



**MINUTES**  
**REGULAR CITY COUNCIL**  
**HOUSING AUTHORITY MEETING**  
**TUESDAY JULY 14, 2015 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Community Development Larry Stevens  
Assistant City Manager Administrative Services Ken Duran  
City Attorney Mark Steres  
Director Parks & Recreation Theresa Bruns  
Director of Public Works Krishna Patel  
Assistant City Clerk Debra Black  
Associate Planner Jennifer Williams

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

Mayor Morris called the meeting to order and led the flag salute at 7:07 p.m.

**2. RECOGNITION**

- Proclaim July as Parks Make Life Better Month!

Director of Parks and Recreation Theresa Bruns introduced Parks & Recreation Manager Leon Raya who spoke of the benefits of the Parks and Recreation experience in the City of San Dimas and invited city employees who were participants in the some of the various city parks programs to share their experiences. The employees who spoke were Maggie Shanahan, Elizabeth Franklin, Ariel Bryant, Zach Patterson, and Silvia Villagran.

- Presentation of HEROES Banner to Kiel Vickers, United States Army, recently discharged from active duty in the Armed Forces

Mayor Morris introduced Gary Enderle with the San Dimas Community Foundation HEROES Organization who shared some of Kiel's contributions while in the Armed Forces and then introduced Kiel Vickers for the presentation of his banner and certificate.

- 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) Cherie Panzer - Chamber of Commerce – activities and events
- 2) Matt - Senator Carol Lui's Office – Water Forum July 24, 2015 10:00 a.m. in Duarte
- 3) Dr. Ersher – shared comments on retaining the quality of development in San Dimas and action needed on Via Verde Shopping Center
- 4) Captain Harris San Dimas Sheriff's Station – announcement on current scam artist phone calls

**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.)

Councilmember Ebner asked for a correction to the minutes that appeared as though he abstained from approval of all consent items instead of just the minutes. He also suggested in the future adding more content to speaker comments in the minutes.

**MOTION:** A motion was made by Councilmember Bertone and seconded by Councilmember Ebner to approve the consent calendar with the following correction and suggestion from Councilmember Ebner: correct the minutes of June 23 to reflect his abstention from approval of minutes only; and use of staff members titles in the minutes. The motion passed by vote of **(5-0)**.

**Yes:** Badar, Morris, Templeman  
**Noes:** None  
**Absent:** None

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

**RESOLUTION NO. 2015-38, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JUNE AND JULY 2015.**

- b. Approval of minutes for Special City Council and Regular City Council meetings of June 23, 2015.**
- c. Renewal of Cash Contract 2011-15, Asphalt Maintenance Project – Various citywide Locations Contract to Pavco Construction, Inc. in the amount up to \$122,000.**
- d. Renewal of Cash Contract 2011-07, Annual Striping Maintenance Contract to Superior Pavement Marking, Inc. in the amount of \$90,000.**

- e. **Renewal of Cash Contact No. 2011-04, Concrete Maintenance Project – various citywide Locations to Grigolla & Sons Concrete in the amount up to \$106,000.**

END OF CONSENT CALENDAR

## 5. PUBLIC HEARINGS OR PLANNING MATTERS

- a. **Consideration of Municipal Code Text Amendment 15-03, To conditionally permit the brewing of beer as a secondary and incidental use to a restaurant (Brewpub Restaurants) in Commercial Zones and Specific Plans permitting commercial uses. Planning Commission recommended approval 3-0-1 on June 4, 2014**

**ORDINANCE 1233, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS ADOPTING MUNICIPAL CODE TEXT AMENDMENT 15-03 TO AMEND THE MUNICIPAL CODE TO CONDITIONALLY PERMIT THE BREWING AND SERVICE OF BEE AS A SECONDARY AND INCIDENTAL USE TO A RESTAURANT IN CERTAIN ZONES PERMITTING COMMERCIAL USES**

**RECOMMENDED ACTION:** First reading and introduction

Associate Planner Jennifer Williams presented staff's report on this item recommending approval of Municipal Code Text Amendment 15-03.

Responding to a question from Councilmember Bertone, Associate Planner Williams replied that staff would bring industrial zone usage back at a future time.

Councilmember Templeman asked what would be easier to resolve the commercial concept or the barrel limitation discussed in the presentation.

Assistant City Manager of Development Services Larry Stevens responded if council decided to impose the barrel limitation a brewpub restaurant in a commercial zone that decided to produce more than five thousand barrel per year would need a code amendment to accommodate the larger operation. If the limitation is not adopted independent limits could be imposed as part of a conditional use permit; however typically the code is used rather than individual use permits to establish those types of limitations and criteria. A majority of operations that would like to have a craft brewery with their restaurant would be able to live with the five thousand limit.

Staff and council continued discussion on the impacts of barrel limitations.

Assistant City Manager Stevens suggested a middle position could be to add language to the Planning Commission's recommendation; something close to "and the brewing component shall generally be limited to a maximum production of five thousand barrels per year except when determined to be compatible with other uses in the vicinity as part of a conditional use permit the barrel limit may be adjusted."

City Attorney Steres suggested using staff's sentence and adding "a maximum of five thousand unless specifically authorized by the Planning Commission."

Mayor Morris opened the public hearing at 8:13 p.m. Seeing no one come forward the public hearing was closed at 8:14 p.m. and brought back to Council for decision.

**MOTION:** It was moved by Councilmember Badar, seconded by Councilmember Bertone to waive further reading and introduce Ordinance 1233 with the additional language suggested by Mr. Stevens. Motion passed by **(5-0)** vote.

**Yes:** Ebner, Morris, Templeman

**Noes:** None

**Absent:** None

## **6. SAN DIMAS HOUSING AUTHORITY**

- a. Resolution No. 06 – A Resolution of the San Dimas Housing Authority confirming and approving that the Executive Director or the Chairman is authorized to execute documents on behalf of the San Dimas Housing Authority**

**RECOMMENDED ACTION: Adopt Resolution No. 06**

City Manager Blaine Michaelis presented staff's report on this item and recommended adopting Resolution No. 06

**MOTION:** It was moved by Councilmember Bertone seconded by Councilmember Templeman to waive further reading and adopt Resolution No. 06. The motion passed by vote of **(5-0)**.

**YES:** Badar, Ebner Morris

**Noes:** None

**Absent:** None

## **7. ORAL COMMUNICATIONS**

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

1) Raymond Foster – Masonic and Rotary announcements and activities

2) Dr. Ersher asked if council would respond to his earlier suggestions

Mayor Morris suggested the City Manager put on his calendar for an update

### **b. City Manager**

The Redevelopment Dissolution meeting in Sacramento was cancelled; this usually means there weren't enough votes to move forward. Language in the bill does streamline some things and brings more stability to the process, but city loans to the Redevelopment Agency are still unresolved and decisions are at the discretion of the Department of Finance. Our regional representatives have been very responsive. Assembly Member Holden is Chair of a working group to look at the issue to see what can be done.

### **c. City Attorney**

Nothing to report.

**d. Members of the City Council**

- 1) Set a date and time for continued Planning Commission vacancy interviews.  
Suggested date and time July 28, 2015 5:30 p.m.

Date confirmed by all councilmembers.

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

None

- 3) Individual Members' comments and updates.

Councilmember Templeman – state the biggest problems with the Claremont Loop is misuse, over use and parking.

**9. ADJOURNMENT 8:44 p.m.**

Respectfully submitted,

  
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Debra Black, Assistant City Clerk