



**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY JUNE 23, 2015, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVE., SAN DIMAS, CA**

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**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Development Services Larry Stevens  
Assistant City Manager Administrative Services Ken Duran  
City Attorney Mark Steres  
Director of Parks and Recreation Theresa Bruns  
Director of Public Works Krishna Patel  
Assistant City Clerk Debra Black  
Administrative Aide Ann Garcia

**1. CALL TO ORDER AND FLAG SALUTE**

**2. RECOGNITIONS**

- Recognize Los Angeles County Sheriff's Department Public Safety Employee of the Year  
Captain Duane Harris made presentation to Deputy Wayne Countryman
- Recognize Los Angeles County Fire Department Public Safety Employee of the Year

Acting Chief Jim Enriquez Los Angeles County Fire Department received and accepted for Captain Sergio Solis

- 3. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time or asked to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

**a. Members of the Audience**

- 1) Nora Chen San Dimas Library announcements and updates
- 2) Raymond Foster Rotary and Masonic Lodge announcements and updates

**4. CONSENT CALENDAR**

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

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

**RESOLUTION 2015-36, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF JUNE, 2015.**

- b. **Approval of minutes for special City Council/Planning Commission meeting of May 26, 2015 and regular City Council meeting of June 9<sup>th</sup>, 2015.**
- c. **Amendment to the Employee Pay Plan and Reimbursement Schedule**

**RESOLUTION 2015-37, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING AND EXTENDING THE PAY PLAN AND REIMBURSEMENT SCHEDULE FOR CITY EMPLOYEES**

- d. **San Gabriel Valley Council of Governments Updates**

Councilmember Ebner abstained from approval of minutes because of his absence from the June 9, 2015 meeting.

**MOTION:** Councilmember Badar/second Councilmember Bertone to approve the consent calendar with Councilmember Ebner abstaining from approval of minutes. **(5-0)**

**Yes:** Ebner, Morris, Templeman

**Noes:** None

**Abstain:** ~~Councilmember Ebner~~

END OF CONSENT CALENDAR

## 5. PLANNING MATTERS

- a. **Consideration of Municipal Code Text Amendment 15-02**, A request to amend the uses in Specific Plan No. 18, Areas I & III, by allowing expanded Retail and service business uses currently not allowed and other minor text changes, within the San Dimas Plaza and the Fitness Plaza Shopping Centers, located at the northeast and southeast corners of Arrow Highway and Lone Hill Avenue. APNs: 8383-010-024 thru -034, -037, -040, -045, -064, -069, -078 and 8383-020-067 thru -069, -056). **Planning Commission recommended approval 4-0 on May 21, 2015**

**ORDINANCE 1232, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 15-02 TO AMEND THE USES IN CHAPTER 18.530. SPECIFIC PLAN NO. 18, AREAS I & III, BY ALLOWING EXPANDED RETAIL AND SERVICE BUSINESS USES CURRENTLY NOT ALLOWED AND OTHER MINOR TEXT CHANGES (SECOND READING AND ADOPTION)**

**RECOMMENDED ACTION:** Adopt ordinance.

**MOTION:** Councilmember Badar/second by Councilmember Templeman to waive further reading and adopt Ordinance 1232. **(5-0)**

**Yes:** Bertone, Ebner, Morris

**Noes:** None

## 6. OTHER MATTERS

- a. **Consideration and recommendation to the Watershed Conservation Authority on the Initial Study/Mitigated Negative declaration for the Walnut Creek Habitat and Open Space Project**

**RECOMMENDED ACTION:** Receive the Initial Study/Mitigated Negative Declaration and forward the document to the Watershed Conservation Authority with a recommendation to adopt.

**Assistant City Manager of Development Services Larry Stevens** provided a brief history of the various owners, approved uses and proposed uses of the property.

**Parks and Recreation Director Theresa Bruns** provided a brief history of the development of the Conceptual Master Plan.

**Mr. Stevens** explained the purpose of the initial study and steps involved in the CEQA Process and introduced Colette Morse from the Morse Planning Group who provided a summary of the environmental document findings and results.

**Mr. Stevens** explained the jurisdictional relationships and responsibilities of the agencies involved. (Watershed Conservation Authority and the city of San Dimas) He stated that comments were submitted and those that were directly related to the environmental document and issues were addressed in the report. He also presented additional written comments received by staff earlier in the day to council.

**Mr. Stevens** provided responses to the non CEQA related comments not addressed in the environmental document; they included concern for buffer, crime and vandalism, access and parking issues. He added that a substantial amount of misinformation in terms of what the project includes is listed in the comments as well as a website that was setup.

**Mr. Stevens** stated that in terms of an open space use this is one of the least intense types of uses that still allows for public use and access.

**Councilmember Templeman** asked about formulas used for indicating uses for parks, and if staff contacted the City of Claremont and discussed the wilderness park there.

**Mr. Stevens** responded that he had talks with Claremont and reviewed documentation of issues that came about at the Claremont Loop. He added that their numbers identified a 1628 acre park compared to our 60 acre park, over 5 miles of trails vs. our 1 mile trail in phase one, and on average 1350 persons per day. With these comparisons the impact would be different. He shared that some of their information and numbers could be used to get an approximation as to what it may yield in San Dimas and so staff's estimates are on the high end in terms of what actual use might be.

**Councilmember Templeman** asked if Claremont did a Negative Declaration.

**Mr. Stevens** answered yes, in the 1980's however due to social media user demand increased.

**Councilmember Templeman** shared that Claremont has had to add parking lots to mitigate the parking issues, and doesn't feel that parking belongs in open space habitat or in neighborhoods.

**Mr. Stevens** stated that because of intense changes to use characteristics and complaints Claremont introduced fee parking and permit parking. He continued with this is a smaller project with smaller trails available; but we should be prepared with an appropriate response if the demand presents.

**Councilmember Templeman** asked for clarification on response to public safety issues by the Ranger and Sheriff's Department and where was the closest Ranger Stations.

**Mr. Stevens** asked Rob Romanek from the WCA to respond to where the current locations of the Ranger Stations are.

**Mr. Romanek** answered that they work from their homes and the closest are Azusa and Puente Hills.

**Councilmember Badar** asked if there was any community outreach prior to the City entering into the MOU with the WCA to purchase the property.

**Mr. Stevens** replied that the item was agendaized as a public meeting for authorization and Council had several discussions at council meetings on the purchase.

**Councilmember Ebner** inquired about what projects were a part of phase one, if there were more money would phase one include more trails and would staff come back for authorization on any additional improvements.

**Miss. Bruns** answered that only the highlighted areas shown on the conceptual map were part of phase one, for anything more staff would come back for additional authorization. The grant application includes only the trail improvements and the linear footage of buffer. In response to Councilmember Ebner's question regarding Calle Bandera she indicated that there is nothing currently scheduled; but if additional money becomes available the city would expect to extend the buffer further.

**Councilmember Badar** asked if Council decided they would only do phase one would they be able to prevent the WCA from any projects.

**Mr. Stevens** answered that the MOU states the agencies will work cooperatively to plan the entire 60 acres and each will work in a fair manner to respect each other's property. He gave examples of areas where the city has cooperated with the WCA on maintenance and safety issues, and to date the agencies have worked cooperatively on a plan. The history of the partnership could be an indication of what the good faith relationship is between the agencies to maintain this as a naturalized open space with trails and limited other use. Both agencies are committed to that concept. If the WCA decided they wanted to do something different they would have to have an open public process, and would have to work with the city.

In response to Councilmember Badar's question on horses entering from gate at Loma Vista, staff and council discussed the issues and concerns of the various options of entry into the park.

Council and staff discussed buffer and privacy issues along with the use of existing buildings and land after demolition of other buildings.

Parking issues and concerns were discussed and suggestions from staff were given on how adjustments can be made now that more data has been made available.

**Councilmember Ebner** asked Miss. Bruns based on her experience in the Parks & Recreation field to project what the usages would be by people who live in the neighborhood compared to other people.

Responding to Councilmember Ebner, Miss. Bruns stated that the current use of Loma Vista Park is primarily used by the neighborhood and those close to it; usage of the trails is more difficult to project because of one's preference in physical activity.

**Mayor Morris** explained the suggested time limit for speakers and opened the public hearing at 8:55 p.m.

The following residents spoke in opposition to the project citing traffic, fire risk, public safety and access as some of the concerns:

- 1) Albert Salgado
- 2) Don Meredith
- 3) Brian Mejia – Field Deputy for Supervisor Antonovich asked Council for postponement so that they and the Supervisor could meet to discuss the concerns of the community.  
Mayor Morris explained that the request for postponement should be presented to the WCA since their decision in July is the one that matters.
- 4) Morgan Sternquist

- 5) Dave Machado
- 6) Anna Machado
- 7) Betty Jean Lamb
- 8) Bob Barragan
- 9) Ernest Balter
- 10) Rob Anderson
- 11) Ed Corret
- 12) Charlene Rosen
- 13) Lindsey Smith
- 14) Rosemarie Castillo
- 15) Bruce Litchfield
- 16) Eric Salgado
- 17) Guillermo Garcia
- 18) Shawn C.
- 19) Raymond
- 20) Pat Buchanan
- 21) Laura Gomer
- 22) Rick?
- 23) Esmeralda Salazar
- 24) Jeremy Machado
- 25) Lynn S.
- 26) Michael Selig
- 27) Nathan Selig
- 28) Alan Nash
- 29) Angela Harvey
- 30) Jeff Aleman

**Councilmember Templeman** announced that due to health reasons he would be leaving the meeting early, but wanted the community to know that he heard their concerns and feels that a decision should not be made until the parking and public safety issues have been addressed adequately. He concluded with his vote would not be in favor of approval. He left the dais at 10:13 p.m.

**Mayor Morris** called a recess 10:13 p.m. The meeting reconvened at 10:25 p.m. with the following residents speaking in opposition:

- 31) Don Meredith
- 32) Rose Marie Rodriguez
- 33) Art Gonzales
- 34) Judy Hammond

**Mayor Morris** closed the public comment period at 10:30 p.m. and brought the matter back to council for further discussion.

**Councilmember Bertone** moved that council not approve and asked for Supervisor Antonovich's involvement and asked staff for suggestions.

**Mr. Stevens** had the following suggestions:

1. Defer action on the environmental document at the present time
2. Request the WCA to take the item off agenda
3. Have the agencies meet to discuss the issues, processes and opportunity for other uses; including Supervisor Antonovich

4. Report back to the Council

**Councilmember Badar** supports these suggestions and stated a no vote should be the only way to proceed.

**Mayor Morris** stated that requesting the WCA to postpone and getting the Supervisor's office involved has the best chance of working. He continued by inviting the community to a meeting, date to be determined, to continue discussions.

**Councilmember Ebner** shared the following comments: traffic was not analyzed enough and should have been specific to this phase, the documentation provided did a disservice to council and gives everyone the impression that the approval is for a huge project, parking should be analyzed, and although the funds for the project came from Supervisor Antonovich's office doesn't feel that the city trail project should connect to the Antonovich Trail. He added that during his 1990 campaign for office he spoke against a proposal for 114 houses because it would destroy the environment and he wanted to preserve the open space. He further stated that the city was able to use \$1 million dollars of San Dimas money representing all neighborhoods in San Dimas for the project and it will serve all the people of San Dimas. In addition he shared that the project can be done in a way that would benefit all of the residents. He supports additional meetings, but the council should actually say what they will do.

**Councilmember Bertone** mentioned that when a community is so united in opposition maybe council should take a second look.

City Attorney Mark Steres summarized the direction as:

- 1) No action taken on environmental document
- 2) Request WCA to remove item from calendar – take no action
- 3) Staff to meet with county supervisor and WCA
- 4) Conduct community meeting

**b. Approve a Cooperative Agreement with the Gold Line Authority to specify the roles and responsibilities of the City and the Authority associated with the construction of Phase 2B of the Gold Line**

RECOMMENDED ACTION: Approve agreement with Gold Line Authority.

City Manager Blaine Michaelis outlined the clarifications to the agreement:

- 1) Authority put in writing the city's financial position – no commitment
- 2) Design plan reviewed and approved by city engineer Dominic Milano
- 3) Insurance language – when the time comes for the insurance requirements to be addressed they will be presented to the council for review.

**Motion:** Councilmember Bertone/second by Councilmember Ebner to approve agreement with Gold Line Authority. **(4-0)**

**Absent:** Councilmember Templeman

**Noes:** None

## 7. ORAL COMMUNICATIONS

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

No one came forward.

- b. City Manager - Mayor's Call in Show
- c. City Attorney - Nothing
- d. Members of the City Council
  - 1) Senior Commission Reappointments
    - a. Maurice Kane
    - b. James R. Rowe
    - c. Corazon Soriano
    - d. Wayne Tennille

**Motion:** Councilmember Bertone/second by Councilmember Badar for reappointment to Senior Citizens Commission. (4-0)

**Absent:** Councilmember Templeman

**Noes:** None

- 2) Possible Planning Commission Appointment - No appointment
- 3) Councilmembers' report on meetings attended at the expense of the local agency.  
Nothing to report
- 4) Individual Members' comments and updates.

Councilmember Bertone commended Theresa Bruns, Larry Stevens and Ann Garcia on their presentations.

## 8. ADJOURNMENT

The meeting adjourned at 10:57 p.m.

Respectfully submitted,



Debra Black, Assistant City Clerk