



**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
**MONDAY, MARCH 30, 2015**  
**SAN DIMAS COUNCIL CHAMBERS**  
**CONFERENCE ROOM**  
**245 E. BONITA AVENUE**

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**PRESENT:**

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

City Manager Blaine Michaelis  
Assistant City Manager Ken Duran  
City Attorney Mark Steres  
Assistant City Manager for Community Development Larry Stevens  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Capt. Duane Harris, Los Angeles County Sheriff's Department

**CALL TO ORDER**

Mayor Morris called the City Council – Staff Retreat to order at 5:00 p.m.

**1. ORAL COMMUNICATIONS**

Dr. Ersher commented on the number of vacancies and deteriorated condition of the Via Verde Shopping Center and the need for the City to get the attention of the property owner to do something.

Councilmembers and City Manager Michaelis commented on numerous efforts in meeting with the property owner and property manager to address concerns with the center.

**2. LAND USE DESIGNATIONS SUCCESSOR AGENCY PROPERTY AT BONITA/CATARACT AND BONITA/EUCLA**

Assistant City Manager Duran explained the process for disposing of the former Redevelopment Agency property under the State approved Long Range Property Management Plan. He added that under the approved plan the City can actively market the properties for sale. He further added that now would be a good time for the City Council to consider whether there should be consideration for a different land use designation for the properties.

Assistant City Manager for Community Development Stevens provided a summary of the current zoning for the properties, which is Creative Growth Specific Plan, essentially retail. He added that in recent years there have been a number of inquiries of the Bonita/Cataract property with interest in residential development.

There was discussion on the possibilities for residential development on the Bonita/Cataract site. The consensus of the Council was to maintain the current zoning for now and encourage development of a hotel and possibly restaurants. The Council directed staff to initiate a Request for Proposals process to solicit proposal for a hotel with restaurant or other compatible retail development.

### **3. PARKS AND PUBLIC LANDSCAPE CAPITAL PROJECTS**

(Councilmember Ebner arrived)

Parks and Recreation Director Bruns provided an update on the status of Marchant Park, Via Verde Park and Via Verde Ave. median island improvement projects

### **4. MICROBREWERIES AND BREWPUBS**

Mr. Stevens reported that microbreweries and brewpubs as defined, are not permitted in any of the city's existing zones. He reviewed the characteristics of the two businesses and existing zones. He also reviewed a survey of the zoning designation of these types of businesses in other cities.

The Council discussed the desire to accommodate these types of businesses in the city. The Council also discussed that the existing code is too restrictive and does not allow for enough flexibility to respond to changing business trends. There was further discussion on these issues.

Mr. Stevens summarized that based upon Council discussion, staff will review and modify the code as necessary to allow for brewpubs as an accessory use in commercial zones; gather more information regarding amending the code to allow for microbreweries in industrial zones; and begin to look at simplifying the zoning codes to make them more flexible.

### **5. HORESTHIEF CANYON PARK ACCESS ROAD FROM THE FOOTHILL/WALNUT INTERSECTION**

Mr. Michaelis reported that through the public hearing process of the residential development of the San Dimas Equestrian Center property there was discussion of the extension of a road from Foothill Blvd. into Horsethief Canyon Park. At the conclusion of the hearing process Council directed suggested that a discussion of the road extension occur independent of a development proposal.

Ms. Bruns provide a history of the development of Horsethief Canyon Park and in particular the history of the inclusion of a road extension from Foothill Blvd. The Council had a discussion on the history of the acquisition on prior development planning of the park.

Councilmember Templeman commented that he does not see the need to take up extra open space land for a road. He added that he does not see the need for a second access.

Mayor Morris commented that a road would save traveling an extra mile to access the park.

Councilmember Ebner commented that he feels with the current park development the existing road is sufficient, however if the park usage becomes more intensive maybe a second access would be beneficial.

After further discussion it was the consensus of the Council to require any road that may be necessary for the future development of the San Dimas Equestrian Center property to be dedicated to the City and terminate at the end of the project. The decision on the potential extension of the road would be evaluated in the future.

### **6. PARKING REQUIREMENTS**

Mr. Stevens provided a status report on the proposed expansion of the property at xxx Foothill Blvd. and the code requirements for additional parking. He provided some possible solutions for accommodating additional parking by the property owner leasing property adjacent to the site from

MWD for additional parking. Councilmembers commented that the City should find ways to help the existing restaurant grow and expand. Mr. Stevens commented that staff will continue to evaluate options for the properties additional parking requirements.

## **7. PROJECT UPDATES**

Mr. Michaelis reported that staff met with the architect to review the concept plans for the Bonita Ave. sidewalk replacement project. He suggested that the City Council schedule a study session on April 14<sup>th</sup> to review the concept plans. He added that there are some key decisions that the Council needs to make before going forward with more detailed plans.

Mr. Michaelis reported that one of the decisions is the need to replace existing individual business monument signs with a different way finder sign. Mr. Stevens provided some examples of business directory or way finder signs. There was discussion on the types of business directory signs. The consensus was to move away from individual monument signs.

Mr. Stevens reported that another issue with the project is the need to address encroachments into the right of way such as fixed canopies and outdoor dining. He added that staff will be recrafting the façade assistance program to provide a way to assist businesses to address these issues.

Mr. Michaelis commented that design concepts such as the inclusion of a water feature and clock have been mentioned by some Councilmembers and that these ideas will be discussed at the study session.

Mr. Michaelis commented that staff also needs direction on what the public participation process will be for review of the concept plans.

Councilmember Ebner commented that he feels that after the Council has narrowed down the elements of a concept plan there should be an open house to get feedback. Councilmember Bertone added that if there is that type of meeting the public needs to know what the costs are associated with the options.

Mayor Morris commented that the Council has been discussing this project for several years and that design by committee is not the best approach, that the Council needs to ultimately decide what is the best design for the project. Councilmember Templeman stated that he agrees that the Council should decide the final design of the project.

Mr. Michaelis reported that the City purchased the home at 123 N. Monte Vista using housing set-aside funds for the potential use of the property for low and moderate income housing. He added that because of the dilapidated condition of the house the property has remained vacant. He further added that staff feels that the house should be demolished and plans be prepared for a new home on the property. Mr. Stevens added that the lot size is non-conforming because of it's small size and that a new house would need a variance to be constructed. After discussion the concensus of the Council was to demolish the existing house, develop plans for a new house on the site and initiate the variance process.

Mr. Stevens provided the Council with an update on the Walnut Creek Open Space project. He reported that the environmental report is complete and will be circulated for public comment in April.

Mr. Michaelis reported that staff has been tracking the application process for projects for the Proposition 1 Water Bond and will be focusing on submitting applications for projects that are already in the city's plans.

Ms. Bruns provided a status report on the various median island improvement projects.

Mr. Michaelis asked for direction on the recruitment process to fill the Planning Commission vacancy. The consensus of the Council was to begin to advertise to accept applications for the Commission.

#### **8. ORAL COMMUNICATIONS**

Dr. Ersher commented that he feels that the Council is hampered by not being able to respond to public comments because of the restrictions of the Brown Act. He also commented that the City needs to take a more proactive approach to the deteriorated conditions of the Via Verde Shopping Center. Mayor Morris suggested putting on future City Council agenda a discussion of the shopping center.

#### **9. ADJOURNMENT**

There being no further business Mayor Morris adjourned the meeting at 9:10 p.m.

Respectfully submitted,



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Ken Duran, City Clerk