 1988. C & G rents on property. Condemnation Judgment in 1995 included relocation and demo.
	Hernandez 116 S. Acacia	8386- 021-904	20,255 sq. ft.	\$138,265 net of storm drain offset/1988	None Preliminary Environmental Survey in 1988	Condemnation Reso. 108 in 1988. Purchase through Settlement in 1988 included property and relocation benefits. Gross price \$157,000 with deduct of \$18,735 as owners contribution of storm drain.
	Croppers 334. W. Bonita	8386- 021-908	14,810 sq. ft.	\$224,073/1995	None Soils remediation completed in 1995.	Condemnation Reso. 110 in 1988. Final Condemnation Judgment in 1995. Significant

						issues with contamination and clean-up.
	Steuber 115. S Cataract, 133 S. Cataract, 314 W. Bonita Ave.	8386- 021-905, 906, 907	76,280 sq. ft.	\$604,825/1988	None Environmental Survey completed 1988. One business and two homes demoed.	Agreed upon purchase.
	Geraci	8386- 021-903	56,190 sq. ft.	\$335,000/1987	None	Purchased through tax lien sale.
	Texaco 304 W. Bonita Ave.	8386- 021-013	15,360 sq. ft.	\$210,000/1995	None Soils remediation completed in 2000	Condemnation Reso. 112 in 1988. Final Condemnation Judgment in 1995. Judgment included payment for property and tenant goodwill. Significant issues with contamination and clean-up.
Total		8386- 021-913 Lot merger of all parcels recorded in 1995.	192,520 sq. ft.	Total Acquisition Cost \$1,992,163		

Purpose of Acquisition: The Agency began to purchase the parcels in 1987 parcels for the purposes of eliminating blight conditions of the existing uses of the property and to assemble properties for future development. Some of the parcels were purchased under the threat of domain and three were acquired under court Condemnation Judgments. The Redevelopment Agency Resolutions that initiated the eminent domain process found that, "The acquisition of the property is for a public use and

improvement, for the elimination of blight and for redevelopment, in combination with adjacent and nearby properties, as a commercial project and for purposes authorized under the Redevelopment Plan for the San Dimas Redevelopment Project Area.”

Current Zoning: Specific Plan – CG Area 2 (Retail/Commercial)

Property Type: Vacant Lot

(See attached photos and description of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including. If available, any appraisal information.*

No current appraisals exist. The current estimated property value is \$2,440,305 based upon the current booked value of the property.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.*

The property is currently vacant. There is no current or potential for lease, rental or other revenues.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues. See parcel information notes on parcel specific history.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property’s potential for transit-oriented development*

The property is located adjacent to the future Gold Line light rail system. The potential for development of the property for retail/commercial transit oriented services exists consistent with the existing zoning. The City is currently seeking funds from SCAG to create a new Downtown Specific Plan to better promote sustainable transit oriented development. The property is a major entry to the existing walkable downtown.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The San Dimas General Plan designation for the property is Retail/Commercial.

The zoning designation is Specific Plan C-G Creative Growth Zone - Area 2. Pursuant to the Municipal Code; "Area 2 – Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which shall service the day-to-day living needs of nearby neighborhoods or a larger section of the city."

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

The Agency acquired the property beginning in 1987 and concluding with the final parcels in 1995. In 1989 the Agency entered into a Disposition and Development Agreement with a developer for an ice arena and commercial development. The developer terminated the Agreement in 1991 due to concerns with hazardous contamination issues with some of the properties. Over the past 20 years the Agency has marketed the property for a commercial development that would meet the objectives of the Specific Plan and former Redevelopment Plan. On several occasions the Agency entered exclusive negotiating agreements with developers but for various reasons none of them resulted in a development.

USE/DISPOSITION OF PROPERTY – *Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

The Successor Agency intends to Sell the Property for development consistent with the objectives of the former Redevelopment Agency Plan

The Agency for years has identified this property in its Redevelopment Plan. In particular the most recently adopted Five Year Implementation Plan identified as a goal:

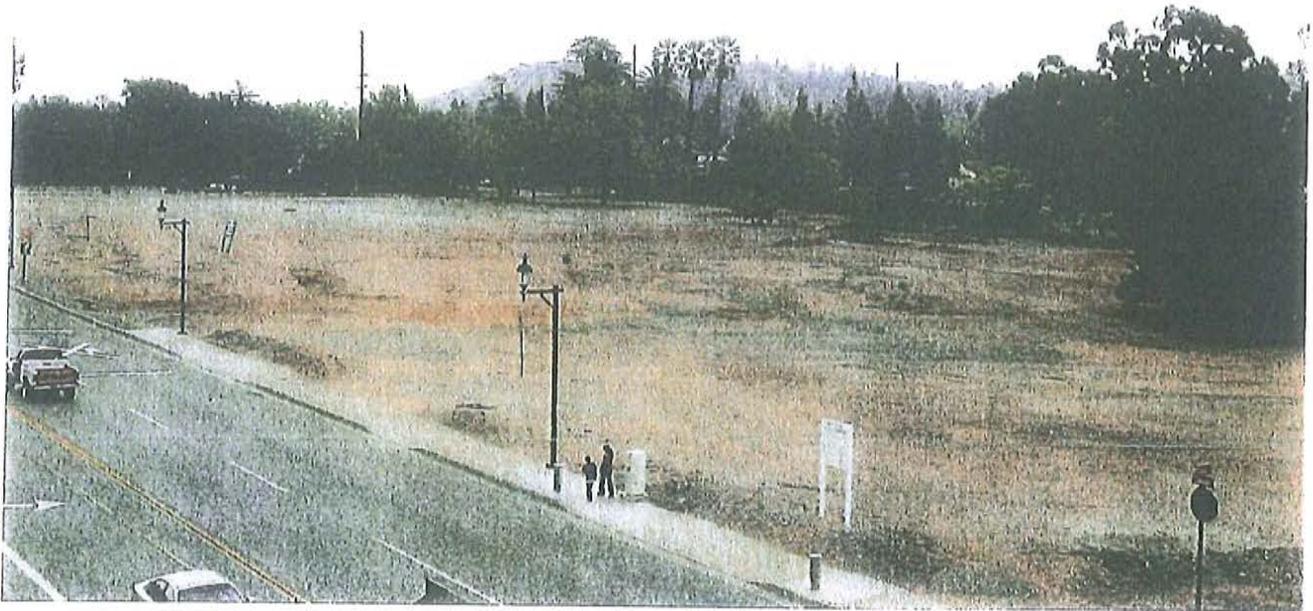
- The Agency will promote the development of property located on the south side of Bonita Avenue between Cataract Avenue and Acacia Street with a commercial use that is compatible with the Downtown.

The property is in a key location at the entry point to the City's Downtown. That is why the Agency went to such an effort to eliminate the previous blighted conditions that existed on the property prior to its acquisition. The Agency also spent a great deal of money on remediating the environmental contamination issues on two of the parcels. The Successor Agency feels that the highest and best use

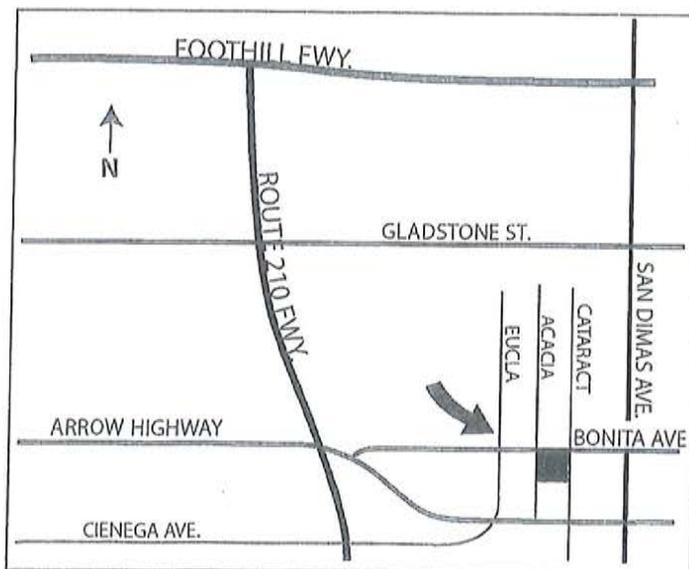
development opportunity is for the Successor Agency to sell the property to facilitate future development consistent with Specific Plan and prior Redevelopment Plan. The Plan would be for the Successor Agency to actively pursue development opportunities for the property and sell the property for this purpose. The sale of the property would be under the oversight of the Oversight Board. The proceeds from the sale of this property will be submitted to the Los Angeles County Auditor Controller's office for distribution to the taxing entities. The timetable for the Agency to sell the property is no later than 12 months after the former Agency's final enforceable obligation is paid off.



DEVELOPMENT OPPORTUNITY



BONITA AVENUE

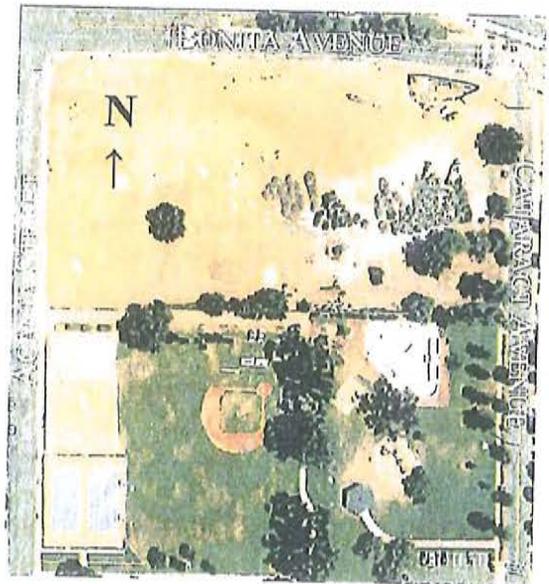
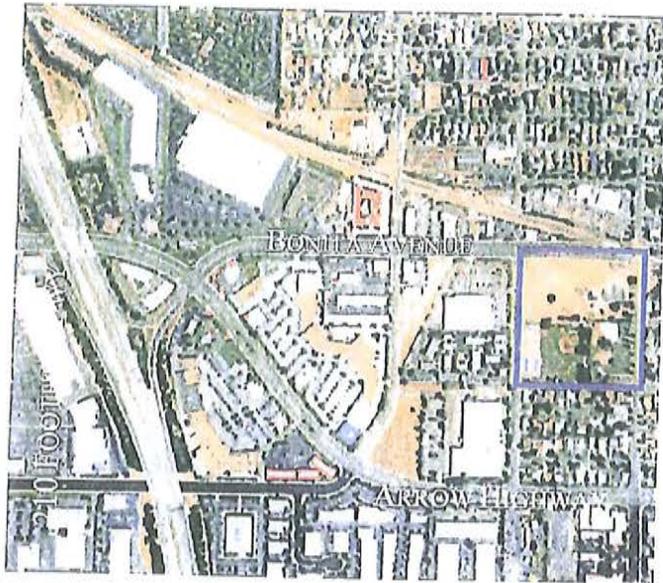


DESCRIPTION:

- 4.55 Acre Lot at the Corner of Bonita and Cataract Avenues
- Prime Location near the 210 Fwy off Arrow Hwy Exit
- High Visibility/Open Location
- Adjacent to Pioneer Park and Chapparal Lanes Bowling Center
- Entrance to downtown area
- Great development opportunity

For more information, please contact:

Ken Duran, Assistant City Manager
(909) 394-6214



LOCATION: Corner of Bonita and Cataract Avenues

BUILDINGS: Open Parcel

UTILITIES: Existing

ZONING: CG-2 (Retail/Commercial)

						remove blight and for future development. Property purchased under settlement agreement. Site contained Suzi's Bar. Incurred demo costs.
	Mesa 434 Bonita Ave.	8386- 017-904	11,000 sq. ft.	\$236,977 / 1988	None Remediation completed in 1990	Agreed upon purchase. Site contained San Dimas Auto Body. Demo and relocation costs incurred.
Total Property			59,293 sq. ft.	\$839,906		

Purpose of Acquisition: These parcels were purchased in 1987 and 1988 for the purposes of eliminating blight conditions of the existing uses of the property and to assemble properties for future development. These parcels were purchased under the threat of eminent domain. The Redevelopment Agency Resolution that initiated the eminent domain process found that, "The acquisition of the property is for a public use and improvement, for the elimination of blight and for redevelopment, in combination with adjacent and nearby properties, as a commercial center and for the purposes authorized under the Redevelopment Plan for the San Dimas Redevelopment Project Area."

Current Zoning: Specific Plan – CG Area 2.

Property Type: Vacant Lot

(See the attached aerial of the property)

ESTIMATE OF CURRENT PROPERTY VALUE – *Estimate of current value of the parcel including. If available, any appraisal information.*

No current appraisals exist. Each parcel individually and the property as a whole is constrained on its development potential due to its irregular shape and its proximity to adjoining property. The current property value is estimated at \$863,533 which is based upon the current booked value of the property.

ESTIMATE OF ANY LEASE, RENTAL, OR ANY OTHER REVENUES – *Estimate of any lease, rental, or any other revenues generated by the property, and a description of the contractual requirements for the disposition of those funds.*

The property is currently vacant. There is no current or potential for lease, rental or other revenues.

ENVIRONMENTAL CONTAMINATION HISTORY – *History of environmental contamination, including designation as a Brownsfield site, any related environmental studies, and history of any remediation efforts.*

There are no current environmental contamination issues. See parcel information notes on parcel specific history.

TRANSIT ORIENTED DEVELOPMENT POTENTIAL – *Description of the property's potential for transit-oriented development*

The property is located in close proximity, within one block, to the future Gold Line light rail system. The potential for development of the property, in combination with adjoining property for retail transit oriented services exists, subject to City zoning provisions. The City is currently seeking funds from SCAG to create a new Downtown Specific Plan to better promote sustainable transit oriented development.

PLANNING OBJECTIVES OF THE SUCCESSOR AGENCY – *Description of the advancement of the planning objectives of the Successor Agency.*

The San Dimas General Plan designation for the property is Retail/Commercial.

The zoning designation is Specific Plan C-G Creative Growth Zone - Area 2. Pursuant to the Municipal Code; "Area 2 – Frontier Village. The purpose of this area is to provide for neighborhood commercial uses and other convenience goods and service businesses which shall service the day-to-day living needs of nearby neighborhoods or a larger section of the city."

HISTORY OF DEVELOPMENT PROPOSALS AND ACTIVITY – *Brief History of previous development proposals and activity, including the rental or lease of the property.*

The Agency acquired the property and paid for the relocation or removal of existing businesses and the demolition of structures. Over the past 25 years the Agency has undertaken several attempts to work with potential developers and adjoining property owners for a development of the property to meet the objectives of the Specific Plan and former Redevelopment Plan. Each one of those attempts required the involvement of one or both of the adjoining properties because of the significant constraint of the

irregular shape of the property. For various reasons each time the sale and development of the property was unsuccessful.

USE/DISPOSITION OF PROPERTY – *Identify the use or disposition of the property, which could include 1) the retention of the property for governmental use, 2) the retention of the property for future development, 3) the sale of the property, or 4) the use of the property to fulfill an enforceable obligation.*

The Successor Agency intends to Sell the Property for development consistent with the objectives of the former Redevelopment Agency Plan

The property, in and of itself, is severely constrained for future development. Some of the constraints include:

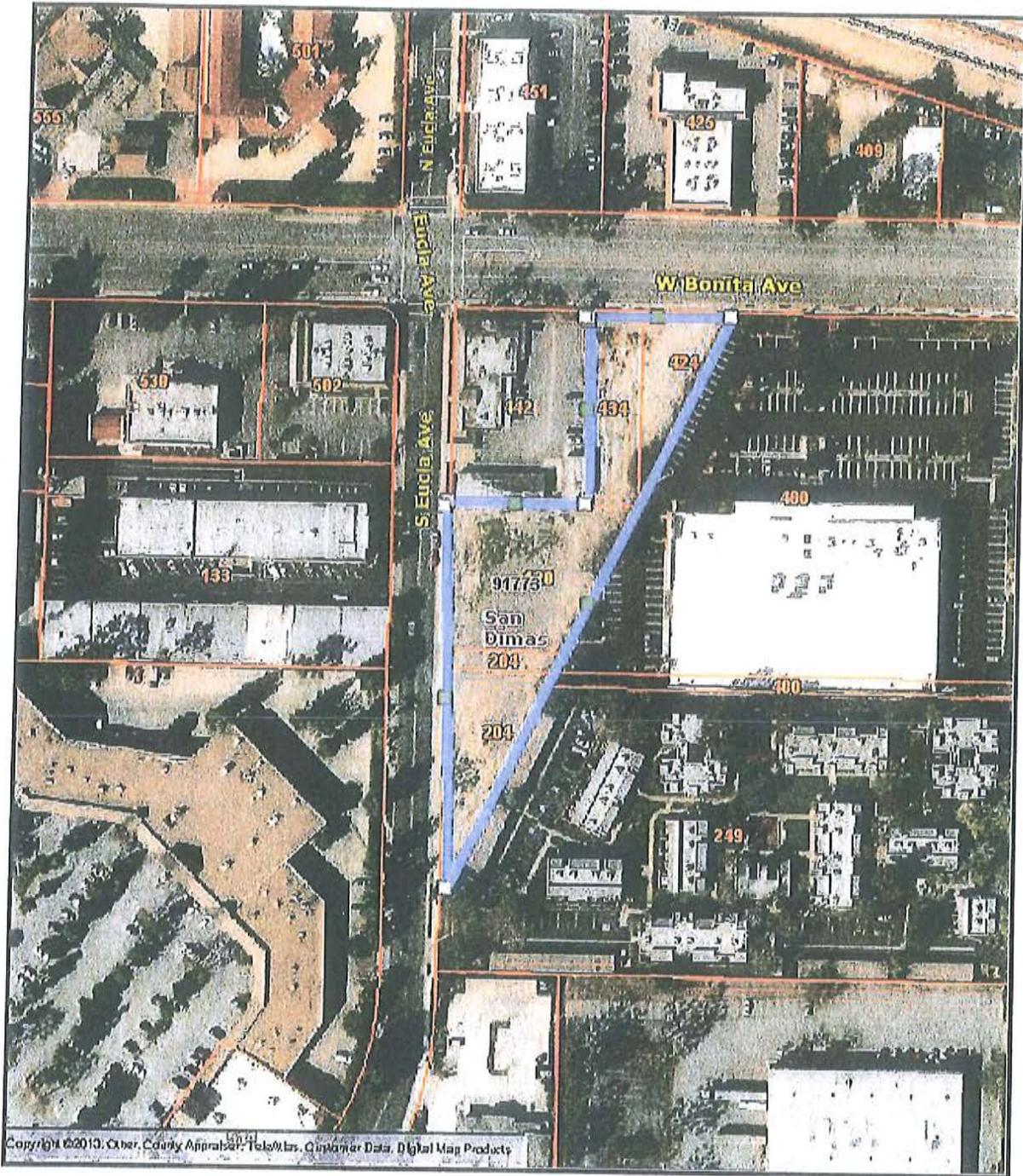
- The irregular shape of the property.
- The proximity of the property to adjacent developed property

The properties highest and best use is to be combined with one or both of the adjoining properties for an expansion of their existing use or new use. Therefore, its market value is limited

The Agency for years has identified this property in its Redevelopment Plan. In particular the most recently adopted Five Year Implementation Plan identified as a goal:

- The Agency will assist with the development of the irregularly shaped Agency owned property on Bonita Avenue and Eucla Street adjacent to the bowling alley

The property has limited, if any, resale property value due to constraints. The property was acquired by the former Redevelopment Agency to eliminate blight and for the development of a commercial center in combination with adjacent and nearby properties. Initially, the property was not needed for the specific commercial center that was developed at the time. However, since that time several attempts have been to encourage the development of the property in conjunction with the adjacent properties. The Successor Agency feels that the highest and best use development opportunity is for the Successor Agency to sell the property to facilitate future development with the adjacent properties. The Plan would be for the Agency to actively pursue development opportunities with adjacent properties and sell the property for this purpose. The sale of the property would be under the oversight of the Oversight Board. The proceeds from the sale of the property will be submitted to the Los Angeles County Auditor Controller for distribution to the taxing entities. The timetable for the Successor Agency to sell the property is no later than 12 months after the former redevelopment agency's final enforceable obligation is paid off.



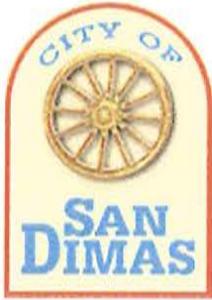
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ITEM 3

MEMORANDUM

DATE: March 30, 2015
TO: Mayor and City Council
FROM: Community Development Department
SUBJECT: Microbreweries & Brewpubs

Microbreweries and brewpubs are not specifically permitted in any zone.

Microbreweries, generally defined as a facility producing less than 15,000 barrels per year, can include both manufacturing and sales and/or tasting activities – possibly even food sales.

Brewpubs are more commercially focused generally with much lower production and more commonly associated with food operations.

All of the commercial zones list “industrial uses” as prohibited. A fair interpretation of that prohibition is that the manufacturing component of a microbrewery/brewpub means it is also prohibited in commercial zones – without a code amendment. It may be appropriate to consider a brewpub component as part of a restaurant as an accessory use if the scale of the brewing operation is limited in size or production. It should also be noted that the City has commonly only allowed alcohol sales as accessory to restaurants or similar food operations – rather than as a primary use (i.e. no bars).

This leaves the M-1 Zone. A brewing facility is likely similar to other processing facilities allowed in the M-1 Zone and could, with a use determination be considered as a permitted use. Restaurants are also a permitted use but there is no mention of a procedure to approve alcohol sales in the M-1 Zone. The fairest assessment is that alcohol sales are not allowed, whether as a tasting room or as an accessory use to a restaurant, without a Code Amendment. In addition most developed industrial sites lack sufficient parking to address the tasting/food/retail sales associated with a microbrewery/brewpub.

Several of the persons approaching us for microbreweries also want parking lot events – probably more frequently than the TUP standards would allow.

My conclusion is that any request for a microbrewery or a brewpub requires a MCTA and development of appropriate standards for parking, events, signs, etc. It is also necessary to determine which zones (or specific plans) are appropriate for such facilities – whether they are microbreweries or brewpubs.

ITEM 4



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of March 30, 2015

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Horsethief Canyon Park access road from the Foothill/Walnut intersection

Summary

Review of the history of the Horsethief Canyon Park design and access planning.

BACKGROUND

In 1979, the City purchased the 110 acre property now known as Horsethief Canyon Park. Following the purchase, an architectural firm was hired to develop a master plan for the park taking into consideration the needs and desires of the community at that time. The conceptual plan at that time included sports fields, but no improvements were made at that time due to lack of funds for construction.

In 1986, construction of the sports field facilities planned for Horsethief Canyon Park were moved to San Dimas High School and the SportsPlex facilities were built.

In 1995, following many public meetings, the City Council approved a conceptual design for the park and authorized design development for phase I construction. The plans and specifications for the project were developed, the project was put out to bid and construction began.

In 1999, Phase I construction was complete and Horsethief Canyon Park was opened. The park's amenities included: infrastructure improvements; an access road; parking lot; a lighted soccer field; a practice soccer field; a picnic area; playground area; restroom building; multi-use trails; horseshoe pits; and landscape enhancements.

In 2000, a three-party agreement was approved with the City, Rodeo Committee and Sycamore Equestrian Center for the development of an equestrian arena for community use and for the annual rodeo. Construction of the Community Equestrian Arena was completed in 2001.

In 2003, following public participation meetings, the City Council approved the design for Horsethief Canyon Park Phase II and authorized design development.

July, 2005 Phase II grand opening was held, with amenities including: dog park; multi-use open green space area with walking path, picnic shelter and climbing boulder play area; and enhanced landscaping.

May, 2014, the Parks and Recreation Commission reviewed and discussed the development that was proposed for 299 E. Foothill Boulevard as it related to Horsethief Canyon Park. They considered:

Historic Perspective:

1. Park site plans have included the road extension:
 - Sycamore Park and Academy of Western Arts – 1980's
 - Horsethief Canyon Park Conceptual Design Plan – approved 1995
2. During the planning and public input process in the early 1990's, Public Works staff met with the owner of 299 E. Foothill Boulevard to discuss an exchange of property in order to accommodate park access from Foothill Blvd. Property owner declined.
3. Public Works prepared cost estimates for the entire road design, from Sycamore Canyon Road to Foothill Boulevard during the Conceptual Design phase in 1995.

Current Perspective:

1. 110 acre park site currently served by one point of access, one way in and out.
2. Currently the west end of the park, i.e. dog park, is inaccessible during the weekend of the San Dimas Rodeo.
3. Future park development phases will increase use opportunities and the need for greater circulation and parking.
4. Emergency service access to park and foothills is limited to Sycamore Canyon Road.

Considerations:

1. Noise impact to residents on Longhorn (4) and Butterfield (4)
 - a. Minimum 20' setback from rear of property line to road
 - b. Setback to include multi-use trail, landscape and trees
2. Traffic impacts
 - a. Road will service the park and any development at 299 E. Foothill Boulevard
 - b. Intersection to be planned on Foothill regardless of extension of road into the park
3. Potential evacuation route in the event that San Dimas Canyon Road is washed out or impacted by fire or flood.

After discussion, Commissioner Margis moved, that the Parks and Recreation Commission endorse the extension of Walnut Avenue into Horsethief Canyon Park and include the consideration of additional parking for the park, seconded by Commissioner Martinez, approved by a unanimous 4-0 vote. (Diaz, Kenney, Margis, Martinez)

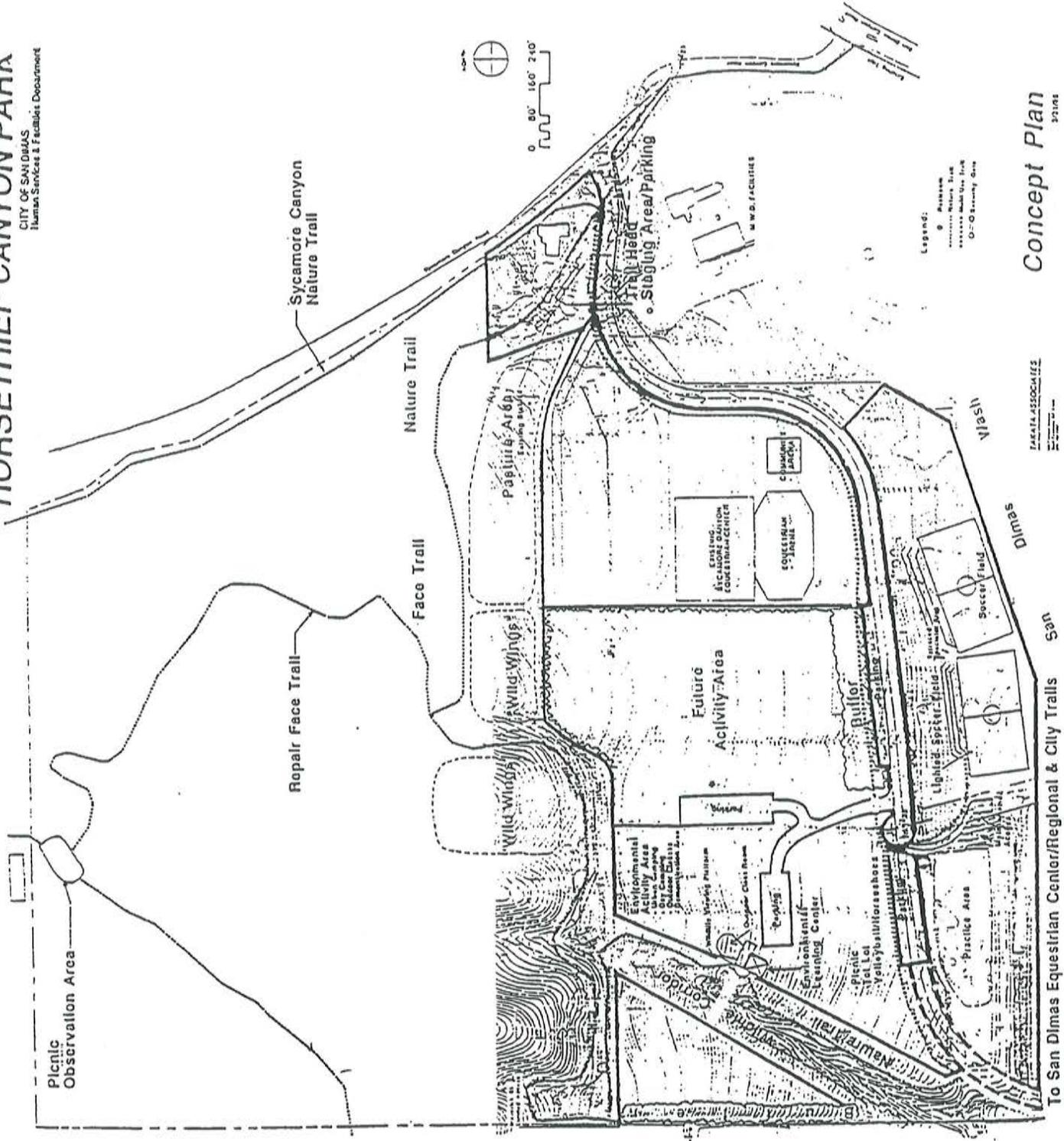
Attachments:

- 1 & 2 Horsethief Canyon Park Concept Plan, 3/21/96

ATTACHMENT I.

HORSETHIEF CANYON PARK

CITY OF SAN DIMAS
Human Services & Facilities Department

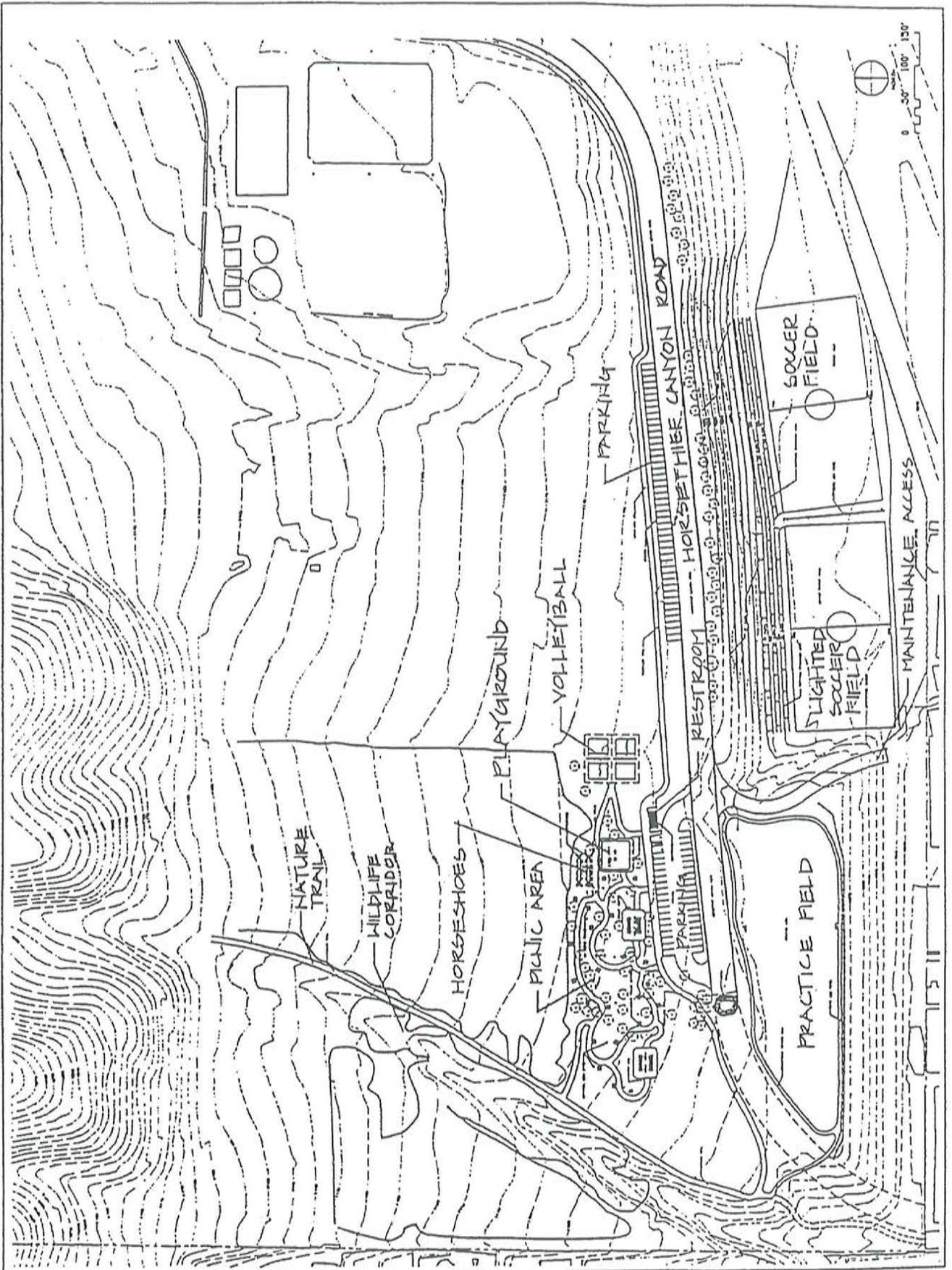


Concept Plan

3/21/05

To San Dimas Equestrian Center/Regional & City Trails

ATTACHMENT 2.



ITEM 6a



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Study Session of March 30, 2015

From: Krishna Patel, Public Works Director *KP*

Subject: **Bonita Avenue Boardwalk Replacement Project-Update**

BACKGROUND

At the November 3, 2014 fall retreat, Council agreed to replace the wooden boardwalks on Bonita Avenue with full width concrete sidewalk with trees and an additional landscaping to be determined when Staff brings back the concept plans.

At the same meeting Council committed to allocating \$1,000,000 from reserve funds for this project.

At November 12th meeting, Council approved authorizing \$25,000 to retain a landscape architectural service firm to provide some conceptual plans for design and development of landscape design alternatives and an overall Master Plan for the renovation/redesign of the Historic Bonita Avenue boardwalk and street frontage area.

At the meeting it was also mentioned since we are approaching holiday season, it is quite likely that concept plans will be ready by mid to end of January 2015. On Thursday, December 11, 2014, the Staff, City Council and members of the public walked both sides of Bonita Avenue between San Dimas Ave and Cataract to review, observe issues, items and provide overall directions to be included in the overall scope and extent of improvements to be considered and included as part of the Boardwalk Replacement Project. Attached is the detailed scope work developed at this meeting. The scope included the following (1) agreed parameters of the extent of the construction; (2) general design element; (3) parking and traffic; (4) type of materials; and (5) Miscellaneous items.

On December 16th, Staff met with the Landscape Architect to submit a proposal and reviewed the above detailed scope of work for the expected services for Bonita Avenue Boardwalk. Following the meeting the City Surveyor was requested to conduct additional surveying information to include the following areas (following Council) approval:

- Rhodes Park for ADA pathway
- Monte Vista, south of Bonita Avenue and up to railroad crossing
- Alley between Feed and Grain
- San Dimas Avenue up to railroad crossing

On January 22nd, Staff received a proposal from the Landscape Architect.

On February 11th, the Architect submitted a revised proposal to include the missing or additional scope of work from the initial submittal. The second proposal now included the grading design by Civil Engineering for review of the following:

- o Current drainage condition on Bonita
- o Flow elevations
- o ADA pathway requirements
- o Review survey data against field conditions

On February 24th, City Council authorized additional funds of \$12,420 to cover the preliminary engineering and review. Earlier on February 19th Staff issued a purchase order to the Architect to formally proceed with the current design work.

DISCUSSION

Staff and Architect are scheduled to meet on Monday, March 30th, to review the first submittals of concept design. Staff will provide a verbal update on the outcome of the meeting.

As we move forward from the Conceptual Design Phase to Design Development Phase which will include the following primary aspects:

- a) *Conceptual Parking Grading Analysis*
 - Review of the preliminary parking grading plan
- b) *Conceptual Design Phase*
 - Preparation of 20-scale Site Analysis Exhibit identifying existing trees, drainage problems, ADA access issues, and other issues having an impact of the proposed design solutions.
 - Preparation of two color rendered 10-scale "prototypical" streetscape design alternative design solutions including ADA parallel parking options, for review and comment By Staff. Design alternatives will also be used to discuss initial construction budgets.
 - For each of the two Streetscape alternative design solutions, Landscape Architect will develop:
 - o A design streetscape elevation further defining the design character of each solution
 - o A theme and materials board for elements such as sidewalk awnings, downtown entry monuments, street signage, plant materials, outside display examples, etc.; further defining the design character of each solution.
 - o Meet with the City Council to present design.

Staff estimates that by mid-May we will have the Concept Design Phase completed and anticipate being ready for Council review to present the design. Upon Council's review and feedback, the Architect will move forward to proceed with the Design Development Phase which includes the following:

- c) *Design Development Phase*
 - Preparation of one formal Site Conceptual Landscape Master Plan (visual representation based on the City selected design alternative) for Council review and comment.
 - Render final Conceptual Landscape Master Plans, sections and elevations for presentation to Community Groups and City Council.
 - Attend City Council Meeting and present Master Plans, Exhibits and cost estimates.

The Architect anticipates this phase will take about 6 weeks to complete with the approval of the final Conceptual Landscape Master Plan by City Council by mid-June 2015. Soon thereafter, the project will

proceed with the Construction Drawing Phase which will likely take about 12 weeks or completed by October 2015; followed by a 4 to 6 week bid process.

During the 6-9 month period between the Construction Drawing and Bid Phase of the project also points to a window of time which Staff will pre-qualify contractors to bid on the construction project. Qualifying contractors allows the City to pre-select contractors who can construct the project on the time, possibly within budget, but above all, delivering the quality of workmanship that we as the owner would expect our downtown to look after completion.

Starting a project of this magnitude in the fall of 2015 will greatly impact the downtown merchants/businesses during the Thanksgiving and Christmas Holiday season as the project construction will take approximately 4 to 6 months to complete, including the reconstruction of Bonita Avenue. In addition, working in the fall/winter months, the construction project may be delayed further due to inclement weather conditions. It is with this thought in mind Staff is recommending the construction be delayed until spring, 2016.

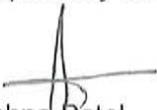
This delay in the construction to spring, 2016 also allows time to resolve property issues like the fixed canopies, façade improvements, agreements or review of any incentives program that may be proposed by the City to encourage private property owners, possibly similar to what was done when the north side of Bonita was renovated. Additionally, this deferment gives Staff time to coordinate and plan alternative locations for the City's regularly scheduled Special Events which use Bonita Avenue (such as: Sheriff's Boosters Car Show, San Dimas High School Homecoming Parade, SC Velo Bike Race, Downtown Merchants Garden Affair, Chamber of Commerce's events).

While the Bonita Avenue Boardwalk Replacement Project is under design and construction, for fiscal year 2015-16, Staff also proposes to request funding for the design and reconstruction of the Bonita Avenue pavement from San Dimas Ave up to east median of Cataract Ave for an estimated cost of \$500,000. The pavement is coming to the end of its service life and rehabilitation/reconstruction/refurbishment should be programmed concurrently with the Bonita Avenue pedestrian pathway/streetscape improvements project. Programming the pavement work and the walkway/streetscape improvements simultaneously would result in minimal inconvenience to our downtown merchants and community at large, with one large project rather than separate projects.

RECOMMENDATION

Staff looks forward to Council's direction and feedback on what is being recommended in regards to the Bonita Avenue Boardwalk Replacement Project schedule

Respectfully Submitted,



Krishna Patel
Director of Public Works

Attachments:

1. *Boardwalk Replacement Project, Scope of Work Detail (following 12/11/14 Field Review with Council)*
2. *Estimated Project Schedule-Draft*

Boardwalk Replacement Project – Scope of Work Detail
 (As determined by Council's 12/11/14 Field Inspection Meeting)

BOARDWALK REPLACEMENT PROJECT – Study Session Discussion Points 12/11/14		
Directors have internally reviewed the overall scope and extent of improvements to be included as part of the Boardwalk Replacement Project. In reaching a consensus, Staff has come up with the following parameters and agreed to the following points to this project, in anticipation that City Council would also be in agreement with Staff's analysis. They are as follows:		
Construction		COMMENTS
1	All existing street lights will remain in place	Yes
2	All trees and existing landscape will be removed and replaced with new species	Yes
3	All existing curb and gutter will remain in places as is	Yes
4	All compliant wheelchair ramps, truncated domes will remain in place	Yes
5	All fixed canopy in the walkway will be removed	Yes
6	All existing outside dining area will be reconstructed	Yes
7	All business signs in R.O.W. will be removed	Yes
General Design Element		
Landscape		
1	New tree species equally spaced and planted between existing street lights	Yes
2	New tree options: 1) canopy oriented; 2) pear shaped; 3) tree grates – landscape architect to provide options	Provide Options
3	Some potted plants, design flexibility in layout for irrigation – potted plants will not be against building	Provide Color, Size and Locations
4	At grade landscaping areas or pockets fanned out parallel to curb	Provide Options
Concrete Improvements/Materials		
1	Concrete finish – similar to Walker House	Yes
2	Style – sidewalk will be saw cut – diagonal	No
3	At intersection or at wheelchair ramps – accent concrete finish	Provide – One Alternative
4	No enhanced cross-walk across Bonita Ave	Yes

Boardwalk Replacement Project – Scope of Work Detail
 (As determined by Council's 12/11/14 Field Inspection Meeting)

		YES	NO	COMMENTS
A	Limits of Project (Location)			
	San Dimas Ave west side and south of Walker House			
	1 Remove all stamped concrete sidewalk at Gas Station – ADA pathway and connectivity to Walker House	X		Narrow Approaches down 26 to 30' wide enough to accommodate for fuel delivery vehicles
	2 Remove bus benches on San Dimas Ave n/o Bonita	X		Not really needed
	3 Remove existing Magnolia existing trees	X		Damaging; uplifting sidewalk
	4 New trees species similar to Bonita	X		Same tree species for consistency
	5 Street Lights (Copenhagen Style) to south side of Walker House (by others)			Transition between downtown and towncore lighting- provide alternatives
	6 Nostalgic Style light in front of Walker House (by others)			Provide alternatives
	Exchange Place north side			
	1 Limits of sidewalk/street improvements up to Alley		X	Future opportunity for possible open space for public use (show plan)
	2 Remove existing Trees		X	Issue with Bank canopy/posts
	3 Street lights – Copenhagen style		X	Design power
	Monte Vista North and east and west side up to alley			
	1 E/S -- Replace sidewalk up to alley	X		
	2 E/S -- street lights – Copenhagen style	X		
	3 E/S -- Potted plants	X		
	4 W/S – Keep existing sidewalk at ACE hardware			Walkway in front of ACE in good condition
	Cataract End North side			
	1 Limit of work – at intersection or where boardwalk ends; staff recommendation end at where boardwalk ends			Improvement west limited to 6' due to R.O.W.
	Cataract End South side			
	1 Protect Heritage tree/open growth area, ADA issues – Remove sidewalk from Cataract to RR museum drive approach, sidewalk and ADA pathway around trees – relocate parkway	X		New ADA sidewalk replaces existing AC/DG walk behind south side of trees ADA walk meet Bonita on west side of drive approach
	2 Retain existing sidewalk way from Drive approach to MV	X		

Boardwalk Replacement Project – Scope of Work Detail
 (As determined by Council's 12/11/14 Field Inspection Meeting)

		YES	NO	COMMENTS
Monte Vista South and east side up to RR Xing				
1	Cypress tree and stay/go!	X		Remove trees and consider landscape options like potted plants to allow for future mural or mosaic
2	Street light – Copenhagen style	X		
Heritage Plaza – front of Feed & Grain store				
1	Water feature		X	Extend sidewalk improvements to curb, provide layout for street furniture and table – Public Plaza
2	Flag pole monument		X	
3	Alley s/s of Feed & Grain – pavement repairs/reconstruction			Future opportunity for public gathering (show potential)
South of San Dimas Ave (at Goodyear) to alley				
1	Remove sidewalk and drive approaches to alley or RR Xing	X		
2	Remove all existing trees in parkway	X		
3	New trees species similar to Bonita and light the trees			No conflict with o/h wires due to future undergrounding of utilities from Commercial to Allen north of Bonita
B Parking/Traffic				
Parking – ADA (on Bonita Avenue)				
1	W/b at B of A	X		Location based on ADA grade
2	E/b at WalterScheid	X		
Street parking and striping				
1	Reduce amount of available parking to create more inviting to traveller		X	No changes recommend with exception of addition of two ADA parking stalls
2	Review concept of “angel” parking		X	Not recommended unless directed by Council
3	Removal of 10’ center painted median		X	Not recommended unless directed by Council
C Types of materials				
1	Concrete finish (similar to Walker House)	X		
2	Concrete band/textured/stone pavers	X		At wheelchair ramps/intersections

Boardwalk Replacement Project – Scope of Work Detail

(As determined by Council's 12/11/14 Field Inspection Meeting)

		Yes	No	Comments
D	Miscellaneous			
	Signage – R.O.W.			
	1 Removal of all signage in parkway	X		Ace/B of A/Flower of San Dimas, Mercantile
	2 New signage	X		Common business locator signage (provide alternatives)
	Historical signage			
	1 New type of signage			Sign possible shifts a few feet from existing location – explore alternatives
	Private Property improvement			
	1 Extend concrete improvements beyond R.O.W. up to business entry doorway			Possible participation of business owner to include in extending improvements
	Street Light Conduit			
	1 Two circuits; very old conductors #8 (installed in 70's); no way to service; conduits can be altered by existing tree roots & intertwined tree roots; all conduits will be destroyed when grinding/removing tree stumps (by others)	Yes		Underground work for street light & tree light and are done first. Trench along gutter - provides continue street lighting during construction phase
	2 Newly installed tree light conduits will be destroyed			
	3 Relocate all electrical pedestals to Bonita	Yes		Relocate from rear parking

The conceptual plans will include the following:

- Two alternate conceptual designs for a prototypical block with the designs illustrating all appropriate design components needed for the entire Downtown.
- Materials alternatives for replacement of the wooden sidewalks with textured/decorative concrete and other hardscape.
- Design options including revised landscaping addressing bow-outs, revised tree locations, raised seat walls and/or at grade planters.
- The Heritage Plaza at Exchange Plaza (in front of Feed and Grain Store)
- Tree and potted plants – variation in sizes and colors
- Street furniture
- ADA pathways - X-section for 24' wide
- Potential areas and designs for outside display and/or dining.

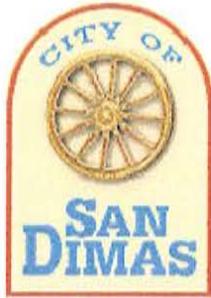
Boardwalk Replacement Project – Scope of Work Detail

(As determined by Council's 12/11/14 Field Inspection Meeting)

- Evaluate existing business signage and awnings/post encroaching within the right of way and provide alternatives and design components to mitigate these encroachments.
- Estimates of potential costs for alternatives presented.
- Final full conceptual plan of the approved alternative from Cataract Avenue to San Dimas Avenue illustrating all appropriate design components needed for the entire Downtown.

Bonita Avenue Boardwalk Replacement Project Timeline/Projected Schedule

Date	Description	Action	Estimated Time Frame	Misc.
11/3/2014	Council Fall Retreat	Council Agreed to replace wooden boardwalks on Bonita Ave with full width concrete sidewalk , etc.		
11/3/2014	Council Fall Retreat	Council also committed to allocating \$1,000,000 from reserve funds for the project		
11/12/2014	Council Meeting	Council authorized \$25,000 to retain landscape architect		
12/11/2014	Staff, Council & public	Staff, Council & public performed a field inspection of both sides of Bonita Avenue from San Dimas Ave to Cataract		To review, observe issues, items and provide overall direction to be included in scope of work
12/16/2014	Staff & Landscape Architect	Met to discuss/review project		
1/22/2015	Staff	Received a proposal from Landscape Architect		
2/11/2015	Staff	Received a revised proposal from Landscape Architect		
2/19/2015	Staff	Issued a purchase order to Landscape Architect to formally proceed with the design work with		
2/24/2015	Council	Authorized funds of \$12,420 to cover the preliminary engineering and review		
3/30/2015	Staff	Scheduled to meet with Landscape Architect to review 1st submittals of concept designs		
May 2015	Staff	Coordinate with private property owners for outside dining, removal of fixed canopies, façade upgrade program	6 to 8 months	
May 2015 (mid)	Staff & Landscape Architect	Complete Conceptual Design Phase		Present to Council
Jun 2015 (end)	Staff & Landscape Architect	Complete Design Development Phase	5 to 6 weeks	
Jun 2015	Landscape Architect	Complete final Conceptual Landscape Master Plan	Approx. 6 weeks	Present to Council & Community
Jun 2015	Staff	Commence Pre-Qualification Process		
Oct 2015	Landscape Architect	Complete Construction Drawing Phase	Approx. 12 weeks	
Feb 2016	Staff	Bidding Phase	6 to 8 weeks	
Apr 2016	Staff	Construction Phase	4 to 5 months	Construction Start-Spring 2016
Aug/Sep 2016	Staff	Reconstruct Bonita Avenue from San Dimas Ave to Cataract	6 weeks	



MEMORANDUM

DATE: March 30, 2015
TO: Mayor and City Council
FROM: Community Development Department
SUBJECT: Monument Signs in the Public Right-of-Way Affecting the Downtown Sidewalk Project

There are five monument signs currently in landscaped planters along Bonita Avenue in the public right-of-way. These encroachments are private improvements in the public right-of-way. A number of the signs are in poor condition and may interfere with the proposed sidewalks. If retained they probably need to be within planter areas (not contemplated in the current design) rather than in the middle of the sidewalk.

Each of the signs is depicted below:





At minimum these may need to be relocated. In addition others may desire such signs either now or in the future. Once the sidewalk project is completed these future opportunities may be limited by the lack of appropriate locations to place future signs.

Staff has observed a number of signage opportunities which may benefit more of the businesses, create better uniformity and minimize the clutter while providing better identification. Some examples are depicted below.



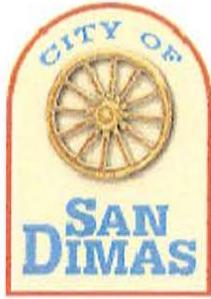




These should be viewed as illustrative portrayals of the design concept. The design, letter size and materials can be adjusted to meet any desires. Similar signs are also used on Myrtle Avenue in a fairly effective way. Staff will probably present a couple of additional concepts at the meeting. As noted in at least one example incorporating wayfinding for the public parking lots would be an added benefit.

Applying this concept with other signage opportunities available in the Sign Code may result in better identification for all of the businesses. The Sign Code currently allows the following sign types in the Historic Downtown:

- Under canopy signs – 12" x 30"
- Icon/projecting signs – 9 square feet
- Primary wall signs – up to 30 square feet
- Secondary wall signs – up to 20 square feet
- Portable or A-frame signs – 6 square feet



MEMORANDUM

DATE: March 30, 2015
TO: Mayor and City Council
FROM: Community Development Department
SUBJECT: Facades & Outdoor Dining Encroachments with Proposed Downtown Sidewalk Project

FACADES

As part of the proposed Downtown sidewalk Project it is anticipated that a number of existing encroachments will be removed. These are generally private improvements previously allowed in the public right of way through an encroachment permit. As these encroachments are removed modifications to the existing buildings are likely. This will necessitate working with the affecting property owners and determining if the City will provide design assistance and/or construction assistance.

A previous draft of an updated façade program included the following criteria:

AVAILABLE FUNDING:

*Minimum funding shall be for a total project cost of \$2500 (including any City contribution).
Maximum total project cost shall not exceed \$40,000 (including any City contribution).*

DESIGN COSTS:

City will make design assistance available for any project and said costs shall be included in the total project cost. No design costs shall be incurred without prior City approval.

ELIGIBLE PROJECTS:

*Historic storefront restoration.
New or refurbished exterior building facades (includes awnings).
New or refurbished rear entries where both customer access and parking provided at the rear.
New or relocated outside eating areas.
Exterior lighting.
Design assistance (as part of an eligible project).
Other projects deemed appropriate as Bonita Corridor enhancements.*

INELIGIBLE PROJECTS:

*Signs (except as part of a façade renovation).
Routine or deferred maintenance.
Other projects not deemed as appropriate enhancements to the Bonita Corridor..*

LOAN OPTION:

Up to 100% of design and construction costs not to exceed a minimum amount of \$15,000 and a maximum amount of \$40,000 (unless approved for a higher amount by City Council).

All loans to be secured by real property.

Low interest loan with monthly payments for a 10 year loan at 3% with forgiveness after 7 years if all payments are made on a timely basis.

REBATE OPTION:

Maximum rebate of 50%. Project must have prior approval of project and budget to be eligible.

It seems desirable to facilitate removals prior to the Sidewalk project. This will require determining the level of property owner participation and coordinating any removals and revisions in a timely manner. The existing encroachments include then following:



120 W. Bonita

Remove canopy & posts. Replace with cantilever-design cover or with awning. Property owner may be considering other changes.





Mercantile Building

Remove canopy & posts. Replace with new architectural elements or awnings. Owner is planning to replace roof and make other improvements.

Wagon Wheel Square

Remove canopy & posts. Need to evaluate appropriate architectural elements to replace.



There may be other façade opportunities which do not directly involve encroachments that may merit consideration. These include:



Johnstone Block

Possible repainting. Some storefront modifications underway for new beauty salon. Removal of trees. Wall mural. Screening along rear parking area.



Former Walterscheid Building

Alley way access improvements. Exterior façade upgrades. Some interior work currently underway.

OUTDOOR DINING

There are three outdoor dining facilities with varying types of improvements currently existing. All will be altered to some degree by the proposed sidewalk project. The Council previously reviewed possible standards for outside dining areas and the Sidewalk Project Architect is considering how to incorporate those into the project with the intent of moving them from the curb areas so that the new outdoor dining areas will be adjacent to buildings. These are also private improvements in the public right-of-way and some consideration of both design standards and property/business owner participation are warranted. In addition, there may be other property owners desirous of establishing such spaces now or at some time in the future.

The currently existing encroachments are depicted below:



Pozzetto's.

Awning. Tables with umbrellas. Brick surface. Desires new area adjacent to building & meeting any ABC regulations. Possible awning modifications.

Mercantile Building (Sandwich Shop).

Tables & chairs only. May desire more substantial outside dining opportunity.





Rody's.

Fenced area with tables, chairs, railings & brick surface. Relocation against historic building may be more challenging depending on size and design options.

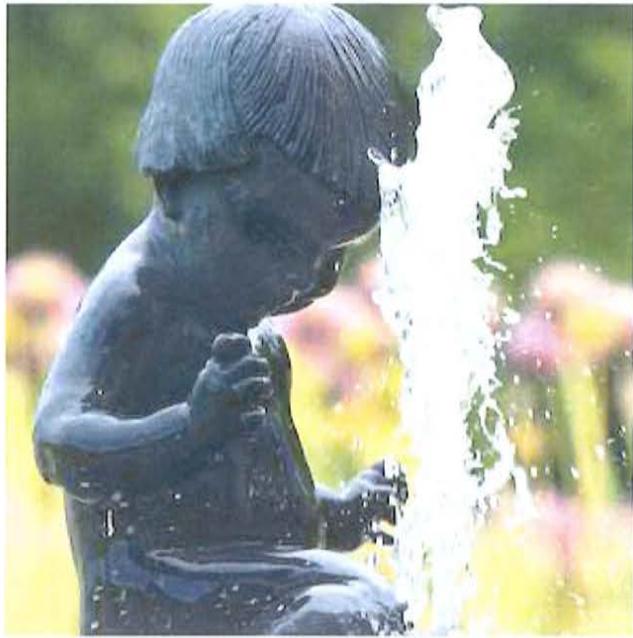
In order to work with directly affected property and business owners Staff desires some feedback on the potential components of a façade program in order to facilitate moving forward on a timely basis. It may be difficult to secure participation from some owners depending upon the level of design assistance and/or construction assistance that is deemed appropriate.











Prop

1 VOTER INFORMATION GUIDE – State Water Bond

November 2014 Ballot – measure passed 67% yes to 33% no

Water Bond. Funding for Water Quality, Supply, Treatment, and Storage Projects.

Analysis by the Legislative Analyst

Background

Sources of Water in California. A majority of the state's water comes from rivers, much of it from Northern California and from snow in the Sierra Nevada Mountains. Water available underground (referred to as "groundwater") makes up roughly a third of the state's water use and is more heavily relied on in dry years. A small share of the state's water also comes from other sources, such as capturing rainwater, reusing wastewater (water recycling), and removing the salt from ocean water (desalination).

Meeting the State's Water Needs. Providing clean water throughout California while protecting the environment presents several key challenges. First, water is not always available where it is needed. For example, water from Northern California is delivered to other parts of the state, such as farmland in the Central Valley and population centers in the San Francisco Bay Area and Southern California. Second, the amount of water available can change widely from year to year. So, when less water is available in dry years, it can be difficult to provide all of the water that people want throughout the state. This can include providing enough water to maintain natural habitats—such as wetlands—for endangered species as is required under state and federal laws. However, in very wet years the state can sometimes experience floods, particularly in the Central Valley. Third, water is sometimes polluted, making it unsuitable for drinking, irrigating crops, or fish habitat. Fourth, parts of the state's water system have affected natural habitats. For example, providing more water for drinking and irrigation has reduced the water available for fish.

In order to address these challenges, California has built various projects. Some projects use natural rivers—as well as pipelines, pumping stations, and canals—to deliver water used for drinking or farming throughout the state. These projects also include dams and other types of water storage to hold water for when it is needed. Other projects to meet the state's water challenges include water treatment plants to remove pollutants from drinking water and wastewater, systems to clean up runoff from storms, and levees to prevent floods.

Environment and Water System Are Linked. The state's water system and the environment are linked in several ways. As noted above, the use of water for irrigation and drinking water affects natural habitats used by fish and wildlife. These effects on natural habitats are made worse by pollution, which harms water quality for fish, wildlife, and people. The state has taken a variety of actions to improve natural habitats and water quality. These include restoring watersheds (an area of land that drains into a

body of water) by reintroducing native plants and animals. The state has also provided water to rivers when needed by fish species.

Roles of Various Governments in Water System. The state, federal, and local governments play important roles in providing clean and reliable water supplies. Most spending on water programs in the state is done at the local level, such as by water districts, cities, and counties. In recent years, local governments have spent about \$26 billion per year to supply water and to treat wastewater. About 80 percent of this spending is paid for by individuals as ratepayers of water and sewer bills. In addition, local governments pay for projects using other sources, including state funds, federal funds, and local taxes. While most people get their water from these public water agencies, about one-sixth of Californians get their water from private water companies.

The state runs programs to (1) conserve, store, and transport water around the state; (2) protect water quality; (3) provide flood control; and (4) protect fish and wildlife habitat. The state provides support for these programs through direct spending, as well as grants and loans to local governments, nonprofit organizations, and privately owned water companies. (The federal government runs similar programs.) Funding for these state programs usually comes from bonds and fees. Since 2000, voters have approved about \$20 billion in bonds for various environmental purposes, including water. Currently, about \$900 million (5 percent) of these bonds remain available for new projects.

Proposal

This measure provides a total of \$7.5 billion in general obligation bonds for various water-related programs. First, the measure allows the state to sell \$7.1 billion in additional bonds. Second, the measure redirects \$425 million in unsold bonds that voters previously approved for water and other environmental uses. The state repays these bonds, with interest, using the state's General Fund. (The General Fund is the state's main operating account, which pays for education, prisons, health care, and other services.)

Uses of Funds

As shown in Figure 1 (see next page) and described below, the bond measure provides funding to (1) increase water supplies, (2) protect and restore watersheds, (3) improve water quality, and (4) increase flood protection. The bond money would be available to state agencies for various projects and programs, as well as for loans and grants to local governments, private water companies, mutual water companies (where water users own the company), Indian tribes, and nonprofit organizations.

Figure 1

Uses of Proposition 1 Bond Funds

(In Millions)

Water Supply	\$4,235
• Dams and groundwater storage—cost share associated with public benefits.	\$2,700
• Regional projects to achieve multiple water-related	810

improvements (includes conservation and capturing rainwater).	
• Water recycling, including desalination.	725
Watershed Protection and Restoration	\$1,495
• Watershed restoration and habitat protection in <u>designated areas</u> around the state.	\$515
• <u>Certain</u> state commitments for environmental restorations.	475
• Restoration programs available to applicants statewide.	305
• Projects to increase water flowing in rivers and streams.	200
Improvements to Groundwater and Surface Water Quality	\$1,420
• <u>Prevention and cleanup of groundwater pollution.</u>	\$800
• Drinking water projects for disadvantaged communities.	260
• Wastewater treatment in small communities.	260
• Local plans and projects to manage groundwater.	100
Flood Protection	\$395
• Repairs and improvements to levees <u>in the Delta.</u>	\$295
• Flood protection around the state.	100
Total	\$7,545

Funds for Water Supplies (\$4.2 Billion). About \$4.2 billion would fund projects intended to improve water supplies, in order to make more water available for use. Specifically, the bond includes:

- **\$2.7 Billion for New Water Storage.** The bond includes \$2.7 billion to pay up to half of the cost of new water storage projects, including dams and projects that replenish groundwater. This funding could only be used to cover costs related to the "public benefits" associated with water storage projects, including restoring habitats, improving water quality, reducing damage from floods, responding to emergencies, and improving recreation. Local governments and other entities that rely on the water storage project would be responsible for paying the remaining project costs. These costs would generally be associated with private benefits (such as water provided to their customers).
- **\$810 Million for Regional Water Projects.** The bond also provides \$810 million for regional projects that are included in specific plans developed by local communities. These projects are intended to improve water supplies, as well as provide other benefits, such as habitat for fish and flood protection. The amount provided includes \$510 million for allocations to specific regions throughout the state and \$300 million for specific types of water supplies, including projects and plans to manage runoff from storms in urban areas and water conservation projects and programs.
- **\$725 Million for Water Recycling.** The bond includes \$725 million for projects that treat wastewater or saltwater so that it can be used later. For example, the funds could be used to test new treatment technology, build a desalination plant, and build pipes to deliver recycled water.

Funds to Protect and Restore Watersheds (\$1.5 Billion). These monies would fund projects intended to protect and restore watersheds and other habitat throughout the state. This funding could be used to restore bodies of water that support native, threatened, or endangered species of fish and wildlife; purchase land for conservation purposes; reduce the risk of wildfires in watersheds; and purchase water to support wildlife. These funds include \$515 million to restore watersheds in designated regions around the state (including \$140 million specifically for projects in the Sacramento-San Joaquin Delta [Delta]) and \$475 million to pay for certain state commitments to fund environmental restorations. The remaining funding would be available to applicants statewide for programs that restore habitat and watersheds (\$305 million) and increase the amount of water flowing in rivers and streams, for example by buying water (\$200 million).

Funds to Improve Groundwater and Surface Water Quality (\$1.4 Billion). The bond includes over \$1.4 billion to improve groundwater and surface water quality. More than half of this funding (\$800 million) would be used for projects to clean up and prevent polluted groundwater that is, or has been, a source of drinking water. The remaining funds would be available to (1) improve access to clean drinking water (\$260 million), (2) help small communities pay for wastewater treatment (\$260 million), and (3) provide grants to local governments to develop and implement plans to manage their groundwater supply and quality (\$100 million).

Funds for Flood Protection (\$395 Million). The bond provides \$395 million for projects that both protect the state from floods and improve fish and wildlife habitat. While \$100 million of this funding could be spent on flood control projects anywhere in the state, \$295 million is set aside to improve levees or respond to flood emergencies in the Delta.

Requirements for Allocating and Spending Funds

How Projects Would Be Selected. The measure includes several provisions that would affect how specific projects are chosen to receive bond funds. The California Water Commission—an existing state planning and regulatory agency—would choose which water storage projects would be funded with the \$2.7 billion provided in the bond for that use. The Commission would not have to go through the state budget process to spend these funds. For all other funding provided in the measure, the Legislature generally would allocate money annually to state agencies in the state budget process. While the Legislature could provide state agencies with some direction on what types of projects or programs could be chosen, the measure states that the Legislature cannot allocate funding to specific projects. Instead, state agencies would choose the projects. In addition, none of the funding in the measure can be used to build a canal or tunnel to move water around the Delta.

Requirements for Matching Funds. Of the \$7.5 billion in funds made available by the measure, \$5.7 billion is available only if recipients—mostly local governments—provide funding to support the projects. This matching requirement only applies to the water supply and water quality projects funded by the measure. The required share of matching funds is generally at least 50 percent of the total cost of the project, although this can be waived or reduced in some cases.

Fiscal Effects

Fiscal Effects on State Government. This measure would allow the state to borrow up to \$7.1 billion by selling additional general obligation bonds to investors, who would be repaid with interest using the state's general tax revenues. We assume that (1) the interest rate for the bonds would average just over 5 percent, (2) they would be sold over the next ten years, and (3) they would be repaid over a 30-year period. Based on these assumptions, the cost to taxpayers to repay the bonds would **average about \$360 million annually over the next 40 years.** This amount is about one-third of a percent of the state's current General Fund budget. We assume that redirecting \$425 million in unsold bonds from previously approved measures would not increase the state's anticipated debt payments. This is because, without this measure, these bonds likely would have been sold in the future to support other projects. (For more information on the state's use of bonds and the impact of this proposed bond measure on the state's budget, see "**Overview of State Bond Debt**" later in this guide.)

Fiscal Effects on Local Governments. The availability of state bond funds for local water projects would affect how much local governments, primarily water agencies, spend on water projects. In many cases, the availability of state bonds could reduce local spending. For example, this would occur in cases where state bond funds replaced monies that local governments would have spent on projects anyway. Local savings would also occur in cases where the availability of state bond funds allowed local governments to build projects that reduced operating costs, such as by increasing efficiency or using a new water source that allows them to purchase less water.

However, in some cases, state bond funds could increase spending on water projects by local governments. For example, the availability of bond funds might encourage some local governments to build additional or substantially larger projects than they would otherwise. These projects could also be more expensive to operate.

On balance, we estimate that this measure would result in savings to local governments on water-related projects. These savings would likely average a couple hundred million dollars annually over the next few decades.

An individual local government might use these savings in various ways. For example, it might use the savings to build other new facilities or for maintenance and repair of existing facilities. In other cases, a government might use the savings to keep water rates lower than they otherwise would be by delaying or reducing future rate increases. Since the amount of statewide savings in any given year is likely to be small relative to the overall amount spent by local governments on water, any effect on rates would likely be small for most ratepayers.