



AGENDA
REGULAR CITY COUNCIL MEETING
TUESDAY SEPTEMBER 8, 2015, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

CITY COUNCIL:

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

1. CALL TO ORDER AND FLAG SALUTE

2. ANNOUNCEMENTS

- San Dimas Fitness Festival featuring the Annual 5K Run, 1 Mile Fun Run and Family Bicycle Day, September 26, 2015
- Recognition of City Swim Team members who represented San Dimas at the Southern California Swimming Championships in La Mirada, California

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

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 or audience requests removal for separate discussion.)

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

RESOLUTION 2015- 44, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF AUGUST AND SEPTEMBER 2015

- b. Approval of minutes for regular City Council meeting of August 25, 2015
- c. Approve Resolution 2015- 45 Authorizing Application for Grant Funding from the California State Parks Habitat Conservation Fund for the San Dimas Northern Foothills Trails Project connecting trails to Horsethief Canyon Park

RESOLUTION 2015-45, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, APPROVING THE APPLICATION FOR GRANT FUNDS FROM THE HABITAT CONSERVATION FUND PROGRAM

- d. Proclamation to recognize “Freedom From Workplace Bullies Week”
- e. Proclamation to recognize “Patriotism Week”

END OF CONSENT CALENDAR

5. PUBLIC HEARING

- a. **MUNICIPAL CODE TEXT AMENDMENT 15-04**, A request to amend the uses and parking requirements in Specific Plan No. 9 and other miscellaneous edits. **Planning Commission recommended approval 4-1 at their meeting of August 20, 2015.**

ORDINANCE 1235, ADOPTION OF MUNICIPAL CODE TEXT AMENDMENT 15-04 TO AMEND THE USES AND PARKING REQUIREMENTS IN SPECIFIC PLAN NO. 9 AND OTHER MISCELLANEOUS EDITS (FIRST READING AND INTRODUCTION)

Recommended Action: Receive staff report and read ordinance title.

6. PLANNING/DEVELOPMENT SERVICES

- a. **CONSIDERATION OF PRECISE PLAN 15-01 AND DPRB CASE NO. 15-12**
A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Boulevard. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements. (APN: 8661-018-026) **Planning Commission recommended approval 5-0 on August 20, 2015**

RESOLUTION 2015- 46, APPROVING PRECISE PLAN 15-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-12, A REQUEST TO CONSTRUCT A 5,400 SQUARE FOOT TWO-STORY OFFICE BUILDING, REMODEL THE EXISTING BUILDING AND COMPLETE SITE IMPROVEMENTS AT 432 E. FOOTHILL BOULEVARD WITHIN THE COMMERCIAL HIGHWAY AND SCENIC HIGHWAY OVERLAY ZONES (APN: 8661-018-026)

Recommended Action: Approve Resolution 2015-46.

7. OTHER BUSINESS

- a. Approve recommendation to waive formal bidding procedures to provide for the timely replacement of the roof on the Monte Vista Apartments.

RESOLUTION 2015-47, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, DECLARING AN EMERGENCY CONDITION AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR REROOFING OF THE MONTE VISTA APARTMENTS, A SENIOR HOUSING FACILITY, WITHOUT NOTICE FOR BIDS PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE §§ 1102, 20168, 22050 & SAN DIMAS MUNICIPAL CODE § 8.28.020

Recommended Action: Approve resolution 2015-47 and read title.

8. ORAL COMMUNICATIONS

- a. Members of the Audience (*Speakers are limited to five (5) minutes or as may be determined by the Chair.*)
- b. City Manager
- c. City Attorney
- d. Members of the City Council
 - 1) Appointment to Parks & Recreation Commission
 - 2) Councilmembers' report on meetings attended at the expense of the local agency.
 - 3) Individual Members' comments and updates.

9. ADJOURNMENT

The next meeting will be a Study Session at 5:30 to report on the results of a Hotel feasibility study followed by the regular meeting at 7:00 p.m.



Notice Regarding American with Disabilities Act: In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk's Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

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 September 4, 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

W *HEREAS, the City of San Dimas Parks and Recreation Department has offered a summer swim team at the Swim & Racquet Club for boys and girls ages 7 to 18 since 1981; and*

W *HEREAS, the Swim Team members compete in swim meets against other municipalities and participate annually in the Southern California Municipal Athletic Federation Swimming Championships; and*

W *HEREAS, the Southern California Municipal Athletic Federation has provided a venue for recreational competition for swimming each summer for the past 50 years; and*

W *HEREAS, SCMAF encourages and supports a positive attitude, good sportsmanship, sound fundamentals and confidence in a variety of sports; and*

W *HEREAS, the Swim Team represented the City of San Dimas in a regional qualifying meet held in the City of Rosemead, swimming with children from 14 different agencies in the San Gabriel Valley area; and*

W *HEREAS, 14 of these swimmers qualified to represent the City and region in the Southern California Municipal Athletic Federation Championship held on August 15, 2015 in the City of La Mirada; and*

W *HEREAS, the San Dimas swimmers competed with children representing municipal agencies from Bakersfield to San Diego.*

W *HEREAS, the City of San Dimas would like to recognize Emily Aiello, Julia Aiello, Sophia Cabalfin, Matthew Parker Egan, Mikelyn Egan, Morgan Egan, Brooke Geraci, Robert Harrington, Melecio Nonas-Truong, Xavier Nonas-Truong, Casey Peters, Dania Smith, Brittney Trieu, Kent Trieu and coaches Amanda Avery, Nicholas Caldarone, Joshua Smith, and Jaclyn Vanderham.*

N *OW THEREFORE, be it resolved that I, Mayor Curtis W. Morris, Mayor Pro Tem Jeff Templeman, Councilmembers Emmett Badar, Denis Bertone, and John Ebiner do hereby commend the San Dimas swimmers for their outstanding achievement and representation of our community.*

I *N WITNESS WHEREOF, I, Curtis W. Morris, have hereunto set my hand and caused the seal of the City of San Dimas to be affixed this 8th day of September, 2015 .*

Curtis W. Morris

Mayor

Debra Black
Attest _____
City Clerk

RESOLUTION 2015-44

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTH OF AUGUST 2015**

WHEREAS, the following listed demands have been audited by the Director of Finance;
and

WHEREAS, the Director of Finance has certified as to the availability of funds for
payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for
approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San
Dimas does hereby approve Prepaid Warrant Register 08/31/2015 (25219-25259) in the amount
of \$940,839.67; and Warrant Register 09/15/2015 (152591-152699) in the amount of
\$710,667.49.

PASSED AND ADOPTED this 8th day of September 2015.

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Assistant City Clerk

I HEREBY CERTIFY that Resolution 2015-44 was approved by vote of the City
Council of the City of San Dimas at its regular meeting of September 8th, 2015 by the following
vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Debra Black, Assistant City Clerk

08/31/2015

PREPAID

WARRANT REGISTER

Ck#'s 25219-25259

Total: \$940,839.67

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
25219	08/31/15	BANK OF AMERICA	1235259413	139.99				N M 001.4190.020.034
25220	08/31/15	VERIZON	REGIST ACCELA 8/24-	4,796.00				N M 001.4190.020.035
25221	08/31/15	ACCELA, INC.	P/E 8/1/15	175,033.41				N M 001.110.004
25222	08/31/15	SAN DIMAS PAYROLL/CI	P/E 8/1/15	567.69				N M 001.210.004
25223	08/31/15	CA-STATE DISBURSEMEN	P/E 8/1/15	8,781.19				N M 001.210.004
25224	08/31/15	EMPLOYMENT DEVELOPME	SIT P/E 8/1/15	415.00				N M 001.210.004
25224	08/31/15	LINCOLN NATIONAL LIF	EMP DED P/E 8/1/15	1,007.82				N M 001.210.004
25224	08/31/15	LINCOLN NATIONAL LIF	CITY PORT P/E 8/1/1	1,422.82				N M 001.212.001
25225	08/31/15	NATIONWIDE RETIREMENT	EMP DED P/E 8/1/15	8,629.78				N M 001.210.004
25225	08/31/15	NATIONWIDE RETIREMENT	CITY PORT P/E 8/1/1	16,721.76				N M 001.212.001
25226	08/31/15	PERS RETIREMENT CONT	EMP 7% P/E 8/1/15	12,819.05				N M 001.210.004
25226	08/31/15	PERS RETIREMENT CONT	CITY 14.194% P/E 8/1/15	14,655.80				N M 001.210.004
25226	08/31/15	PERS RETIREMENT CONT	SURVIVOR P/E 8/1/15	61.38				N M 001.210.004
25226	08/31/15	PERS RETIREMENT CONT	PAYROLL BEN P/E 8/1/15	48.87				N M 001.210.004
25226	08/31/15	PERS RETIREMENT CONT	OPTIONAL BEN P/E 8/1/15	1,115.03				N M 001.4190.000.002
25226	08/31/15	PERS RETIREMENT CONT	EMP 6.25% P/E 8/1/1	1,155.88				N M 001.210.004
25226	08/31/15	PERS RETIREMENT CONT	CITY 6.25% P/E 8/1/1	1,155.88				N M 001.210.004
25226	08/31/15	PERS RETIREMENT CONT	SURVIVOR P/E 8/1/15	29,904.86				N M 001.210.004
25227	08/31/15	SAN DIMAS EMPLOYEES	SDEA DUES AUG/15	427.00				N M 001.210.004
25228	08/31/15	U.S. BANK	EMP DED 8/1/15	2,142.51				N M 001.210.014
25228	08/31/15	U.S. BANK	CITY PORT P/E 8/1/15	2,591.87				N M 001.212.014
25229	08/31/15	VANTAGEPOINT TRANSFE	EMP DED P/E 8/1/15	2,101.92				N M 001.210.004
25229	08/31/15	VANTAGEPOINT TRANSFE	CITY PORT P/E 8/1/15	2,451.92				N M 001.212.001
25230	08/31/15	WAGE WORKS INC	UNREIMB MED P/E 8/1/1	714.58				N M 001.210.004
25231	08/31/15	COSTCO WHOLESALE	1ST QTR & PARTIAL	378,000.00				N M 038.210.001
25232	08/31/15	RODRIGUEZ/ERICA	MOVIE BENTL/BINGO PRIZ	22.35				N M 001.4420.013.003
25232	08/31/15	RODRIGUEZ/ERICA	BINGO BENTL	75.20				N M 001.4420.013.003
25232	08/31/15	RODRIGUEZ/ERICA	SNACK 7/23	7/18.00				N M 072.4123.673.009
25232	08/31/15	RODRIGUEZ/ERICA	SUNSHINE BOUTIQUE	18.99				N M 001.4420.013.000
25232	08/31/15	RODRIGUEZ/ERICA	CITY BDAY BBQ SUPPLIES	135.36				N M 001.4420.013.000
25233	08/31/15	LINCO PICTURE FRAMIN	DEPOSIT/CH ART MATERI	405.48				M M 012.4841.603.007
			TOTAL	13221				

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

CLAIM INVOICE

PO#

F 9 S ACCOUNT

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
25234	08/31/15	VISION SERVICE PLAN	EMP DED JUL FOR AUG/1	124.26				N M 001.210.004
25234	08/31/15	VISION SERVICE PLAN	CITY PORT JUL FOR A	1,031.65				N M 001.212.001
25234	08/31/15	VISION SERVICE PLAN	EMP PYMT JUL FOR AUG/1	1,172.49				N M 001.4190.200.002
25235	08/31/15	PEREZ/ALEX	.00001 A. PEREZ-COMPUTER LOA	617.79				N M 001.117.199
25236	08/31/15	CUELLAR/ANDREA	.00002 REFUND RPLCMNT/WR	1520.40				N M 001.210.001
25237	08/31/15	FOSCHI/LOUIS	.00003 PKG PERMIT REFUND	20.00				N M 001.322.001
25238	08/31/15	VALDIVIA/STEVEN	12134 PKG MACHINE REFUND 7/6	3.00				N M 001.4190.020.000
25238	08/31/15	VALDIVIA/STEVEN	12134 REIMB J. LEE/ADAPTER	18.50				N M 001.4190.030.001
25238	08/31/15	VALDIVIA/STEVEN	12134 SCAG & TAC MTGS REIMB	143.62				N M 001.4308.021.000
25238	08/31/15	VALDIVIA/STEVEN	12134 DPRB REFRESHMT 6/2	7.19				N M 001.4309.033.000
25238	08/31/15	VALDIVIA/STEVEN	12134 ACCRHLA MTG REFRESH 7/2	15.50				N M 001.4311.021.000
25238	08/31/15	VALDIVIA/STEVEN	12134 K PATEL TAC MTG 6/15	225.02				N M 001.210.001
25239	08/31/15	SO CAL ASSOC. OF GOV	16294 SCAG SUSTAINABILITY	5,000.00	15-003			N M 001.4308.020.018
25240	08/31/15	SERGIO'S MEXICAN RES	10428 SAFETY LUNCH MEAL 8/1	715.80	292624			M M 001.4150.424.000
25241	08/31/15	PINEIRO/TIFFANY	.00004 REFUND PIRATES DINNER	27.00				N M 001.367.002
25242	08/31/15	SAN DIMAS PAYROLL/CI	16050 P/E 8/15/15	170,506.42				N M 001.110.004
25243	08/31/15	CA-STATE DISBURSEMEN	11611 P/E 8/15/15	567.69				N M 001.210.004
25244	08/31/15	EMPLOYMENT DEVELOPME	12343 SIT P/E 8/15/15	8,426.20				N M 001.210.004
25245	08/31/15	LINCOLN NATIONAL LIF	14286 EMP DED P/E 8/15/15	415.00				N M 001.210.004
25245	08/31/15	LINCOLN NATIONAL LIF	14286 CITY PORT P/E 8/15/15	1,422.82				N M 001.212.001
25246	08/31/15	NATIONWIDE RETIREMENT	14735 EMP DED P/E 8/15/15	8,629.78				N M 001.210.004
25246	08/31/15	NATIONWIDE RETIREMENT	14735 CITY PORT P/E 8/15/15	16,721.76				N M 001.212.001
25247	08/31/15	PERS RETIREMENT CONT	15639 EMP 7% P/E 8/15/15	12,585.14				N M 001.210.004
25247	08/31/15	PERS RETIREMENT CONT	15639 CITY 14.194% P/E 8/15/15	14,503.85				N M 001.210.004
25247	08/31/15	PERS RETIREMENT CONT	15639 SURVIVOR P/E 8/15/15	60.45				N M 001.210.004
25247	08/31/15	PERS RETIREMENT CONT	15639 PAYROLL P/E 8/15/15	48.87				N M 001.210.004
25247	08/31/15	PERS RETIREMENT CONT	15639 ADDITIONAL P/E 8/15/15	1,142.02				N M 001.210.004
25247	08/31/15	PERS RETIREMENT CONT	15639 EMP 6.25% P/E 8/15/15	1,142.17				N M 001.210.004
25247	08/31/15	PERS RETIREMENT CONT	15639 SURVIVOR P/E 8/15/15	29,598.38				N M 001.212.004
25248	08/31/15	U.S. BANK	10590 EMP DED P/E 8/15/15	2,081.95				N M 001.210.014
25248	08/31/15	U.S. BANK	10590 CITY PORT P/E 8/15/15	2,518.51				N M 001.212.014

*CHECK TOTAL

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WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

CLAIM INVOICE

PO#

F 9 S ACCOUNT

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
25249	08/31/15	VANTAGEPOINT	TRANSFE	2,051.92				N M 001.210.004
25249	08/31/15	VANTAGEPOINT	TRANSFE	2,351.92	*CHECK TOTAL			N M 001.210.004
25250	08/31/15	WAGE WORKS INC		714.58				N M 001.210.004
25251	08/31/15	SAN DIMAS PAYROLL/CI	PA 1,176.12					N M 001.110.004
25252	08/31/15	CALIF PERS RETIREMEN	SEP 3, 515.32					N M 001.210.004
25252	08/31/15	CALIF PERS RETIREMEN	SEP 4, 243.00					N M 001.210.004
25252	08/31/15	CALIF PERS RETIREMEN	SEP 5, 442.00					N M 001.210.004
25252	08/31/15	CALIF PERS RETIREMEN	ADMIN FEE AUG FOR SEP 54, 494.51		*CHECK TOTAL			N M 001.210.004
25253	08/31/15	WAGE WORKS INC		55.00				N M 001.210.004
25253	08/31/15	WAGE WORKS INC	OPTIONAL BEN AUG/15	125.00	*CHECK TOTAL			N M 001.210.004
25254	08/31/15	AFLAC BENEFIT SERVIC		726.56				N M 001.210.004
25254	08/31/15	AFLAC BENEFIT SERVIC	CANCER PREM AUG/15	200.26				N M 001.210.004
25254	08/31/15	AFLAC BENEFIT SERVIC	ACCIDENT INS AUG/15	515.28				N M 001.210.004
25254	08/31/15	AFLAC BENEFIT SERVIC	OPTIONAL INS AUG/15	112.40				N M 001.210.004
25254	08/31/15	AFLAC BENEFIT SERVIC	OPTIONAL AUG/15	2,078.37	*CHECK TOTAL			N M 001.210.004
25255	08/31/15	DELTA DENTAL INSURAN		832.23				N M 001.212.001
25256	08/31/15	DELTA DENTAL OF CALI	CITY PORT AUG FOR SEP/15	89.10				N M 001.210.004
25256	08/31/15	DELTA DENTAL OF CALI	EMP DED AUG FOR SEP/15	552.83				N M 001.210.004
25256	08/31/15	DELTA DENTAL OF CALI	EMP PYMT AUG FOR SEP/15	1,728.81	*CHECK TOTAL			N M 001.210.004
25257	08/31/15	GUARDIAN - APPLETON		391.76				N M 001.210.004
25257	08/31/15	GUARDIAN - APPLETON	CITY PORT AUG FOR SEP/15	2,880.68	*CHECK TOTAL			N M 001.210.004
25258	08/31/15	VISION SERVICE PLAN		81.46				N M 001.210.004
25258	08/31/15	VISION SERVICE PLAN	VISION IN AUG FOR SEP/15	902.24				N M 001.210.004
25258	08/31/15	VISION SERVICE PLAN	EMP PYMT AUG FOR SEP/15	1,001.18	*CHECK TOTAL			N M 001.210.004
25259	08/31/15	BUSINESS CARD	BINDERS/AGENDA PKT	87.09				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	COUNCIL MEAL 7/28/15	32.70				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	PRINT CARDS-WIN B/15	36.00				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	DESK NAMEPLATE	17.43				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	JOB AD ACCTG TECH	225.92				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	PHASE SOLID INK	49.93				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	LAPTOP WINDOWS 8 LICEN	50.00				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	NETRO PRO 10	303.55				N M 001.4110.021.000
25259	08/31/15	BUSINESS CARD	VERIZON WRLSS 571058	826.55				N M 001.4110.021.000

ACS FINANCIAL SYSTEM
09/01/2015 08:09:13

WARRANT DATE VENDOR
BANK OF AMERICA

25259 08/31/15 BUSINESS CARD
25259 08/31/15 BUSINESS CARD
25259 08/31/15 BUSINESS CARD
25259 08/31/15 BUSINESS CARD

152013 08/31/15 CUELLAR/ANDREA
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT CLAIM INVOICE

11930 MISAC MEMBERSHIP RENEWA 160.00
11930 POLICE FOR OFFER 120.58
11930 SOUTHWEST FLY 3 MT 479.50
11930 MERCH & DKG 7/13 TTG 101.84
11930 LUNCH INTVIEW PANEL 8/10.78

.00002 WR #152013 VOID 40.00CR
TOTAL 940,839.67

GL540R-V07.27 PAGE 4
CITY OF SAN DIMAS

PO# F 9 S ACCOUNT

N M 001.4150.016.000
N M 001.4190.030.000
N M 001.4110.021.000
N M 001.4110.021.000
N M 001.4190.033.000

*CHECK TOTAL

ACS FINANCIAL SYSTEM
09/01/2015 08:09:13
WARRANT DATE VENDOR
REPORT TOTALS:

GL540R-V07.27 PAGE 5
CITY OF SAN DIMAS
F 9 S ACCOUNT

Disbursement Journal
DESCRIPTION AMOUNT CLAIM INVOICE PO#
940,839.67

RECORDS PRINTED - 000103

ACS FINANCIAL SYSTEM
09/01/2015 08:09:13

Disbursement Journal

CITY OF SAN DIMAS
GL060S-V07.27 RECAPPAGE
GL540R

FUND RECAP:
FUND DESCRIPTION -----
001 GENERAL FUND
012 INFRASTRUCTURE REPLACEMENT
038 SUCCESSOR AGENCY CG 2-1-12
072 PROP A LOCAL TRANSPORTATION
TOTAL ALL FUNDS

DISBURSEMENTS
562,359.19
405.48
378,000.00
940,839.67

BANK RECAP:
BANK NAME -----
CHEK BANK OF AMERICA
TOTAL ALL BANKS

DISBURSEMENTS
940,839.67
940,839.67

09/15/2015

WARRANT REGISTER

Ck#'s 152591-152699

Total: \$710,667.49

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
152591	BANK OF AMERICA	09/15/15 A-1 EVENT & PARTY RE					
152592	ACCO ENGINEERED SYST	09/15/15 ACCO ENGINEERED SYST	10405		17650		N D 001.4420.033.000
152592	ACCO ENGINEERED SYST	09/15/15 ACCO ENGINEERED SYST	11121		644227AUG		N D 001.4411.015.000
152592	ACCO ENGINEERED SYST	09/15/15 ACCO ENGINEERED SYST	11121		644227AUG		N D 001.4411.015.000
152593	ACT NOW! SIGNS	09/15/15 ACT NOW! SIGNS	10136		18328		N D 001.4420.034.010
152594	AGUIAR/EDDIE	09/15/15 AGUIAR/EDDIE	.00007				N D 001.341.002
152595	ALABBASI CONSTRUCTIO	09/15/15 ALABBASI CONSTRUCTIO	11071		5		N D 012.210.003
152596	ALBERTSON'S	09/15/15 ALBERTSON'S	10488		027322		N D 001.4190.033.000
152596	ALBERTSON'S	09/15/15 ALBERTSON'S	10488		192322		N D 001.4190.033.000
152596	ALBERTSON'S	09/15/15 ALBERTSON'S	10488		271322		N D 001.4420.013.003
152596	ALBERTSON'S	09/15/15 ALBERTSON'S	10488		271322		N D 001.4420.013.003
152596	ALBERTSON'S	09/15/15 ALBERTSON'S	10488		283322		N D 001.4430.034.000
152596	ALBERTSON'S	09/15/15 ALBERTSON'S	10488		283322		N D 001.4430.034.000
152597	ALESHIRE & WYNDER,	09/15/15 ALESHIRE & WYNDER,	10913		33952		N D 001.4170.020.000
152597	ALESHIRE & WYNDER,	09/15/15 ALESHIRE & WYNDER,	10913		33952		N D 001.4170.020.000
152597	ALESHIRE & WYNDER,	09/15/15 ALESHIRE & WYNDER,	10913		33952		N D 001.4170.020.000
152597	ALESHIRE & WYNDER,	09/15/15 ALESHIRE & WYNDER,	10913		33952		N D 001.4170.020.000
152597	ALESHIRE & WYNDER,	09/15/15 ALESHIRE & WYNDER,	10913		33952		N D 001.4170.020.000
152598	AMERICAN RED CROSS	09/15/15 AMERICAN RED CROSS	10572		10395601		N D 001.4430.034.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401158958		N D 001.4311.029.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401174120		N D 001.4311.029.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401174120		N D 001.4311.029.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401174120		N D 001.4311.029.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401174120		N D 001.4311.029.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401174120		N D 001.4311.029.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401174120		N D 001.4311.029.000
152599	AMERIPRIDE UNIFORM	09/15/15 AMERIPRIDE UNIFORM	10505		1401174120		N D 001.4311.029.000
152600	ANDREU/CHARLES F	09/15/15 ANDREU/CHARLES F	12585		08/19/2015		M D 001.4210.411.001
152601	ARAWARK REFRESHMENT	09/15/15 ARAWARK REFRESHMENT	10288		1328554		N D 001.4190.033.000
152602	ARAMBURO/JESSE	09/15/15 ARAMBURO/JESSE	.00008				N D 001.367.002
152603	ARMSTRONG GARDEN CEN	09/15/15 ARMSTRONG GARDEN CEN	10291		147/723		N D 008.4414.020.015
152604	ARPAD INC.	09/15/15 ARPAD INC.	11139				N D 001.4420.013.003
152605	BAIEDI/HENRY HOSSAIN	09/15/15 BAIEDI/HENRY HOSSAIN	.00005				N D 001.332.001

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152606	09/15/15	BARRACO/FRANK	40.00				N D 001.367.003
152607	09/15/15	BATTERY WORX, INC.	197.81		1-55456		N D 007.4345.020.006
152607	09/15/15	BATTERY WORX, INC.	298.72	*CHECK	1-55456		N D 001.4342.011.000
					TOTAL		
152608	09/15/15	BEHEN/JOHN	5,890.50				M D 001.4420.020.000
152609	09/15/15	BONITA UNIFIED SCH D	695.75		7013		N D 001.4420.110.000
152610	09/15/15	BOOMERANG BLUEPRINT	80.42		283016		N D 001.4310.033.000
152611	09/15/15	BORBA/DOMINIQUE	500.00				N D 001.367.010
152612	09/15/15	BRUNS/THERESA	300.00		1086449		N D 001.4190.022.003
152613	08/12/13	CALIFORNIA J.P.I.A.	94,511.00		363318		N D 001.4190.014.001
152613	08/12/13	CALIFORNIA J.P.I.A.	3,708.00		363318		N D 001.4190.014.001
152613	08/12/13	CALIFORNIA J.P.I.A.	9,291.00		363318		N D 001.4190.014.001
152613	08/12/13	CALIFORNIA J.P.I.A.	7,823.00		363318		N D 001.4190.014.001
152613	08/12/13	CALIFORNIA J.P.I.A.	156,815.00	*CHECK	TOTAL		N D 001.4190.014.001
152614	09/15/15	CALIFORNIA TRUCK EQU	109.00		6817		N D 001.4342.011.000
152615	08/15/15	CHARLES ABBOTT ASSOC	468.00		54931		N D 001.210.001
152615	08/15/15	CHARLES ABBOTT ASSOC	3,948.00	*CHECK	54931		N D 008.4414.020.000
					TOTAL		
152616	09/15/15	COAST FITNESS REPAIR	113.75		61332		N D 001.4430.015.000
152617	08/15/15	COMMUNITY SENIOR SER	600.00		GATIX 715-4		N D 072.214.172
152617	08/15/15	COMMUNITY SENIOR SER	1,000.00	*CHECK	GATIX 715-4		N D 072.4125.442.000
					TOTAL		
152618	09/15/15	COMPUTER VILLAGE	27.25		134975		N D 001.4190.030.001
152619	09/15/15	CUTLER/DONNA	55.00				N D 001.368.011
152620	09/15/15	DUFF/SALLY	100.00				N D 001.341.002
152621	08/15/15	EL LANDSCAPE SERVIC	710.00		103		M D 001.4415.020.009
152621	08/15/15	EL LANDSCAPE SERVIC	1,780.00		104		M D 001.4415.020.009
152621	08/15/15	EL LANDSCAPE SERVIC	1,665.00		105		M D 001.4415.020.009
152621	08/15/15	EL LANDSCAPE SERVIC	1,950.00		106		M D 001.4415.020.009
152621	08/15/15	EL LANDSCAPE SERVIC	1,475.00		107		M D 001.4415.020.009
152621	08/15/15	EL LANDSCAPE SERVIC	8,075.00	*CHECK	108		M D 001.4415.020.009
					TOTAL		
152622	09/15/15	EMPLOYMENT DEVELOPME	1,744.00		L1822634176		N D 001.4190.200.016

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08/15/15	BANK OF AMERICA						
152630	GOLDEN STATE WATER C	377040000001	277.83				N D 075.4443.022.004
152630	GOLDEN STATE WATER C	387040000008	926.39				N D 075.4443.022.004
152630	GOLDEN STATE WATER C	956840000009	478.22				N D 075.4443.022.004
		17,814.04		*CHECK TOTAL			
152631	GRAINGER	TRANSMISSION FUNNEL	21.55		9820791953		N D 001.4342.033.000
152631	GRAINGER	TRUCK TIRE	416.77		9820776732		N D 001.4342.033.000
152631	GRAINGER	TRADESMAN VISE, SWIVE	547.18		9820749665		N D 001.4342.033.000
			988.50	*CHECK TOTAL			
152632	GRIGOLLA & SONS INC	CONCRETE MAINT PROJ	6,182.93		603-A		N D 002.4841.559.001
152633	HIGHPOINT WEB DESIGN	4TH QTR SITE MANAGE	1,245.00		1331		N D 001.4190.020.033
152634	HOME DEPOT CREDIT SE	PIPE WRENCH	202.74		1581388		N D 001.4414.033.000
152635	INFO-HOLD INC	RENEWAL ON HOLD MESSA	248.00		23558		N D 001.4190.015.003
152636	INLAND EMPIRE	CATALINE TRIP 8/22	1,333.00		45676		N D 072.4125.434.002
152636	INLAND EMPIRE	CATALINE TRIP 8/22	2,834.25		45676		N D 072.4125.434.002
152636	INLAND EMPIRE	QUEEN MARY TRIP 8/26	5,154.25		45676		N D 072.4125.434.002
				*CHECK TOTAL			
152637	INLAND OFFICE	OFFICE SUPPLIES	189.23		869693		N D 001.4190.030.000
152637	INLAND OFFICE	OFFICE SUPPLIES	172.23		869693		N D 001.4190.030.000
152637	INLAND OFFICE	OFFICE SUPPLIES	452.68		869741		N D 001.4190.030.000
152637	INLAND OFFICE	OFFICE SUPPLIES	34.54		869741		N D 001.4190.030.000
152637	INLAND OFFICE	OFFICE SUPPLIES	34.40		869821		N D 001.4190.030.000
152637	INLAND OFFICE	OFFICE SUPPLIES	2,571.69		869821		N D 001.4190.030.000
152637	INLAND OFFICE	OFFICE SUPPLIES	24.42		870023		N D 001.4190.030.000
152637	INLAND OFFICE	ITEM RTN/CREDIT	16.68CR		870023		N D 001.4190.030.000
			3,517.07	*CHECK TOTAL			
152638	JMG SECURITY SYSTEMS	MAINTENANCE/CITY YARD	314.05		57003		N D 001.4342.020.003
152639	JOHNNY ALLEN TENNIS	TENNIS 8/18-9/10/15	1,193.40		9665		M D 001.4420.020.000
152640	KELSOE & ASSOCIATES	LAND SURVEY CC2015-	4,560.00		9665		N D 012.210.003
152641	L.A. COUNTY ASSESSOR	MAPS BY E-MAIL	8.00		16ASRE023		N D 001.4309.016.000
152642	LEE/JOHN	REIM ACCELA CONF 8/24-	52.00				N D 001.4190.020.035
152642	LEE/JOHN	MILEAGE RETIMB 8/24/15	14.38				N D 001.4190.020.035
			66.38	*CHECK TOTAL			
152643	LINCO PICTURE FRAMIN	INSTALL CITY ART/C.H.	480.00		13221-2		M D 012.4841.603.007

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152644	HOME IMPROVEM	WATER HEATER VALVE	15.51		02034	N D 001.4410.033.000
152644	HOME IMPROVEM	STUDENT UNION REFRIG	523.87		17428	N D 008.4429.033.000
152644	HOME IMPROVEM	SAM TOOLS	193.22		23241	N D 020.4410.947.003
152644	HOME IMPROVEM	GRASS TRIMMER	62.54		60643	N D 001.4410.033.000
152644	HOME IMPROVEM	VACUUM ROUND BRUSH	62.70		60642	N D 001.4410.033.000
152644	HOME IMPROVEM	FALL LIGHTS	62.07		8292	N D 001.4410.033.000
152644	HOME IMPROVEM	MISC TOOLS	1,007.66	*CHECK	TOTAL	N D 008.4415.033.000
152645	MARKOSSIAN/ANNETTE H	TINY TOTS 8/17-10/9	1,155.60			M D 001.4420.020.000
152646	MARSAN TURF & IRRIGA	IRRIGATION SUPPLIES	11.82		402293	N D 001.4414.033.000
152646	MARSAN TURF & IRRIGA	SUPERIOR PT BBS KFT	372.91		40617	N D 020.4410.927.003
152647	MC LAY SERVICES INC	PREV MAINTENANCE AUG/	105.00		6686	N D 053.4410.023.000
152648	MIA LEHRER & ASSOCIA	SAN DIMAS PKWY PROJ 1,	400.00		5935	N D 012.210.001
152649	MONTROSE INC	VIDEO 4 WAY CONVERTER	315.01		25290	N D 001.4190.038.001
152650	MYFLEETCENTER.COM	SRVC & REPAIR UNIT #63	46.31		1712	N D 001.4342.020.001
152650	MYFLEETCENTER.COM	SRVC & REPAIR UNIT #2	191.86	*CHECK	172869	N D 001.4342.020.001
152651	NEW MILLENNIUM CONST	MARTIN HOUSE RETENT 2,	748.85		1885	N D 020.210.003
152652	OFFICE SOLUTIONS	OFFICE SUPPLIES	159.73		I-00817690	N D 001.4210.428.000
152653	ORANGE COUNTY SANDBA	MISC SAND/SNAKE BAG 2,	116.35		OC01501242	N D 001.4341.033.000
152653	ORANGE COUNTY SANDBA	MISC SAND/SNAKE BAGS	194.40		OC01501242	N D 001.4414.033.000
152654	PARADISE EMBROIDERY	GILDAN T-SHIRTS	2,390.75	*CHECK	TOTAL	N D 001.4414.033.000
152655	PEERLESS MATERIALS C	CUSTODIAL SUPPLIES	748.83		12874	M D 001.4420.034.003
152655	PEERLESS MATERIALS C	CUSTODIAL SUPPLIES	34.48		52451	N D 001.4410.031.000
152655	PEERLESS MATERIALS C	CUSTODIAL SUPPLIES	34.48		52451	N D 001.4410.031.000
152655	PEERLESS MATERIALS C	CUSTODIAL SUPPLIES	34.49		52451	N D 001.4410.031.000
152655	PEERLESS MATERIALS C	CUSTODIAL SUPPLIES	137.93	*CHECK	TOTAL	N D 003.4410.031.000
152656	PINNACLE ADVISORY GR	PHASE II FEASIBILIT 7,	000.00		PHASE II	N D 038.210.001
152657	PITNEY BOWES INC	RENTAL CHG 10/1-12/31	258.34		659954	N D 001.4190.019.000
152658	POMONA WHOLESale ELE	ELECTRIC SUPPLIES	153.91		S2223941.001	N D 001.4430.033.000
152658	POMONA WHOLESale ELE	CREDIT/RETURN ITEM	43.55CR	*CHECK	TOTAL	N D 001.4430.033.000
			110.36			

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152659	09/15/15	POOL & ELECTRICAL PR				
152660	09/15/15	PRUDENTIAL OVERBALL	40.41		07356123	N D 001.4411.023.000
152660	09/15/15	PRUDENTIAL OVERBALL	23.94		22090105	N D 001.4430.019.000
152660	09/15/15	PRUDENTIAL OVERBALL	22.94		22090105	N D 001.4430.019.000
152660	09/15/15	PRUDENTIAL OVERBALL	22.94		22090105	N D 001.4430.019.000
			94.75	*CHECK TOTAL		
152661	09/15/15	PUBLIC RESTROOM COMP	30,506.00		9746	N D 022.210.001
152662	09/15/15	QUALITY MOBILE HOME	2,812.42		1888	N D 034.4802.851.040
152663	09/15/15	RDO EQUIPMENT CO.	172.89		W28461	N D 001.4342.020.001
152663	09/15/15	RDO EQUIPMENT CO.	218.66	*CHECK TOTAL	W28461	N D 001.4342.011.000
152664	09/15/15	RECONCILED TERMITE &	30.00		6999	M D 001.4411.023.000
152664	09/15/15	RECONCILED TERMITE &	37.00		6999	M D 001.4411.023.000
152664	09/15/15	RECONCILED TERMITE &	37.00		6999	M D 001.4411.023.000
152664	09/15/15	RECONCILED TERMITE &	37.00		6999	M D 001.4411.023.000
152664	09/15/15	RECONCILED TERMITE &	37.00		6999	M D 001.4411.023.000
152664	09/15/15	RECONCILED TERMITE &	37.00		6999	M D 001.4411.023.000
152664	09/15/15	RECONCILED TERMITE &	37.00		6999	M D 001.4411.023.000
			329.00	*CHECK TOTAL		
152665	09/15/15	REGENCY LIGHTING	25.94		3418478	N D 001.4430.033.000
152666	09/15/15	RICOH USA, INC	168.46		5037576285	N D 001.4190.015.000
152666	09/15/15	RICOH USA, INC	360.42		5037576285	N D 001.4190.015.000
152666	09/15/15	RICOH USA, INC	19.37		5037576285	N D 001.4190.015.000
152666	09/15/15	RICOH USA, INC	807.54		5037576285	N D 001.4190.015.000
152666	09/15/15	RICOH USA, INC	142.97		5037576285	N D 001.4190.015.000
152666	09/15/15	RICOH USA, INC	1,845.51		5037576285	N D 001.4190.015.000
			1,845.51	*CHECK TOTAL		
152667	09/15/15	RIGHT OF WAY INC	441.30		18837	N D 001.4342.033.000
152667	09/15/15	RIGHT OF WAY INC	750.00	*CHECK TOTAL	18837	N D 001.4342.020.001
152668	09/15/15	RJM DESIGN GROUP INC	886.62		30639	N D 110.211.853
152669	09/15/15	RKA CONSULTING GROUP	14.25		23955	N D 012.210.001
152670	09/15/15	ROYAL CORPORATION	68.58		4543611	N D 001.4410.031.000
152670	09/15/15	ROYAL CORPORATION	68.59		4543611	N D 001.4410.031.000
152670	09/15/15	ROYAL CORPORATION	68.60		4543611	N D 001.4410.031.000
152670	09/15/15	ROYAL CORPORATION	274.35	*CHECK TOTAL	4543611	N D 003.4410.031.000

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152671	09/15/15	RTC MEMORIAL MARKERS	DEPOSIT GRANITE PLAQU	709.30				N D 001.4415.033.000
152672	09/15/15	SAN DIMAS GROVE STAT	SEPT H.O.A. 354 SD AV	297.11				N D 034.4802.865.512
152672	09/15/15	SAN DIMAS GROVE STAT	SEPT H.O.A. 234 SD AV	392.11				N D 034.4802.865.512
152672	09/15/15	SAN DIMAS GROVE STAT	SEPT H.O.A. 334 SD AV	302.85				N D 034.4802.865.512
152672	09/15/15	SAN DIMAS GROVE STAT	SEPT H.O.A. 1,197.00	1,197.00				N D 034.4802.865.512
*CHECK TOTAL								
152673	09/15/15	SAN DIMAS VILLAGE WA	SEPT 168 COMMERCIAL	243.74				N D 034.4802.865.512
152673	09/15/15	SAN DIMAS VILLAGE WA	SEPT 182 COMMERCIAL	243.74				N D 034.4802.865.512
152673	09/15/15	SAN DIMAS VILLAGE WA	SEPT 166 COMMERCIAL	243.74				N D 034.4802.865.512
152673	09/15/15	SAN DIMAS VILLAGE WA	SEPT 1,218.70	1,218.70				N D 034.4802.865.512
*CHECK TOTAL								
152674	09/15/15	SAN GABRIEL VALLEY Y	INTERVALE SR.SVS AUG1	520.00				N D 001.4420.013.003
152675	09/15/15	SATA LAWNMOWER SHOP	EQUIPMENT & SUPPLIES	131.84	1585			M D 001.4342.011.000
152676	09/15/15	SCAN-NATO	MEMBERSHIP DUES K.DURA	80.00	10.80	15590		N D 001.4150.016.000
152677	09/15/15	SCHERER ELECTRIC INC	FOUNTAIN REPAIRS	95.00	8404			N D 001.4411.023.000
152678	09/15/15	SCHWEITZER/DORA	TINY TOTS 8/17-10/9	1,412.40				M D 001.4420.020.000
152679	09/15/15	SCWAF-SAN GABRIEL VA	SGV SWIM MEET 8/25/15	388.00	SW 2015			N D 001.4430.034.000
152680	09/15/15	SMART & FINAL	SPLASH PARTY SUPPLIES	12.47	137425			N D 001.4430.034.000
152680	09/15/15	SMART & FINAL	SEPT CLUB SNACKS	92.92	140425			N D 001.4430.034.000
152680	09/15/15	SMART & FINAL	SEPT CLUB BAG SUPPL	18.92	140428			N D 001.4430.034.000
152680	09/15/15	SMART & FINAL	SEPT CLUB SUPPL	113.28	141048			N D 001.4430.034.000
152680	09/15/15	SMART & FINAL	SEPT CLUB SUPPL	124.40	141048			N D 001.4430.034.000
152680	09/15/15	SMART & FINAL	SEPT CLUB SUPPL	520.00	141048			N D 001.4430.034.000
152680	09/15/15	SMART & FINAL	SEPT CLUB SUPPL	619.42	141048			N D 001.4430.034.000
*CHECK TOTAL								
152681	09/15/15	SMOKEHOUSE RESTAURAN	DEPOSIT MEAL 11/7	150.00				N D 001.4420.034.002
152682	09/15/15	SOUTHERN CALIF	EDITH	62.49	007			N D 007.4345.033.001
152682	09/15/15	SOUTHERN CALIF	EDITH	3,759.88	008			N D 008.4414.033.001
152682	09/15/15	SOUTHERN CALIF	EDITH	2,320.25	020			N D 020.4345.033.001
152682	09/15/15	SOUTHERN CALIF	EDITH	1,748.54	021			N D 021.4345.033.001
152682	09/15/15	SOUTHERN CALIF	EDITH	305.52	022			N D 022.4345.033.001
152682	09/15/15	SOUTHERN CALIF	EDITH	74.65	023			N D 023.4345.033.001

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152682	09/15/15	SOUTHERN CALIF EDISO	25.29			N D 075.4440.022.001
152682	09/15/15	SOUTHERN CALIF EDISO	75.84			N D 075.4440.022.001
152682	09/15/15	SOUTHERN CALIF EDISO	222.46			N D 008.4415.022.001
152682	09/15/15	SOUTHERN CALIF EDISO	611.14			N D 001.4415.022.001
		10,698.14		*CHECK TOTAL		
152683	09/15/15	STEVENS/LARRY	61.85	8/27/2015		N D 001.4190.033.000
152684	09/15/15	SUPERIOR PAVEMENT MA	4,507.30	6225		N D 001.4345.020.000
152685	09/15/15	SUPERIOR PRESSURE SY	850.15	6811		M D 001.4342.041.011
152686	09/15/15	TARGET SPECIALTY PRO	258.00			N D 001.4414.021.000
152687	09/15/15	TIME WARNER CABLE	104.95			N D 001.4190.020.034
152688	09/15/15	TRAN/SOHIEN	144.40			N D 001.315.001
152689	09/15/15	UNITED ROTARY BRUSH	228.11	286315		N D 001.4342.011.002
152689	09/15/15	UNITED ROTARY BRUSH	114.05	286421		N D 001.4342.011.002
		342.16		*CHECK TOTAL		
152690	09/15/15	VALDERRAMA/JOSHUA GR	55.00			N D 001.332.001
152691	09/15/15	VAN GAALEN CONSTRUCT	1,907.05	25056		N D 001.4342.041.011
152692	09/15/15	VARIABLE SPEED SOLUT	680.00	0000012745		N D 020.4410.927.003
152693	09/15/15	VERIZON	138.88			N D 001.4190.020.034
152693	09/15/15	VERIZON	279.98			N D 001.4190.020.034
		51.31		*CHECK TOTAL		
152694	09/15/15	VERIZON CALIFORNIA	17.31			N D 001.4410.022.003
152694	09/15/15	VERIZON CALIFORNIA	178.15			N D 003.4410.022.003
152694	09/15/15	VERIZON CALIFORNIA	277.43			N D 001.4410.022.003
		37.89		*CHECK TOTAL		
152695	09/15/15	WALTERS WHOLESAL E	37.89	2308462-01		N D 001.4414.033.000
152695	09/15/15	WALTERS WHOLESAL E	70.55	230784-00		N D 001.4414.033.000
		200.21		*CHECK TOTAL		
152696	09/15/15	WATERLINE TECHNOLOGI	188.21	5314130		N D 001.4430.033.000
152696	09/15/15	WATERLINE TECHNOLOGI	238.24	5314238		N D 001.4430.033.000
152696	09/15/15	WATERLINE TECHNOLOGI	454.48	5314348		N D 001.4430.033.000
152696	09/15/15	WATERLINE TECHNOLOGI	1,080.14	5314448		N D 001.4430.033.000
		1,407.60		*CHECK TOTAL		
152697	09/15/15	WEST COAST ARBORISTS	1,407.60	107727		N D 008.4415.020.013
152698	09/15/15	WILLIAMS/JENNIFER	76.00			N D 001.4190.020.035

ACS FINANCIAL SYSTEM
09/02/2015 13:08:48

WARRANT DATE VENDOR
BANK OF AMERICA

152699 09/15/15 XEROX CORPORATION
152699 09/15/15 XEROX CORPORATION

BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT CLAIM INVOICE PO#

17425 6204CP COPIER W/OUT SR 38.00
17425 WC7428 PRINTER 180.52
218.52

701892320
701892320
*CHECK TOTAL

TOTAL 710,667.49

GL540R-V07.27 PAGE 9
CITY OF SAN DIMAS

F 9 S ACCOUNT

N D 001.4190.015.000
N D 001.4190.015.000

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REPORT TOTALS:

GL540R-V07.27 PAGE 10
CITY OF SAN DIMAS
F 9 S ACCOUNT

Disbursement Journal
DESCRIPTION AMOUNT CLAIM INVOICE PO#
710,667.49

RECORDS PRINTED - 000269

FUND RECAP: -----
 FUND DESCRIPTION -----
 001 GENERAL FUND
 002 STATE GAS TAX
 003 WALKER HOUSE LLC FUND
 007 CITY WIDE LIGHTING DISTRICT
 008 LANDSCAPE PARCEL TAX
 010 INFRASTRUCTURE REPLACEMENT
 020 COMMUNITY PARK DEVELOPMENT
 022 OPEN SPACE #2 (EAST)
 027 CIVIC CENTER PARKING DIST
 034 HOUSING AUTHORITY 2-1-12
 038 SUCCESSOR AGENCY CG 2-1-12
 053 GOLF COURSE MAINT & OPERATIO
 071 AIR QUALITY MANAGEMENT DIST
 072 PROP A LOCAL TRANSPORTATION
 075 LANDSCAPE MAINTENANCE DIST
 110 TRUST AND AGENCY
 TOTAL ALL FUNDS

DISBURSEMENTS
 170,865.09
 11,502.93
 39,659.27
 18,381.34
 374,336.75
 44,302.28
 28,741.59
 28,631.62
 7,500.00
 7,442.48
 309.55
 4,310.39
 1,621.12
 1,048.09
 710,667.49

BANK RECAP: -----
 BANK NAME -----
 CHEK BANK OF AMERICA
 TOTAL ALL BANKS

DISBURSEMENTS
 710,667.49
 710,667.49



MINUTES
REGULAR CITY COUNCIL MEETING
TUESDAY, AUGUST 25th, 2015 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVENUE

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 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

1. CALL TO ORDER AND FLAG SALUTE

Mayor Morris called the meeting to order and led the flag salute at 7:00 p.m.

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

a. Members of the Audience

- 1) Jeanette Heitmann from the Service Center for Independent Life introduced the company and provided information on their programs. (Material provided and added to agenda packet)
- 2) Teri Muse from Waste Management announced Commercial Recycling Audits to begin in San Dimas a follow-up report will be provided when audits are completed.
- 3) Dr. Marvin Ersher spoke on hillside landscaping issues due to the drought.

3. CONSENT CALENDAR

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

MOTION: A motion to approve the consent calendar as presented was made by Councilmember Templeman and seconded by councilmember Ebner. The motion passed unanimously. (5-0)

YES: Badar, Bertone, Ebner, Templeman, Morris

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

RESOLUTION 2015 - 42, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF AUGUST, 2015.

- b. Approval of minutes for regular City Council meeting of August 11, 2015
- c. Award Cash Contract 2015-04 to Sea West Enterprises in the amount of \$56,805 for improvements for new office and restrooms at the Sycamore Canyon Equestrian Center.
- d. Expedited Permitting Process for Small Rooftop Residential Solar Energy Systems

ORDINANCE 1234, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES ADDING CHAPTER 15.06 TO TITLE 15 OF THE SAN DIMAS MUNICIPAL CODE TO PROVIDE AN EXPEDITED, STREAMLINED PERMITTING PROCESS FOR SMALL RESIDENTIAL ROOFTOP SOLAR ENERGY SYSTEMS (SECOND READING AND ADOPTION)

- e. Bonita Avenue Boardwalk Streetscape Replacement and Renovation Project – Approval to retain Architerra Design Group for landscape architectural services for preparation of Construction Documents in the amount not to exceed \$107,600
- f. Construction Management Services on the Foothill Boulevard Bridge Widening Project (CC 2014-01, BHLS-5367-013, EA 07-93318)
- Approval of Change Order 1 for Southstar Engineering and Consulting Inc. in the amount not to exceed \$132,000.00 for additional services for the management of the construction contract.
- g. Resolution to Adopt the Look Back Measurement Safe Harbor Under the Patient Protection and Affordable Care Act

END OF CONSENT CALENDAR

4. OTHER BUSINESS

- a. Request Congressional Support for States to have the Authority to Enforce State and Local Sales and Use Tax Laws on Remote Transactions H.R. 2775 and S. 743

City Manager Blaine Michaelis presented staff's report on this item and explained the sales tax disbursement breakdown.

Recommended Action: Receive report and authorize Mayor to sign letters prepared by City Manager in support of H.R. 2775 and S. 743.

MOTION: A motion to authorize the Mayor to sign letter in support of H.R. 2775 and S. 743 was made by Councilmember Bertone, seconded by Councilmember Badar. The motion passed unanimously (5-0)

YES: Bertone, Badar, Ebiner, Templeman, Morris

Councilmember Ebiner commented that he would like to see the pros and cons of this type item or issue included in staff's report.

5. ORAL COMMUNICATIONS

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

- 1) Dr. Marvin Ersher - Requested updates from staff on the rehabilitation facility in Via Verde, Watershed Open Space and Via Verde Shopping Center. He suggested that staff provide status updates on projects at council meetings in the future.

In light of Dr. Ersher's suggestion, discussion was had and an explanation from City Attorney Steres was given on the possibility of adding a new subject category to the agenda format. (Staff Updates)

- 2) Raymond Foster from San Dimas Masonic Lodge - Rotary and Masonic announcements and updates
 - a. City Manager

Mr. Michaelis shared that anyone from the community with interests or concerns may call the City Manager's office at any time to have their concerns heard or questions answered. He then called on Mr. Stevens to give an update on the rehabilitation facility in Via Verde. Mr. Stevens announced that grading permits had been issued for the rehabilitation facility, but building permits had not. Mr. Michaelis stated that staff continues to meet with community members on the Watershed Project; and another meeting will be scheduled for a future time. A summary and action plan was sent to property owners. Mr. Michaelis announced the guest for the call in show San Dimas Mountain Rescue.

b. City Attorney

Nothing to report.

c. Members of the City Council

1) Appointment to the Equestrian Commission

MOTION: Councilmember Templeman made the motion to appoint Leslie Medlin to the Equestrian Commission it was seconded by Councilmember Badar. The motion passed unanimously. (5-0)

YES: Badar, Bertone, Ebner. Templeman, Morris

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

Nothing to report.

3) Individual Members' comments and updates.

Councilmember Ebner – GSW report on reduction of water use – 35%

Mayor Morris shared that the community may also contact the City Manager through his voicemail at City Hall.

6. ADJOURNMENT

The meeting adjourned at 7:46 p.m. The next meeting is on September 8, 2015 at 7:00 p.m.

Respectfully submitted,

Debra Black, Assistant City Clerk



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the Meeting of September 8, 2015

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Approve Resolution 2015-45 Authorizing Application for Grant Funding from the California State Parks Habitat Conservation Fund for the San Dimas Northern Foothills Trails Project connecting trails to Horsethief Canyon Park

Summary

A City Council resolution approving the application for competitive grant funds for the San Dimas Northern Foothills Trails Project is required by the California State Parks Habitat Conservation Fund Program.

BACKGROUND

Protecting, restoring, and enhancing wildlife habitat and fisheries are vital to maintain California's quality of life. The impacts of the increase in the state's human population results in an urgent need to fund projects that protect rapidly disappearing wildlife habitats that support California's unique and varied wildlife resources.

In response to this need, the people of California voted to enact the California Wildlife Protection Act of 1990, Chapter 9, Fish and Game Code (FGC) 2780 through 2799.6, which largely defines the Habitat Conservation Fund (HCF) Program.

For 2015, the Habitat Conservation Fund has a funding pool of \$2 million. In order for the City to compete for this funding, an application must be submitted to the State Department of Parks and Recreation. The application process requires a resolution of the City Council approving application for these funds. Eligible projects include trails which bring urban residents into park and/or wildlife areas. The Habitat Conservation Fund allows for a maximum match of 50% of the total project cost, with the applicant responsible for the remaining 50%.

With cooperation from the County of Los Angeles Parks and Recreation Department, the City of San Dimas will facilitate the Northern Foothills Trails Project in conjunction with the Brasada trail development project. This project will include a multi-purpose trail loop with connectivity and linkages to three existing trails to provide greater trail access in the Northern Foothills. The Brasada Development agreement requires their participation in the development of the trails on

the parcels currently known as the “North 40” and “South 40”. Grant funding from the Habitat Conservation Fund will apply toward the completion of the trail linkages from the “South 40” trails to two existing Horsethief Canyon Park trails – the Strawberry Trail and the upper plateau picnic area – and an additional linkage from the “North 40” to the existing Poison Oak Trail. The Brasada trail development on the North 40 and South 40 will satisfy the HCF grant match requirement.

The resulting project will provide approximately 1.2 miles of new multi-purpose recreational trails, as outlined on Exhibit B, The Northern Foothill Trails Project site map.

RECOMMENDATION

Staff recommends approval of Resolution 2015-45 approving the application for grant funds from the Habitat Conservation Fund Program for the Northern Foothill Trails Project.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Theresa Bruns".

Theresa Bruns, Director of Parks and Recreation

Attachments:

- Resolution 2015-45
- Exhibit B – Northern Foothills Trails Project, Site Map

RESOLUTION 2015-45

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN
DIMAS, COUNTY OF LOS ANGELES, APPROVING THE
APPLICATION FOR GRANT FUNDS FROM
THE HABITAT CONSERVATION FUND PROGRAM**

WHEREAS, the people of the State of California have enacted the California Wildlife Protection Act of 1990, which provides funds to the State of California for grants to local agencies to acquire, enhance, restore or develop facilities for public recreation and fish and wildlife habitat protection purposes; and

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility for the administration of the HCF Program, setting up necessary procedures governing project application under the HCF Program; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the applicant to certify by resolution the approval of application before submission of said application(s) to the State; and

WHEREAS, the applicant will enter into a contract with the State of California to complete the project(s);

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SAN DIMAS hereby:

1. Approves the filing of an application for the Habitat Conservation Fund Program; and
2. Certifies that said applicant has or will have available, prior to commencement of any work on the project included in this application, the required match and sufficient funds to complete the project; and
3. Certifies that the applicant has or will have sufficient funds to operate and maintain the project(s), and
4. Certifies that the applicant has reviewed, understands, and agrees to the provisions contained in the contract shown in the Grant Administration Guide;
5. Delegates the authority to the Director of Parks and Recreation to conduct all negotiations, execute and submit all documents, including, but not limited to applications, agreements, amendments, payment requests and so on, which may be necessary for the completion of the project.
6. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations, and guidelines.

PASSED AND ADOPTED this 8th day of September, 2015.

Curtis W. Morris, Mayor City of San Dimas

ATTEST:

Debra Black, Assistant City Clerk

I HEREBY CERTIFY that Resolution 2015-45 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of September 8, 2015 by the following vote:

AYES:

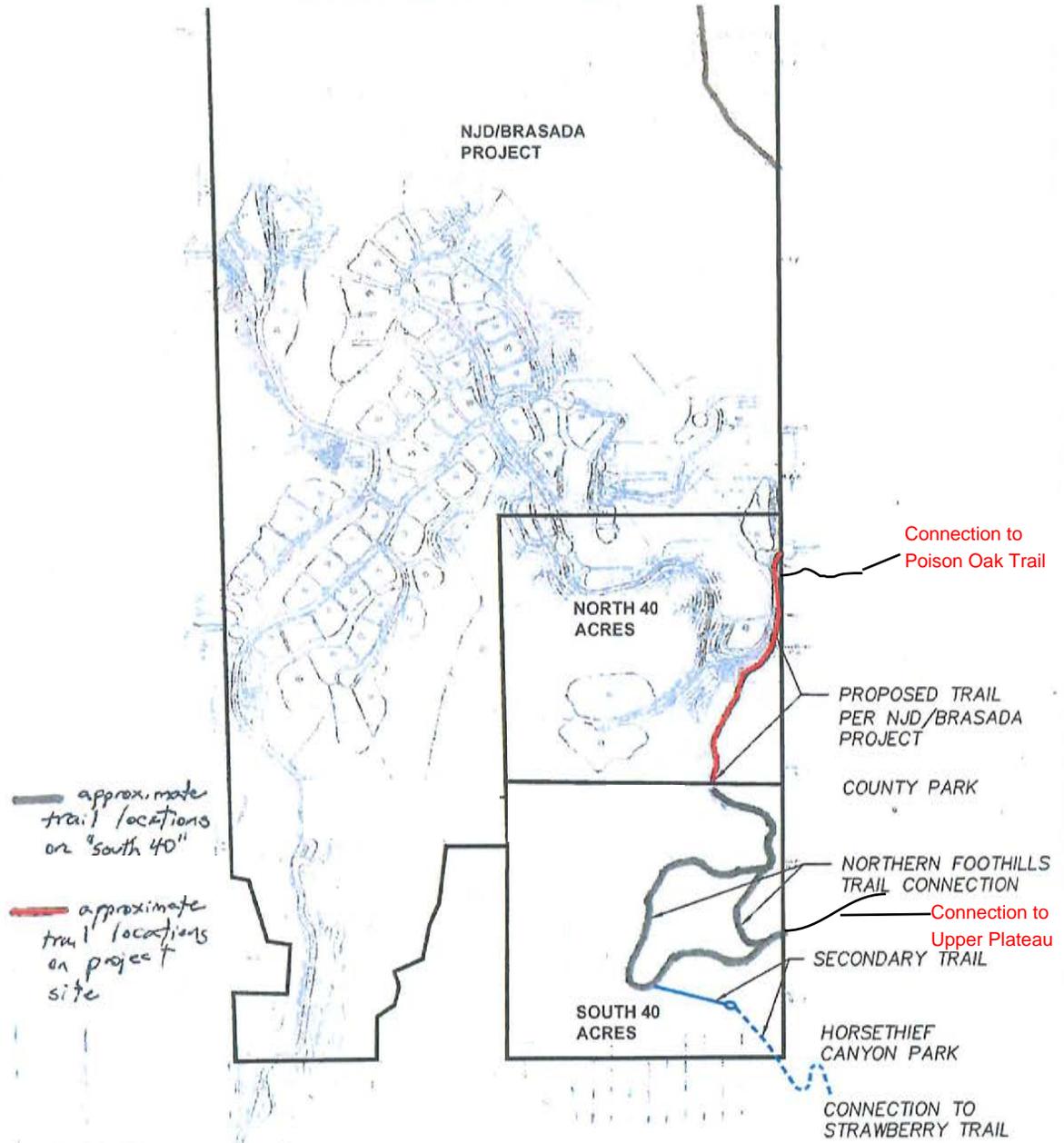
NOES:

ABSTAIN:

ABSENT:

Debra Black, Assistant City Clerk

NORTHERN FOOTHILLS TRAILS PROJECT



RKA
CONSULTING GROUP
 300 S. LIMON CREEK DRIVE SUITE E WALNUT, CA 91789
 (909) 594-0702 • (626) 331-8323 • FAX (909) 594-2656
 WWW.RKAGROUP.COM

CITY OF SAN DIMAS

EXHIBIT 'B'

DATE: 11/22/11	SCALE: N.T.S.	DRAWN BY: A. GARCIA	SHEET: 2 OF 6
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X:\ACAD\165585 - EQUESTRIAN TRAILS\EXHIBITA-D.DWG

Freedom From Workplace Bullies Week

WHEREAS, the City of San Dimas has an interest in promoting the social and economic well-being of its citizens, employees and employers; and

WHEREAS, that well-being depends upon the existence of healthy and productive employees working in safe and abuse-free work environment; and

WHEREAS, research has documented the stress-related health consequences for individuals caused by exposure to abusive work environments; and

WHEREAS, abusive work environments are costly for employers, with consequences including reduced productivity, absenteeism, turnover, absenteeism and injuries; and

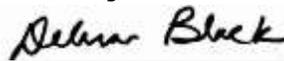
WHEREAS, protection from abusive work environments should apply to every worker, and not be limited to legally protected class status based only on race, color, gender, national origin, age, or disability;

NOW THEREFORE, I Mayor Curtis W. Morris, Mayor Pro Tem Jeff Templeman, Councilmembers Emmett Badar, Denis Bertone, and John Ebner do hereby proclaim October 18th – 24th, 2015 as **FREEDOM FROM WORKPLACE BULLIES WEEK** and commends the California Healthy Workplace Advocates and the Workplace Bullying Institute, which raise awareness of the impacts of, and solutions for, workplace bullying in the U.S.; and encourages all citizens to recognize this special observance.



Mayor

Attest _____



Deputy City Clerk

PATRIOTISM WEEK

WHEREAS, The Benevolent and Protective Order of Elks, through its Constitution, is a Patriotic Order; and

WHEREAS, The Order promotes the ideals that the citizens of this nation live in freedom, won through the great sacrifices and many tribulations which have provided the foundation for a free, prosperous and independent life; and

WHEREAS, We realize that each generation must work to maintain this freedom, otherwise, through carelessness or indifferences, the rights and liberties enjoyed may vanish; and

WHEREAS, It is fitting and proper to recognize this freedom and to honor the nation, which provides it,

NOW THEREFORE, I Mayor Curtis W. Morris, Mayor Pro Tem Jeff Templeman, Councilmembers Emmett Badar, Denis Bertone, and John Ebiner do hereby proclaim September 7th-13th, 2015 as NATIONAL PATRIOTISM WEEK, during this event, urge all citizens to join with the Benevolent and Protective Order of Elks in expressing gratitude for the privilege of American Citizenship with appropriate celebrations and observances.

IN WITNESS WHEREOF, I, Mayor Curtis W. Morris, have hereunto set my hand and caused the seal of the City of San Dimas to be affixed this 8th day of September 2015.

Curtis W Morris

Mayor

Debra Black

Attest _____

Deputy City Clerk



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of September 8, 2015

FROM: Blaine Michaelis, City Manager

INITIATED BY: Planning Commission at Request of Eric Simison

SUBJECT: **Municipal Code Text Amendment 15-04;** A request to amend the uses and parking requirements in Specific Plan No. 9 and other miscellaneous edits

The Planning Commission recommended approval on a 4-1 vote at its August 20, 2015 meeting.

SUMMARY

Municipal Code Text Amendment 15-04 would amend the uses and parking requirements in Specific Plan No. 9 as well as provide other miscellaneous updates.

This MCTA was initiated at the May 7, 2015 Planning Commission Meeting and the draft text was reviewed by the Planning Commission at its August 20, 2015 meeting. Staff and the Planning Commission are recommending approval to the City Council.

BACKGROUND

The August 20, 2015 Planning Commission Staff Report is attached as Exhibit A and contains background and analysis of the issue. The Planning Commission Minutes and Resolution are also attached as Exhibits B and C.

SUMMARY OF PLANNING COMMISSION COMMENTS

The majority of comments revolved around the inability of the parking lot to be guaranteed in perpetuity and potential issues that could arise if the parking lot was to be established, more intense uses were permitted, and then the parking lot was to be discontinued at a later time. As a whole the Planning Commission was comfortable with the tools available to the City to remedy issues that may arise and with the language, uses, and amendments proposed as a whole.

RECOMMENDATION

Staff and the Planning Commission recommend that the City Council adopt Ordinance 1235 approving Municipal Code Text Amendment 15-04.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Jennifer Williams".

Jennifer Williams
Associate Planner

ATTACHMENTS

Ordinance 1235

EXHIBITS

Exhibit A- August 20, 2015 Planning Commission Staff Report
Exhibit B- Excerpt of Draft Minutes of August 20, 2015 Planning Commission Meeting
Exhibit C- Resolution PC 1543

EXHIBIT A

August 20, 2015 Planning Commission Staff Report

See Attached- 29 Pages



Planning Commission Staff Report

DATE: August 20, 2015

TO: Planning Commission

FROM: Jennifer Williams, Associate Planner

SUBJECT: Municipal Code Text Amendment 15-04; A request to amend the uses and parking requirements in Specific Plan No. 9 and other miscellaneous edits

BACKGROUND

On May 7, 2015 the Planning Commission initiated a Municipal Code Text Amendment to amend the uses and parking requirements in Specific Plan No. 9. The request for the amendment came from the owner of the Canyon Trail Plaza, whose development is located within Specific Plan No. 9, Area 4 and who wishes to expand the uses permitted within his development as well as develop a parking lot on the adjacent DWP-owned property. The parking lot would be located within Specific Plan No. 9, Area 5 and serve Canyon Trail Plaza as overflow parking through a long term lease with the DWP.

In conjunction with the applicant's request, Staff has analyzed the entire Specific Plan in an effort to look at the plan comprehensively and identify other areas that are in need of updates.

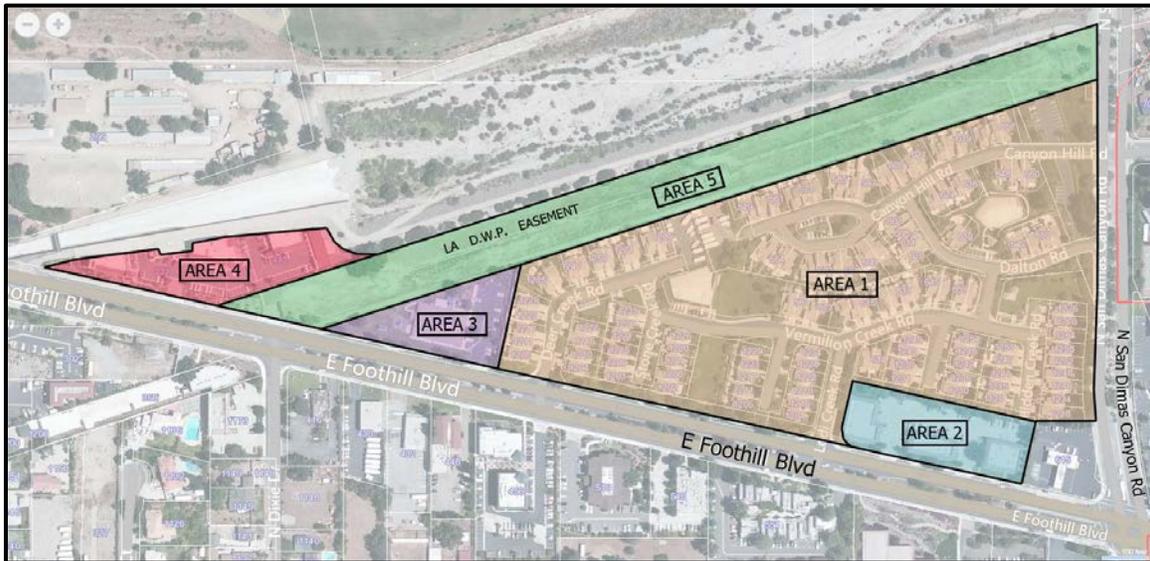
A summary of the proposed changes is provided below and discussed in more depth in the Analysis section of this report. The entireties of the changes are reflected in the attachments to the draft resolution.

- Area 1- No Change
- Area 2- Deletion of Unnecessary Use Determination Text
- Area 3- References Included to Applicable Code Sections
- Area 4- Creation of Use List in Consideration of Overflow Parking Lot
- Area 5- Parking Lots Added as a Permitted Use
- General- Change of Review Process from Precise Plan Review by City Council to Development Plan Review by Board
- Update of Specific Plan Map to reflect "As Developed" conditions
- Elimination of outdated legal description of Specific Plan area

Overview of Specific Plan No. 9

Specific Plan No. 9 was created in 1981 with five areas:

- Area 1- Residential Planned Development
- Area 2- Commercial
- Area 3- Administrative Professional
- Area 4- Highway Retail
- Area 5- Open Space



Area 1, Residential Planned Development consists of approximately 16 acres and contains 124 townhomes that were constructed between 1984-1987 and are known as “Canyon Hill.” Access to the development is provided by San Dimas Canyon Road and Foothill Boulevard.



Purpose

SDMC Section 18.514.050(A) states that the purpose of Specific Plan No. 9, Area 1 is to promote residential amenities beyond those expected under a conventional development, to achieve greater flexibility in design, to encourage well planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development.

Uses

Area 1 permits open space, household pets, and planned residential development subject to the precise plan review process.

Development Standards

The development standards for Area 1 are those of the RPD zone (SDMC 18.52) with a minimum required site area of 5 acres.

Area 2, Commercial consists of approximately 1.4 acres and includes three buildings totaling approximately 15,000 square feet that were developed on the same rectangular parcel in 1991. Tenants include a mortgage lender, realty office, chiropractor, and dental office, among others. Access to the site is provided off of Foothill Boulevard.



Purpose

SDMC Section 18.514.060(A) states that the purpose of Specific Plan No. 9, Area 2 is to provide for the integration of a wide range of goods and services as well as recreational facilities for the community within a physically unified commercial center.

Uses

Area 2 permits all of the uses listed in the C-N, A-P, and C-H zones and incidental and secondary uses subject to review and approval by the Director of Community Development. It conditionally permits the uses listed as conditional in the C-N zone with the addition of indoor recreational facilities.

Development Standards

The development standards for Area 2 are those of the C-N zone with an added provision that reciprocal access, maintenance and parking agreements shall be required when deemed necessary by the director of community planning.

Area 3, Administrative Professional consists of a triangular parcel of approximately 1.1 acres with one building of approximately 7,600 square feet that was developed in 1986 as a day care facility. The current occupant is KinderCare. Access to the site is provided off of Foothill Boulevard.



Purpose

Unlike the text for other areas within Specific Plan No. 9, a stated purpose is not provided for Area 3.

Uses

Area 3 permits all of the uses listed as permitted uses in the A-P zone.

Development Standards

The development standards for Area 3 provide general requirements related to maximum building height, signage, lighting, utilities, trash storage, landscaping, off-street parking, and reciprocal access, maintenance, and parking.

Area 4, Highway Retail is comprised of irregular shaped parcels totaling approximately 1.5 acres. The site was developed in 2007 as an office complex, “Canyon Trail Plaza,” with four buildings totaling approximately 17,000 square. Tenants include Sea West Enterprises Corporate office, a variety of office tenants such as a State Farm Insurance Office, Tolan and Tolan Financial Advisers, and others, and Twisted Sage Café.



Purpose

SDMC Section 18.514.080(A) states that the purpose of Specific Plan No. 9, Area 4 is to provide for a suitable commercial use on a freestanding irregularly shaped parcel.

Uses

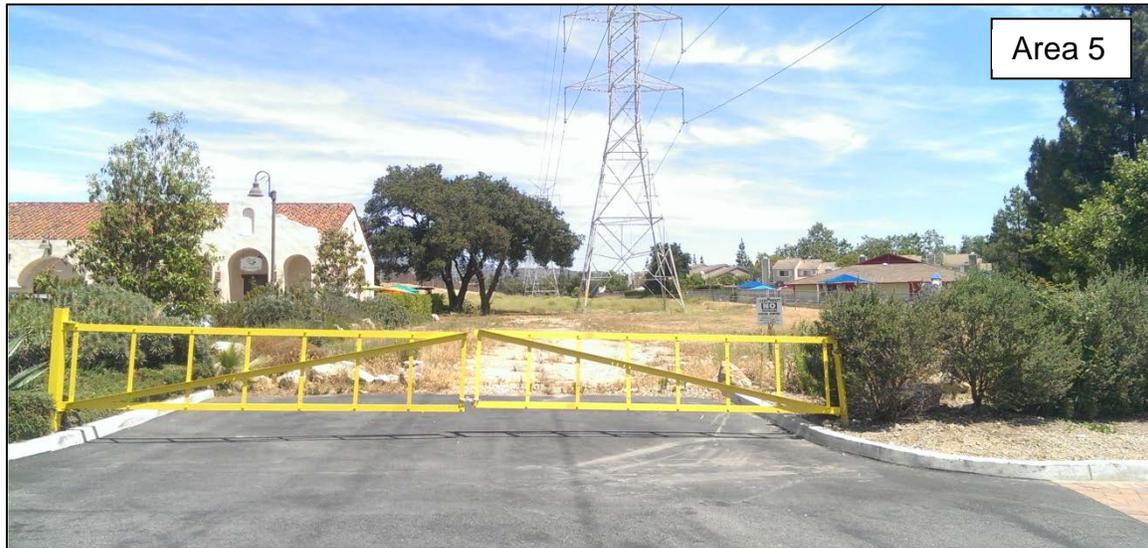
Permitted uses in Area 4 are as approved by the Planning Commission and City Council pursuant to the following findings:

1. The use is compatible with retail uses established in the General Plan;
2. The proposed use will further promote the purpose and intent of the Specific Plan;
3. The proposed use is the highest and best use of the parcel;
4. The proposed use is not detrimental to surrounding property and uses and will promote the public health, safety and welfare.

Development Standards

Development standards in Area Four are as established in the precise plan review provided that all requirements for the use plan approval are met.

Area 5, Open Space is owned by the Department of Water and Power and contains major transmission lines. Per the Specific Plan, the purpose of this area is to preserve the existing right-of-way for passive outdoor recreational activities and to provide for the continuation of the city horse trail system through this area in order to link existing trails.



Purpose

SDMC Section 18.514.090(A) states that the purpose of Specific Plan No. 9, Area 5 is to preserve the existing department of water and power right-of-way area for passive outdoor recreational activities and for the public health and safety. It is also the intent to provide for the continuation of the city horse trail system through this area in order to link existing trails for the furtherance of the goals and objectives of the circulation element of the city general plan.

Uses

Permitted uses in Area 5 are those listed in the Open Space zone subject to review and approval of the Precise Plan process.

Development Standards

Development standards in Area Five are as established in the Precise Plan review.

ANALYSIS

Existing Uses and Parking Requirements for Area 4- Canyon Trail Plaza

In most zones throughout the Municipal Code permitted and conditionally permitted uses are specifically listed. In Area 4 there is no use list, and uses are subject to review and approval by the Planning Commission and City Council subject to certain findings.

When Specific Plan No. 9 was written the site was not yet developed and the existing text was written to allow the Planning Commission and City Council input on appropriate uses for future development given the irregular shape of the parcel. Since then, the currently developed project was constructed as an office development and anticipated for professional office uses. Parking was developed at an office ratio of 1 space provided for each 250 square feet of floor area.

On May 19, 2010 the Planning Commission approved a Classification of Use Determination (CUD 09-04) to permit two additional uses:

1. Research facility
2. Restaurant use with no drive-in or drive-through services or alcohol sales

Conditional Use Permit (CUP) 10-01 was also approved by the Planning Commission the same night and provided for a Shared Parking Agreement to accommodate the restaurant use. It essentially restricted the use of another underutilized tenant space within the development during the hours of operation of the restaurant so that the parking spaces allotted for that use could be used by the restaurant. Conditional Use Permit 11-06 was later processed to modify the prior CUP and Shared Parking Agreement due to a desire by the owner of the restaurant to expand its use, hours, and days of operation and placed additional restrictions on other tenant spaces.

Existing Uses for Area 5- Open Space

Area 5 is designated as Open Space and permitted uses are those general and specific uses listed in Chapter 18.124- Open Space subject to review and approval through the Precise Plan process. Those uses generally include open space for preservation and production of natural resources, open space for outdoor recreation, and open space for public health and safety. The permitted uses do not include parking lots; however parking lots have historically been permitted under the DWP right-of-way.

Applicant's Request

The following is a summary of the applicant's request. Analysis follows.

1. Amend the uses and the parking requirements in Specific Plan No. 9, Area 4 to allow for additional uses such as convenience goods and service businesses, specialty commercial uses, and retail uses within Canyon Trail Plaza; and
2. Amend the uses in Specific Plan No. 9, Area 5 (Open Space) to clarify the allowance of the development of a parking lot. Development Plan Review Board review and approval is required for the design of the parking lot and was granted on June 11, 2015.

The applicant recently approached Staff with a request for a use list to be incorporated into the Specific Plan area that regulates the development under his ownership, "Canyon Trail Plaza," which is located in Area 4. The use list would allow more flexibility in uses in the development than the existing standards permit as well as simplify the process for businesses wishing to locate to the site or expand within the site. The applicant is requesting uses with higher parking requirements than the current development provides at the current ratio of 1:250 (such as restaurants at 1:75 and retail and service businesses at 1:225).

The applicant is requesting consideration of the uses in light of their plan for the proposed development of a parking lot on the adjacent Los Angeles Department of Water and Power (DWP)-owned parcel located within Area 5 (see Exhibit B-Parking Lot Layout). The applicant has submitted and won a bid to lease the DWP property adjacent to their subject property for Vehicle Parking and Landscaping, is working on a 30 year lease term, and has provided a copy of the "Confirmation of Oral Bid for License" to the City. The applicant obtained Development Plan Review Board approval for the development of the parking lot with a total of 43 parking spaces on June 11, 2015.

ISSUES

Parking

The DWP restricts its property from being used to fulfill any Code required parking. Furthermore, the City cannot have complete assurance that the DWP, the current owner, or future owners will not terminate the lease or discontinue the use of the parking lot at some time in the future.

Regardless, the City may want to consider flexibility in parking requirements to allow a more diverse allowance of uses at this development. In 2014 changes were made to the parking code (SDMC Chapter 18.156) to allow for parking flexibility for additional uses in major shopping centers. Specifically, in the Applicability Section (18.156.020) it is stated that:

“Parking facilities, pursuant to this chapter, shall be provided for any building constructed or enlarged or for any change in use of an existing building where such use intensifies the required number of parking spaces, ***except for major shopping centers where additional parking is not required for uses which increase such intensity.***”

A general requirement was also added in SDMC 18.156.040(I) that

“For major shopping centers, when uses with more intense parking exceed thirty percent of the total floor area and when there is evidence of poor distribution of use and/or parking and/or inadequate management of shared parking, ***the planning commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the major shopping center.***”

Essentially, this allowed flexibility of the uses in light of developed, built-out parking, put more of the burden of management of the parking lot and shopping centers on the property manager, and provided an avenue for the City to become involved and put conditions on the management and operation of the parking and uses if problems were to arise in the future.

The subject site cannot be considered a major shopping center and does not qualify for the flexibility allowed under the existing parking code. However, there are unique characteristics to this request in that:

1. The subject properties are somewhat separated from others geographically and as such may be less likely to negatively impact surrounding developments;
2. Most developments don't have the option to develop potential overflow parking lots on adjacent parcels;
3. The applicant is attempting to invest in the parking lot improvements and formalize a long term 30 year lease for its use and maintenance; and
4. The property is located in a Specific Plan so it may be an opportunity to “test” the parking flexibility on a smaller site before applying flexible interpretations city-wide.

As such, Staff is recommending addressing the issue by adding language that qualifies the parking provided for the existing development as meeting the required parking for office uses and allowing additional permitted and conditionally permitted uses to be conducted in Area 4 so long as the overflow parking lot in Area 5 is developed to serve and benefit the development within Area 4.

“The existing parking improvements within Area 4 provide the required parking for the existing office development at a ratio of 1 space for each 250 square feet of floor area. Should a parking lot be established within

Area 5 to serve the existing development in Area 4, it will be an overflow parking lot only and will not be considered required parking.”

The following draft language is proposed to be included with the use lists to ensure that new more intense uses than office uses are only permitted in conjunction with the overflow parking lot, to address businesses that may be existing if the parking lot were to be discontinued, and to address potential parking problems should they arise:

“These uses shall only be permitted in conjunction with the availability and use of the overflow parking lot in Area 5 for the benefit of the development in Area 4. Should at some future time after its development the overflow parking lot becomes unavailable and businesses with uses listed in SDMC 18.514.080(D) or (E) have been established, then those businesses that were established legally shall be permitted to remain with no future expansion and all new businesses shall be limited to operating with uses permitted under SDMC 18.514.080(C).

When any of the uses below are operated in Area 4 and there is evidence of poor distribution of use and/or parking and/or inadequate management of on-site parking in Area 4 or overflow parking in Area 5, the planning commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the development.”

OTHER AMENDMENTS

The current text requires Precise Plan review by the City Council for most development applications while the proposed text switches that review authority to the Development Plan Review Board. This will alleviate the burden of a high level of review for projects such as building alterations. So long as development is located within the Scenic Highway Overlay it will still be subject to the Precise Plan review process including City Council review; however, if this requirement of the Scenic Highway Overlay is amended in the future, the code text for Specific Plan No. 9 will not have to be revised again.

Other amendments to Specific Plan No. 9 are primarily clean-up items which consist of:

- Language changes
- References to standards in other sections of the code
- Updating the Specific Plan Map to reflect “As Developed” conditions
- Eliminating the outdated legal description of the Specific Plan area

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of Municipal Code Text Amendment 15-04 to the City Council.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jennifer Williams". The signature is written in a cursive, flowing style.

Jennifer Williams
Associate Planner

Exhibit A- Letter from Applicant
Exhibit B- Conceptual Parking Lot Plan
Exhibit C- List of Requested Uses
Exhibit D- Existing Code Text

Resolution PC-1543

EXHIBIT A

Letter from Applicant

See Attached- 1 Page



Canyon Trail Plaza LLC

373 E. Foothill Blvd., San Dimas CA 91773 (909) 592-7120 Fax (909)592-1790

City of San Dimas
245 East Bonita Ave.
San Dimas, CA 91773
Attention: Jennifer Williams

April 29, 2015

Proposal: Request for Amendment to Municipal Code; Specific Plan-9 Area 4 & Area 5 (Municipal Code Title 18 Zoning Chapter 18.514.080 and 18.514.090)

Objective: To provide for a wider type of business tenant within the Canyon Trail Plaza business park.

Rationale: Under current City codes and ordinance Canyon Trail Plaza is located within a Specific Plan (9) that carries with it significant restrictions for office and retail use. In today's economic environment the demand for office space has diminished and small entrepreneurial retail businesses and boutiques are looking to locate in quality areas and within quality lease spaces. Canyon Trail Plaza possesses both of these attributes. The success of Twisted Sage Café and Catering (currently operating under a CUP) attests to the fact that the community in general is looking for local, unique and extraordinary venues to meet, eat and hopefully shop.

Requirements: We understand that the approval of any additional uses may put added pressure on Canyon Trail Plaza parking. To that end, we have entered into a thirty (30) year land lease agreement for parking with the Los Angeles City Department of Water and Power (LADWP) for a half acre of their property adjacent and contiguous to our property. The LADWP land is "Area 5" within Specific Plan -9 (18.514.090 "Open Space"). Our parking lease agreement does not impact the horse trail already in place. This parking shall provide for approximately forty five (45) additional parking spaces (nearly doubling the current parking available to tenants and customers). Although Canyon Trail Plaza does not compete for, or conflict with, vehicular parking for any other commercial center (due to our unique location), we are also aware that "off-site" parking, under current City code, cannot be used in the calculation of required parking. Therefore, it would be necessary for the City to make the determination that current parking restrictions for this location be amended.

It is our hope that the City will make the determination that a more broad base use of this property is reasonable as presented in our "Request for consideration of allowed land uses: (Canyon Trail Plaza: Specific Plan-9 (Area 4)) included in this submittal. Further it is our hope that the City is able to implement a change in the business parking requirements as they apply to Specific Plan-9 Area 4 and allow parking and an acceptable use in Area 5 (ref. attached site plan).

Thank you for your time and consideration,

Sincerely,

Eric J. Simison

EXHIBIT B

DPRB Approved Parking Lot Plan

See Attached- 1 Page

EXHIBIT C

List of Applicant's Requested Uses

See Attached- 2 Pages

Canyon Trail Plaza April 28, 2015

Specific Plan – 9 (Area 4) – Request for consideration of allowed land uses.

18.514.080 Area Four—Highway retail.

A. Purpose. To provide a suitable commercial use on a freestanding irregularly shaped parcel.

B. Permitted Uses. Permitted uses in area four are as approved by the planning commission and city council pursuant to the following findings:

1. The use is compatible with retail uses established in the general plan;
2. The proposed use will further promote the purpose and intent of the specific plan;
3. The proposed use is the highest and best use of the parcel;
4. The proposed use is not detrimental to surrounding property and uses and will promote the public health, safety and welfare.

C. Development Standards. Development standards in area four are as established in the precise plan review provided that all requirements for the use plan approval are met. (Ord. 726 § 1, 1981)

Requested Permitted Uses

A. Generally. Buildings, structures and land shall be used and buildings and structures shall hereafter be erected, structurally altered or enlarged only for the following uses, plus such other uses as the director of community development determines to be similar and not more obnoxious or detrimental to the public health, safety and welfare, in accordance with the findings set forth in Section 18.192.040 of this title. The determination of the director may be appealed to the development plan review board and, thereafter, the city council pursuant to Chapter 18.212 of this title. All uses shall be subject to the property development standards in Section 18.92.050. All uses and storage shall be conducted within a totally enclosed building with the exception of service areas, nursery stock, commercial recreational facilities and those uses permitted by conditional use permit.

1. Administrative, financial, professional and sales offices.
2. Medical and health services, including dental labs.
3. Public uses, including government agencies, libraries, post offices, utility company offices, museums, art galleries and similar uses.
4. Special service agencies, including travel agencies, telephone exchanges, employment agencies and similar uses.
5. General research facilities, provided that such facilities shall not include the testing or use of materials, chemicals, products or technologies which are primarily found in industrial or “high-tech” facilities.
6. On Sale/ Off Sale alcohol sales – Beer and Wine.
 - Microbrewery with tasting room and no connection with a restaurant.
 - Microbrewery in connection with a restaurant.
 - Allow outdoor alcohol service to patios/ designated parklets.

7. Convenience goods and service businesses, including such retail uses as food markets, pharmacies and liquor stores; and including such service businesses as barber and beauty shops, cleaners/laundries, small appliance repair service businesses, swimming pool supply businesses, mobile home parts and sales, electrical equipment sales and services and similar uses.
8. Specialty commercial uses, including antique shops, jewelry stores, music stores, auto and truck part and supply businesses and similar uses
9. Retail businesses other than automobile, boat and recreational vehicle sales and services.
10. Restaurants, provided that they not contain drive-in or drive-through service. Restaurants may have alcohol sales & live entertainment provided that such alcohol sales/ live entertainment is secondary and incidental to the restaurant use.
11. Mobile food services.
12. Accessory massage permitted with the following primary businesses: barbershop, beauty shop, athletic club, day spa, medical doctor's office and similar uses. (Ord. 1185 § 4, 2008; Ord. 1072 § 2, 1997; Ord. 847 § 1, 1986; Ord. 785 § 4, 1983; Ord. 260 § 2, 1969; Ord. 37 § 246.2, 1961)

Requested Conditional Uses

The following uses shall be permitted subject to a conditional use permit pursuant to Chapter 18.200:

- A. Indoor and outdoor recreation facilities;
- B. Veterinary service facilities;
- C. Accessory game arcade consisting of seven or more machines within an indoor recreation facility;
- D. Athletic clubs and performing arts studios;
- E. Thrift stores. (Ord. 1185 § 5, 2008; Ord. 1097 § 3, 1999; Ord. 911 § 6 (A), 1990; Ord. 785 § 4, 1983; Ord. 260 § 2, 1969; Ord. 37 § 246.3, 1961)

EXHIBIT D

Existing Code Text

See Attached- 9 Pages

Chapter 18.514**SPECIFIC PLAN NO. 9*****Sections:**

- 18.514.010 Location.**
- 18.514.020 Purpose and intent.**
- 18.514.030 General provisions.**
- 18.514.040 Uses in specific plan areas.**
- 18.514.050 Area One—Residential planned development.**
- 18.514.060 Area Two—Commercial.**
- 18.514.070 Area Three—Administrative-professional.**
- 18.514.080 Area Four—Highway retail.**
- 18.514.090 Area Five—Open space.**
- 18.514.100 Plan review and implementation.**
- 18.514.110 Application for development.**
- 18.514.120 Plan disposition.**
- 18.514.130 Council action.**
- 18.514.140 Processing of approved plans.**

* **Editor's Note:** Exhibits and appendices relating to Specific Plan No. 9 are located at the end of this chapter.

18.514.010 Location.

Specific Plan No. 9 applies to the area located west of San Dimas Canyon Road, north of Foothill Boulevard. See Appendix A for a legal description. (Ord. 726 § 1 (1), 1981)

18.514.020 Purpose and intent.

A. The purpose of Specific Plan No. 9 is to provide for the classification and development of parcels of land as coordinated comprehensive project so as to take advantage of the superior environment which will result from large scale community planning. The regulations established by Specific Plan No. 9 are intended to allow a diversity of uses and development standards created specifically for the project area while ensuring substantial compliance with the spirit, intent and provisions of other portions of this code. Alternative development standards have been incorporated in this specific plan in

return for development sensitivity and increased amenities to serve the inhabitants of this and surrounding community areas.

B. Development standards are proposed to achieve the following objectives:

1. To conserve the scenic qualities of the area;
2. To provide an enriched scenic highway environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and architectural design. (Ord. 726 § 1 (2), 1981)

18.514.030 General provisions.

A. Unless otherwise specified, all development standards within Specific Plan No. 9 shall comply with other provisions of this title. Terms used in this chapter shall have the same meaning as defined elsewhere in this code unless otherwise defined in this chapter.

B. Any details or issues not specifically covered by this specific plan shall be subject to the regulations of this code.

C. All references in this chapter relate to ordinances contained in this code as currently written unless expressly provided to the contrary. In the event that any conditions or terms in this chapter is declared illegal or unenforceable, the other terms and conditions shall remain in full force and effect to the full extent permitted by law.

D. The specific plan is an instrument for guiding, coordinating and regulating the development of property within the area designated on the area map, in this chapter, area map, attached to this chapter as Exhibit A. The plan replaces the usual zoning regulations as stated in this chapter. It is a "specific plan" as authorized in Article 8 of Chapter 3 of the state Planning and Zoning Law. The plan is consistent with and carries out the projections of the general plan of the city. (Ord. 726 § 1 (3), 1981)

18.514.040 Uses in specific plan areas.

Attached to this chapter as Exhibit A and incorporated in this chapter by this reference is the "specific plan map" establishing specific land use areas within Specific Plan No. 9, which land uses are

designated in this chapter as areas one, two, three, four and five. Buildings, structures, and land shall be used and buildings and structures shall hereafter be erected, structurally altered, modified or enlarged only for the uses permitted in each area as provided in Sections 18.514.050 through 18.514.090. All uses and storage shall be conducted within a totally enclosed building with exception of nursery stock or as approved by conditional use permit. (Ord. 726 § 1, 1981)

18.514.050 Area One—Residential planned development.

A. Purpose. The purpose of the RPD (residential planned development) area is to promote residential amenities beyond those expected under a conventional development, to achieve greater flexibility in design, to encourage well planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development.

B. Permitted Uses. Permitted uses in area one are as follows:

1. Open space uses as permitted in the open space zone as described in Chapter 18.124 of this title;
2. Household pets as described and regulated in Chapter 18.20 Residential Zones Generally;
3. Planned residential development, subject to precise plan review and approval by the planning commission and city council in accordance with Section 18.514.100.

C. Development Standards. Development standards in area one are as follows:

1. All development standards of the residential planned development zone, Chapter 18.52 of this title;
2. Minimum lot area shall be five acres;
3. Visitor parking shall be provided in the ratio of one space for each two dwelling units, and shall be conveniently located to the units served. (Ord. 1226 § 1, 2014; Ord. 726 § 1, 1981)

18.514.060 Area Two—Commercial.

A. Purpose. The purpose of area two is to provide for the integration of a wide range of goods and services as well as recreational facilities for the community within a physically unified commercial center.

B. Permitted Uses. Permitted uses in area two are as follows:

1. Those uses listed as permitted uses in the C-N, A-P and C-H zones;
2. Incidental and secondary uses which are related to another permitted use on the same lot or parcel, subject to prior review and approval by the director of community development upon finding that the incidental and secondary use is not more obnoxious or detrimental to the public health, safety or welfare than any other permitted uses, in accordance with Section 18.192.040 of this title. The determination of the director may be appealed to the development plan review board and, thereafter, to the city council pursuant to Chapter 18.192 of this title.

C. Conditional Uses. The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200:

1. Those uses listed as conditional uses in the C-N zone;
2. Indoor recreational facilities, except for coin or token operated games of skill.

D. Development Standards. All development standards of the C-N zone shall apply.

E. Reciprocal Access and Parking. Reciprocal access, maintenance and parking agreements shall be required when deemed necessary by the director of community planning and shall be in a form and content satisfactory to the director of community planning and the city attorney. (Ord. 785 § 7, 1983)

18.514.070 Area Three—Administrative-professional.

A. Permitted Uses. Permitted uses in area three are those uses listed as permitted uses in the A-P zone.

B. Development Standards. Development standards in area three are as follows:

1. Building height, maximum three stories;
2. Signs, as approved in the precise plan review pursuant to Section 18.514.120;
3. Lighting. All outside lighting shall be so arranged and shielded as to prevent any glare or reflection, any nuisance, inconvenience or hazardous interference of any kind on adjoining rights-of-way or property. No light standard shall exceed a height of fifteen feet;
4. Utilities. All utilities provided to serve new as well as existing uses and buildings shall be installed underground except as otherwise provided for in the approved precise site plan;
5. Trash Storage. City standard plan trash storage areas shall be provided in locations approved on the precise plan;
6. Landscaping. Landscaping shall be installed around all buildings of sufficient area to soften the impact of hard-edge buildings and building materials. Landscaping shall be installed pursuant to an approved landscaping plan. The landscaping shall be maintained by an automatic irrigation system and shall be kept weed and disease free;
7. Off-street parking shall be provided in the ratio of five spaces per one thousand square feet of gross floor area;
8. Reciprocal Access and Parking. Reciprocal access, maintenance and parking agreements may be required of the developer satisfactory to the director of planning and the city attorney where appropriate due to site design considerations. (Ord. 785 § 8, 1983; Ord. 726 § 1, 1981)

18.514.080 Area Four—Highway retail.

A. Purpose. To provide a suitable commercial use on a freestanding irregularly shaped parcel.

B. Permitted Uses. Permitted uses in area four are as approved by the planning commission and city council pursuant to the following findings:

1. The use is compatible with retail uses established in the general plan;
2. The proposed use will further promote the purpose and intent of the specific plan;
3. The proposed use is the highest and best use of the parcel;

4. The proposed use is not detrimental to surrounding property and uses and will promote the public health, safety and welfare.

C. Development Standards. Development standards in area four are as established in the precise plan review provided that all requirements for the use plan approval are met. (Ord. 726 § 1, 1981)

18.514.090 Area Five—Open space.

A. Purpose. The purpose of area five is to preserve the existing department of water and power right-of-way area for passive outdoor recreational activities and for the public health and safety. It is also the intent to provide for the continuation of the city horse trail system through this area in order to link existing trails for the furtherance of the goals and objectives of the circulation element of the city general plan.

B. Permitted Uses. Permitted uses are those general and specific uses listed in Chapter 18.124, as amended, subject to review and approval pursuant to the procedure provided in Section 18.514.120. (Ord. 726 § 1, 1981)

18.514.100 Plan review and implementation.

A. No person shall construct any building or structure or use any property or portion thereof within area one, two, three, four, or five of Specific Plan No. 9, until a precise plan of development for such area has been reviewed and approved by the planning commission and city council. Once such review and approval has occurred, further review and approval pursuant to the procedures of Chapter 18.108 shall not be required.

B. No building or structure in any area of Specific Plan No. 9 shall be constructed, erected, structurally altered, modified or enlarged except in accordance with the precise plan approved for such area.

C. Any precise plan approved for any area of Specific Plan No. 9 may be amended from time to

time if such amendment is approved in accordance with the provisions of Section 18.514.120 of this chapter.

D. Notwithstanding the provisions in subsections A through C of this section, the director of community planning may permit variations of or modifications to any approved precise plan limited to the interior of buildings, exterior architectural features not affecting the general appearance of the development, additions or reductions in building area not exceeding ten percent of the gross floor area of the location and design of structures upon the site not affecting the general appearance of the development; provided that the director finds that the purpose, intent and requirements of this specific plan are fulfilled.

E. Before a building permit is issued for the construction, alteration or modification of any building or structure within Specific Plan No. 9, the building department shall ensure that:

1. The proposed building is in conformity with the precise plan and conditions approved by the planning commission and city council;
2. All required off-site improvements have been installed or cash bonds have been deposited with the city to cover the cost of improvements;
3. All of the required dedications have been made. (Ord. 726 § 1 (5), 1981)

18.514.110 Application for development.

A. Applications for a precise plan of development shall be made by the property owner or agent on a form prescribed for this purpose by the city.

B. Except in those cases involving approval by the director of community planning pursuant to Section 18.514.100 (B), the applicant shall submit fifteen prints of the precise plan of development to the planning department. Such plan shall be drawn in sufficient detail to illustrate clearly the design for which approval is sought. Such plan shall show the following:

1. Existing conditions, contours, trees and natural features, all structures and uses and improvements, public streets, rights-of-way, and public

and/or private easements, and sufficient other information to demonstrate the proposed development;

2. Site plan showing proposed structures, contours, site developments, landscaping and natural features retained, parking and loading facilities, circulation, public rights-of-way, public and/or private easements, and sufficient other information to demonstrate the proposed development;

3. Architectural elevations, colors, signage, lighting, materials, ornamental, pictorial, or decorative material to be used in or about the exterior of the structure;

4. Such other information as may be required by the director of community planning to permit reasonable consideration of the application. (Ord. 726 § 1 (6), 1981)

18.514.120 Plan disposition.

Within sixty days after resubmission of the complete precise plan application the planning commission shall hold a duly advertised and noticed public hearing and shall recommend to the city council the approval, with any conditions deemed necessary to protect the public health, safety and welfare, or disapproval of the precise plan. Prior to recommending approval of the plan, the commission shall find that:

- A. All provisions of this specific plan are complied with;

- B. The location, configuration, size, and design of buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures;

- C. Architectural treatment of buildings and structures and their materials and colors shall be visually harmonious with the natural environment, existing buildings and structures, and surrounding development, and shall enhance the appearance of the area;

- D. Architecture, landscaping and signage shall be innovative in design and shall be considered in the total graphic design to be harmonious and attractive. Review shall include: materials, textures, colors, illumination, and landscaping, the design, location and size of any freestanding sign;

E. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves;

F. Garnish colors should be avoided and reflective materials other than glass should not be used on any building, face or roof visible from the street or from an adjoining site. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;

G. All mechanical equipment on the site shall be appropriately screened from view. Large vent stacks, and similar features should be avoided, and if essential, shall be screened from view or painted so as to be nonreflective and compatible with building colors;

H. Rooflines on a building or structure should be compatible throughout the building or structure and with existing buildings and structures and surrounding development;

I. Proposed lighting should be so located so as to avoid glare and to reflect the light away from adjoining property and public rights-of-way;

J. Design and location of proposed signs should be consistent with the provisions of this title and with characteristics of the area in which the site is located. Signs should be restrained and design should be in keeping with the use to which they are related. Sign materials should be compatible with the materials and colors used on the exterior of the structure to which sign is related and should be complementary to the appearance of the building;

K. The design of the buildings, driveways, loading facilities, parking areas, signs, landscaping, illuminaries, and other site features should show proper consideration for both the functional aspects of the site, such as the automobile, pedestrian, and bicycle circulation, and the visual effect of the development upon other properties from the view of the public streets;

L. Off-street parking and loading facilities should function efficiently with minimum obstruction of traffic on surrounding streets;

M. The following elements are shown and so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, the scenic quality of Foothill Boulevard and San Dimas Canyon Road is enhanced, and that there will be no adverse effect on surrounding property:

1. Setbacks,
2. Height of buildings,
3. Service areas,
4. Walls,
5. Landscaping,

6. Such other elements as are found to be relevant to the fulfilling of the purpose of this chapter;

N. All utility facilities are underground;

O. The proposed use is in compliance with the general plan. (Ord. 726 § 1 (7), 1981)

18.514.130 Council action.

Upon receipt of the recommendation from the planning commission, the city council shall hold a duly advertised and noticed public hearing. The city council may approve, conditionally approve or disapprove the plan by resolution. Any changes or additions not previously considered by the planning commission shall be referred to the planning commission for report back to the council. (Ord. 726 § 1 (8), 1981)

18.514.140 Processing of approved plans.

A. As used in this chapter, the term "duly advertised and noticed public hearing" shall mean and require that notice of the public hearing be given at least ten days prior to the public hearing in the same manner as required for zone changes and zoning amendments.

B. The approved precise plan, with any conditions shown thereon attached thereto, shall be dated and signed by the director of community planning. One copy of the approved plan and conditions shall be mailed to the applicant. (Ord. 726 § 1 (9), 1981)

Exhibit A

That portion of the southwest quarter of Section 35, Township 1 North, Range 9 West San

Bernardino Meridian, in the city of San Dimas, in the County of Los Angeles, state of California, according to the official plat thereof, described as follows:

Beginning at the intersection of the Northerly prolongation of the center line of Walnut Avenue "60 feet wide" with the Southerly line of government Lot 1 of said Section 35; thence Northwesterly along said Southerly line and Northerly along the Westerly line of said Lot 1 to the Westerly terminus of the common boundary line between the properties to Mervin A. Grizzle and wife, Harold R. Wilson and wife and A. L. Stevens and wife, as established by the deeds recorded on February 4, 1963 as Document No. 3166 and 3167 in Book D-1908 Page 815, and Book D-1908 Page 816 of Official Records in the office of the County Recorder of said county, said Westerly terminus being described in said deeds as a "point in the west line of said section distant thereon South 0 degrees 20 minutes 30 seconds west 1276.62 feet from the west one-fourth corner of said section, as said corner is shown on the map of the Nusbickel Tract recorded in book 34 Page 57 of Maps, records of said county", thence North 89 degrees 50 minutes 44 seconds east along said common boundary line to the Westerly line of Sycamore Canyon Road "now part of San Dimas Canyon Road" 40 feet wide, as shown on the map of Western Water and Power Company's tract recorded in Book 14 Page 9 of maps in said office of the county recorder; thence Southerly along said Westerly line to the most Northerly corner of the parcel of land conveyed to Mervin A. Grizzle, et al., by deed recorded on May 19, 1967 as Document No. 84 in Book D-3647 Page 304 of said official records; thence Southerly along the Easterly line of said land to the most Southerly corner thereof, being in the Southwesterly line of said above mentioned Sycamore Canyon Road; thence Southeasterly and Southerly along the Southwesterly and Westerly lines of said road to the center line of Foothill Boulevard "100 feet wide" as described in deed to the state of California recorded in Book 7905 Page 336 of official records in the office of the county recorder of said county; thence Northwesterly along said center

line to the West line of the East 207 feet "measured at right angles" of government Lot 2 of said Section 35; thence Northerly along said West line to the Northerly line of said Foothill Boulevard; thence Northwesterly along said Northerly line to a line that is parallel with said Westerly line of Lot 1 which passes through a point in said center line of Foothill Boulevard distant 578.69 feet Southeasterly thereon from its intersection with said center line of Walnut Avenue; thence Northerly along said parallel line to the Northeasterly corner of the land described in deed to H. W. Montgomery recorded on August 9, 1955 as Document No. 891 in Book 48594 Page 387 of said official records; thence Westerly along the Northerly line of said land to the Northerly prolongation of said center line of Walnut Avenue; thence Southerly along said prolongation to the point of beginning.

Excepting therefrom, any portions included within the lines of Parcels 406, 407, 408 and 452 as described in the final order of condemnation entered in Superior Court Case No. 782521, a certified copy of said final order being recorded on June 30, 1964 as Document No. 6348 in Book D-2530 Page 693 of said official records, and within the lines of Parcel 8 as described in final order of condemnation entered in Superior Court Case No. 702040, a certified copy of said final order being recorded in Book D-664 Page 761 of said official records.

Also except that portion of said land included within the lines of the land described in Parcels 405 and 451 of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 782521, a certified copy of which was recorded on July 29, 1969, as Instrument No. 3008, in the office of the county recorder of said county.

Also except that portion of said land included within the lines of the land described in Parcel 20, of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 861448, a certified copy of which was recorded on August 19, 1970, as instrument No. 2817, in the office of the county recorder of said county.

Also except that portion included within the lines of the land described in the lease to Standard Oil

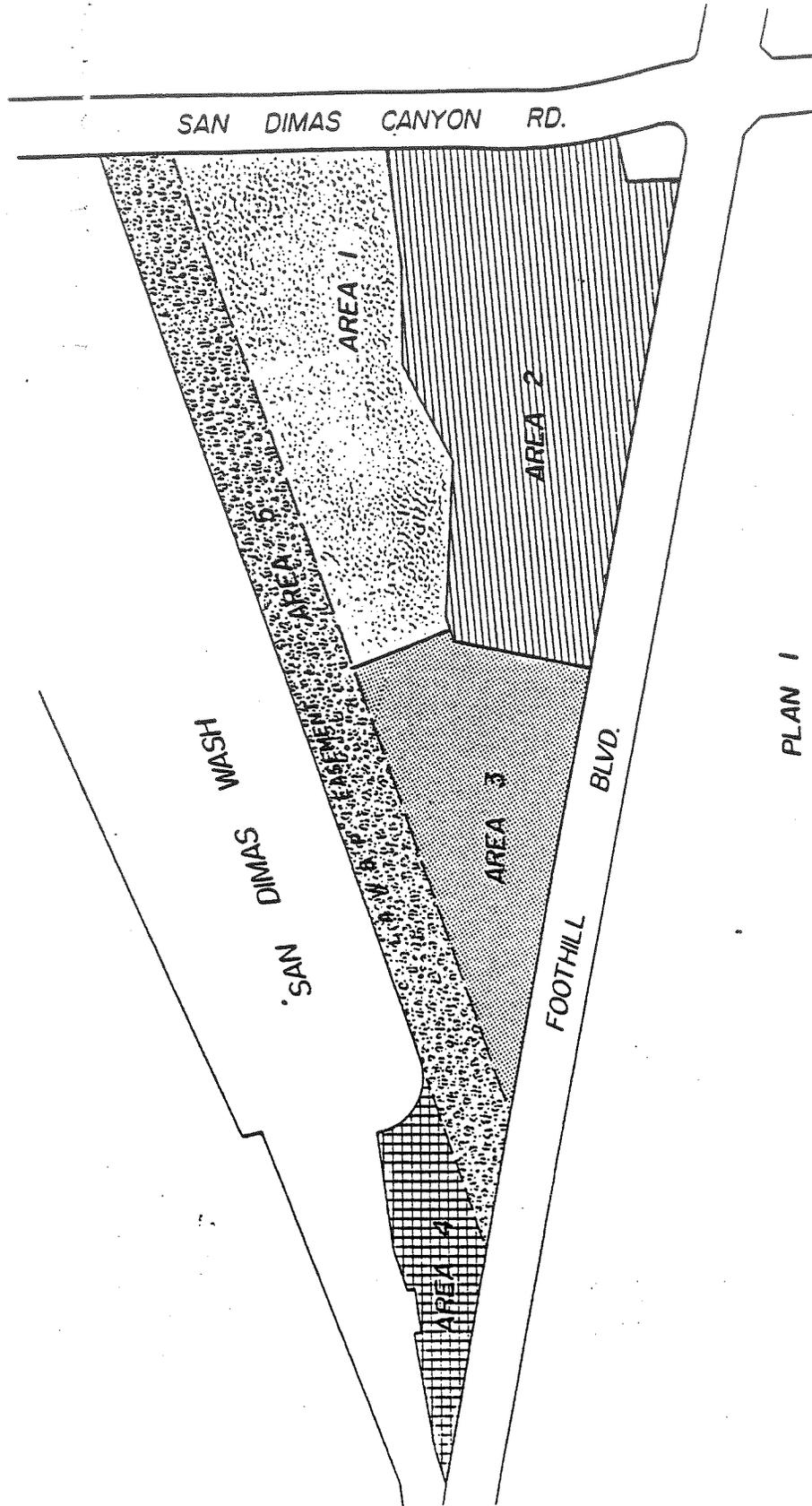
Company of California recorded on May 19, 1967 in Book M-2588 Page 514, Official Records and as modified by an instrument executed by Mervin A. Grizzle et al., and Standard Oil Company of California recorded August 24, 1967 in Book M-2541 Page 171, Official Records, more particularly described as follows:

Parcel 1

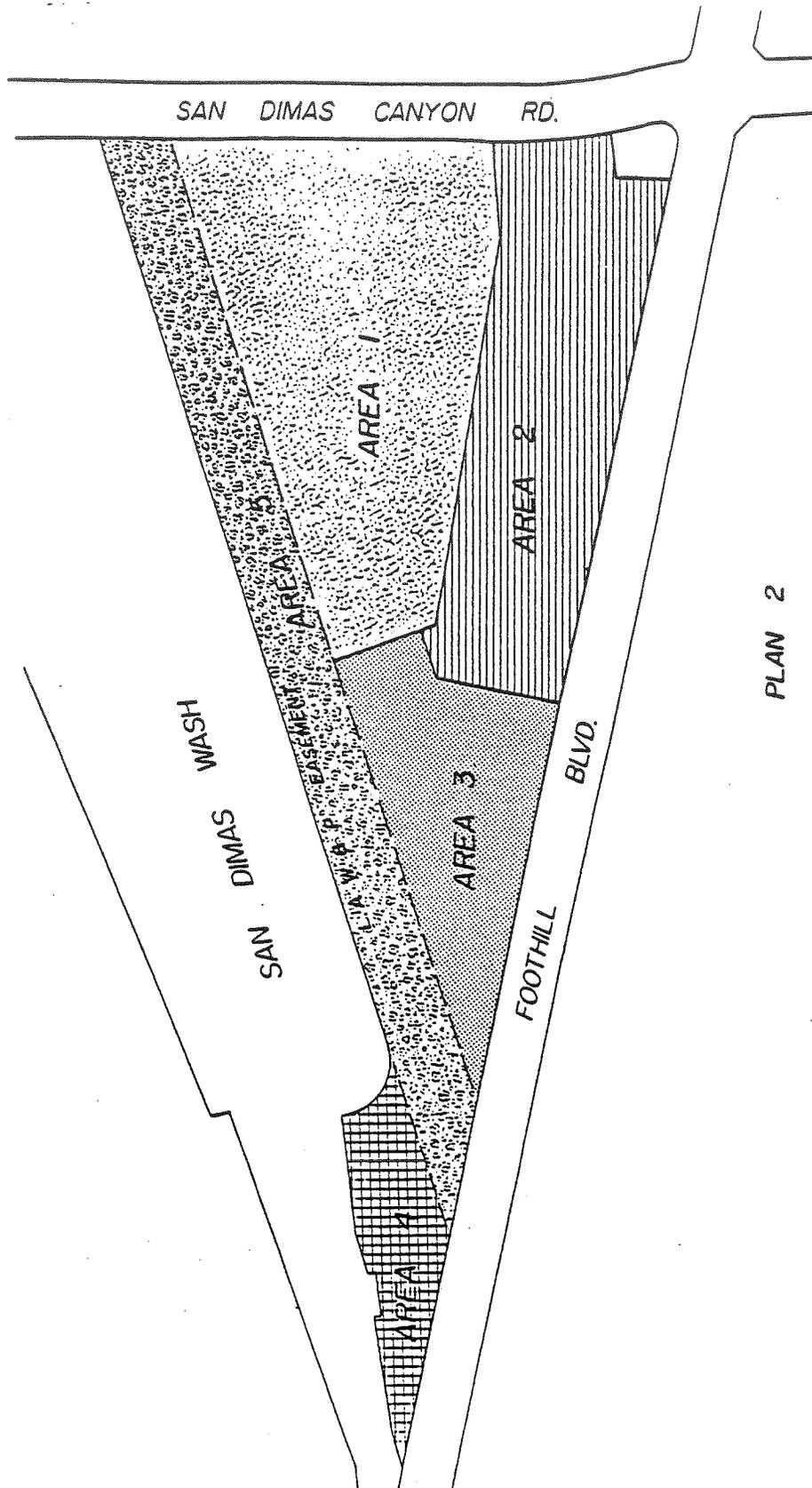
That portion of government Lot 2 in Section 35, Township 1 North, Range 9 West, San Bernardino Meridian, in the city of San Dimas, in the county of Los Angeles, state of California, according to the official plat of said land filed in the district land office on October 30, 1884, described as follows:

Beginning at the Southeast corner of said Lot 2; thence along the Easterly line of said Lot 2, North 0 degrees 02 minutes 55 seconds West 227.02 feet; thence at right angles to said Easterly line South 89 degrees 57 minutes 05 seconds West 163.84 feet; thence at right angles to the center line of Foothill Boulevard, 100 feet wide, as described in deed to the state of California, recorded in Book 7905 Page 336 of Official Records of said county, South 12 degrees 27 minutes 35 seconds West 184.05 feet to the Southerly line of said Lot 2, said Southerly line being the Northerly line of the Rancho Addition to San Jose; thence along said Southerly line South 76 degrees 57 minutes 55 seconds East 209.13 feet to the point of beginning.

Also except that portion of said land lying Northerly of the Southerly boundary line of Parcel 405 of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 782,521, a certified copy of which was recorded on July 29, 1969, as Instrument No. 3008, in the office of the county recorder of said county, and the Westerly prolongation of the most Westerly, Southerly line of said Parcel 405, and the Easterly prolongation of Southerly line of said Parcel 405, being that certain Southerly line having a bearing of North 71 degrees 58 minutes 09 seconds East.



PLAN 1



PLAN 2

EXHIBIT B

Excerpt of Draft Minutes of the August 20, 2015 Planning Commission Meeting

See Attached- 5 Pages

SELECTION OF REPRESENTATIVE TO THE DEVELOPMENT PLAN REVIEW BOARD

Senior Planner Espinoza stated a member of the Planning Commission serves as a member of the Development Plan Review Board and that any member of the Commission was free to serve. In response to the Commission, if at any time another person would like to serve as the representative, Staff can place this item on the agenda again for consideration.

ACTION: The Commission concurred to appoint Chairman Bratt as the representative to the Board and Vice-Chair Davis as the back-up representative.

APPROVAL OF MINUTES

1. July 16, 2015

MOTION: Moved by Davis, seconded by Bratt to approve the minutes of July 16, 2015. Motion carried 2-0-0-3 (Green, Molina, Ross abstained).

PUBLIC HEARINGS

2. **CONSIDERATION OF MUNICIPAL CODE TEXT AMENDMENT 15-04** – A request to amend the permitted uses in Specific Plan No. 9, Areas 4 and 5 (Canyon Trail Plaza and DWP Right-of-Way) and other miscellaneous Specific Plan updates, in the triangular area located north of Foothill Boulevard, west of San Dimas Canyon Road, and south of the San Dimas Wash.

Staff report presented by *Associate Planner Jennifer Williams* who stated the initiation of this amendment was authorized by the Planning Commission on May 7, 2015 at the request of Eric Simison, owner and property manager of Canyon Trail Plaza. She outlined the five areas of Specific Plan No. 9 and the permitted uses for each area. The Applicant is requesting to amend the uses in Areas 4 and 5, and with this amendment Staff is also correcting outdated language in the other Areas. Unlike other zones in San Dimas, SP-9, Area 4 is written without any permitted uses by right; all uses would need to be approved through the Planning Commission and City Council pursuant to four findings. The Applicant is proposing to add a number of uses as permitted or conditionally permitted in Area 4, and to add “parking lot” as an allowed use in Area 5 (Open Space). The DPRB reviewed and approved the parking lot design in June, but they do not have the authority to allow any uses or amend the code language.

She stated that after many years of negotiation with the Los Angeles Department of Water and Power (DWP) the Applicant has received a “Confirmation of Oral Bid for License” to lease the space under the power lines for development of a 43 space parking lot for a 30-year term. Staff has some concerns about this area regarding the fact that the property is not owned by Mr. Simison, and there is no guarantee that DWP won’t cancel the lease agreement for use of the property for the parking lot. Also, DWP has a lease condition that does not allow parking that is required by code to be built on their property.

Associate Planner Williams stated Staff carefully considered how to allow new uses under these unique circumstances without having a negative impact on the center. Canyon Trail Plaza was developed as an office complex that requires less parking than service and retail uses. She presented background on how the City has recently amended parking requirements

in the specific plans of the major shopping centers to allow more flexibility for the property manager to lease out spaces and exercise internal control over parking distribution, with the City maintaining the option of stepping in if major conflicts arise that are not being handled by the management. While this is not a major shopping center, Staff considered that it is segregated from other sites so there wouldn't be overflow onto another property, most properties do not have the ability to develop overflow parking on adjacent property, the Applicant is willing to invest in the improvements and formalize a long-term lease, and it is in a Specific Plan so the City can test this flexibility here on a small scale and see how it is managed.

She stated Staff reviewed the requested changes and used language similar to that in the other Specific Plan updates, which the applicant agrees with. Language was also drafted placing restrictions on the more intense uses based on the availability of the overflow parking lot and the consequences if the lease were terminated by DWP. She outlined the language that was being updated in the other areas, and the new language to allow parking lots in Area 5. Staff is recommending the Commission recommend approval to the City Council of Municipal Code Text Amendment 15-04.

Commissioner Ross asked who determines what the criteria would be to indicate there is a problem with parking distribution per Section 18.156.040.

Associate Planner Williams stated if Staff received evidence such as constant overflow on the street or on other business sites, then the Planning Director or the Commission could request further review to determine if there is a large enough problem requiring the City to step in.

Assistant City Manager Larry Stevens stated typically when a problem is occurring, the most common response is individual businesses asking to have reserved parking in front of their units, or time limits set on parking spaces even though no one enforces that. Those types of requests would tell us there is a distribution problem. The code language gives the City flexibility in addressing that if a problem occurs.

Commissioner Davis asked for clarification on allowing a business to continue if the overflow parking was no longer available.

Associate Planner Williams stated if the overflow parking is terminated, then any permitted uses in the center can remain but they cannot expand and certain uses would no longer be allowed for new tenants.

Assistant City Manager Stevens stated part of the reason why they modified parking standards in the major shopping centers was to avoid doing a parking recalculation every time a new tenant came in, so some of the burden was shifted to the leasing agent but the City still maintained control if a problem occurred. In this case the problem is that the overflow parking is on leased property, and while there will probably not be a problem with availability, Staff still wanted some protection in the event the lease was terminated. Staff could not make it part of the required parking since that is not allowed by DWP, and this is a way to try and solve that problem.

Commissioner Davis stated then the only time there would be an issue is if they lose the DWP lease.

Assistant City Manager Stevens stated if this was only going to be a five-year lease, Staff would not be so flexible, or if they were trying to change the general parking code, but since this

is in a Specific Plan and they will have a long-term lease, Staff felt it made sense to allow this modification for this location.

Associate Planner Williams clarified that the initial lease term would be for five years because it could be entered into without having to go before the Los Angeles City Council to get started, but then they would follow through with the process to execute a 30-year lease. The Senior Real Estate Officer for DWP did not foresee any issues with moving into the long-term lease on the property.

Commissioner Green asked if anything was in here that would address people wanting to use that lot for a park and ride or overnight parking.

Associate Planner Williams stated DWP restricts overnight parking and the lot will be gated in the evening. There are also conditions from the DPRB over the allowed use of the lot. The Applicant has expressed concerns about people currently parking in their lot and then going biking. They will need to manage the parking lot if it is established to avoid conflicts.

Chairman Bratt asked if DWP wanted to terminate the lease, what is the required notice period, and can they terminate at the five-year period or earlier?

Associate Planner Williams stated there are termination options for both parties which is why Staff drafted the language they did since they can't guarantee this parking will always be available. DWP could terminate the lease at any time.

Assistant City Manager Stevens stated that is common for any public agency to be able to terminate a lease with a certain amount of notice. He felt the Applicant would not invest in the capital improvements unless he felt there would be a long-term lease, and would ensure that if it were terminated, there would be plenty of notice and some form of compensation.

Chairman Bratt opened the meeting for public comments. Addressing the Commission was:

Eric Simison, 373 E. Foothill Blvd., Applicant, clarified that the basic policy from DWP was the maximum lease period is five years without having to go to the City Council. He stated once they have a lease in place, then they can go to the Council and substitute the longer lease. The Real Estate Division stated this is not a problem and it helps to streamline the process.

Commissioner Davis stated it appears he is fully occupied so all these proposed uses would be for future vacancies.

Eric Simison, Applicant, stated they are currently 100% occupied so this is future forecasting. He has one tenant that would like to build their own building, so eventually that space will become available. He has had inquiries in the past from medical uses and other types of businesses but parking has always been an issue in allowing them.

There being no further comments, the public comments were closed.

Commissioner Davis stated this additional parking will support the center in its current state and allow for more flexibility in the future and he is in support of the proposal.

Assistant City Manager Stevens stated the Applicant submitted what he thought were appropriate uses and then worked with Staff to arrive at the final list. If the Commission felt there was a use that should or should not be on the list, it could be stricken off or made to be conditionally permitted. The amendment allows more retail opportunities and Staff has worked

extensively with the Applicant and feels they are in agreement with the final list. The Applicant has offices in the center and at some point may decide to move out and rent that space as well.

Chairman Bratt states he frequents this center often and the parking is continually full and felt that uses such as medical, retail and day spas would exacerbate that problem, and was concerned that many of these uses were based on the overflow parking area that could be terminated.

Assistant City Manager Stevens stated none of those uses can be permitted unless the overflow parking is constructed.

Chairman Bratt stated he is concerned that it can't be required parking and DWP can terminate the lease at any point. If we allow medical to go in there based on overflow parking and then it is taken away, he feels it will create problems.

Assistant City Manager Stevens stated there are designated uses that can only be allowed as long as the lease is in effect. If a use is in place and the lease is terminated, the City will not make that current tenant relocate their business, but they will not be allowed to expand. For a period of time that may make parking more difficult but when that higher intensity use goes away, then any new use would be at the lower parking standard. This site already has a shared parking agreement limiting hours of two of the businesses in order to allow the restaurant so the overflow parking works similarly to that. The other thing to remember is that parking numbers at best are an average. You could have a very successful 3,000 sq. ft. restaurant that needs more spaces than what is required, and you could have the same size restaurant that is not as successful that doesn't use half the required spaces.

He stated there is a possibility there could be a problem in the future, which is why they included the provision that the City could step in to resolve if that occurs. The new language gives the Planning Commission the right to review the leases and impose conditions and limit additional uses, the same as they do in the shopping centers. He felt they do have control and hopes they won't have to exercise it. If the overflow parking goes away, these uses aren't going to stay there that long so there is a way to phase it out should that problem arise. He felt the Applicant was an astute businessman and would probably be very careful about allowing the higher intensity uses that could create a future problem if the parking were eliminated.

Chairman Bratt stated he is still concerned, and that it is easier to control problems moving forward than to try to fix a problem that we allowed to exist.

Commissioner Davis stated his understanding is that they can address any problems by requiring a review at the Commission level and asking the Applicant to phase out certain tenants.

Assistant City Manager Stevens stated the review does allow them to exercise control if it can be justified.

RESOLUTION PC-1543

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 15-04 TO THE CITY COUNCIL TO AMEND THE USES AND PARKING REQUIREMENTS IN SPECIFIC PLAN NO. 9 AND OTHER MISCELLANEOUS EDITS

MOTION: Moved by Davis, seconded by Green to waive further reading and adopt Resolution PC-1543 recommending to the City Council approval of Municipal Code Text Amendment 15-04. Motion carried 4-1 (Bratt voted no).

COMMISSION BUSINESS

- 3. CONSIDERATION OF PRECISE PLAN 15-01 AND DPRB CASE NO. 15-12** – A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Boulevard. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements. (APN: 8661-018-026)

Staff report presented by *Associate Planner Luis Torrico* who stated this is a request to construct a new building and remodel the existing building at 432 E. Foothill Boulevard, located within the Commercial Highway (CH) zone, which allows for the proposed office use, and the Scenic Highway Overlay (SHO) zone, which requires approval from the Commission and City Council. He explained the intent of the SHO zone, and stated the design was reviewed and approved with minor modification by the DPRB. The current tenant, Encore Dance Studio, will remain in the front building. As part of the improvements, the parking lot will be updated, new light standards will be installed and the landscaping will be redesigned. The code requires there to be 45 parking spaces for both buildings and the Applicant has provided those. Originally they had requested two new spaces in front of the existing building, but the DPRB reduced it to one space with the addition of a bike rack area. The DPRB also required that any walls adjacent to residential property could be no less than five feet high or more than six feet high. He showed the elevations for the new office building and discussed the design elements, and how those were being incorporated onto the existing building. Staff is recommending the Commission recommend approval to the City Council of Precise Plan 15-01 and DPRB Case No. 15-12.

Commissioner Molina asked what the construction timeline for the project was.

Associate Planner Torrico stated if the project receives approval by the City Council there will be a 20-day appeal period before they can submit for plan check. That usually takes another couple of months so it will probably be started near the end of the year.

Commissioner Davis asked if it was only a five-foot setback on the east side of the new building, and about the comments from the neighbor at the DPRB meeting.

Associate Planner Torrico stated the setback is five feet on the east side but in the CH zone there is no setback requirement. He stated the neighbor to the south of the project was concerned that her block wall would be removed, so a condition was added to require a block wall if a new wall is going to be built.

Commissioner Bratt opened the meeting for public comments. Addressing the Commission was:

Alan Smith, 12223 Highland Avenue, #106-201, Rancho Cucamonga, Applicant, thanked Staff for their efforts and felt they have not only met but exceeded the code requirements and they are proposing twice the required landscaping. They are aware of being located next to residential properties and will be sensitive that. Since this is going to be an office building that

EXHIBIT C

Resolution PC 1543

See Attached- 20 Pages

RESOLUTION PC-1543

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF MUNICIPAL CODE TEXT AMENDMENT 15-04 TO THE CITY COUNCIL TO AMEND THE USES AND PARKING REQUIREMENTS IN SPECIFIC PLAN NO. 9 AND OTHER MISCELLANEOUS EDITS

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the Planning Commission upon application by Eric Simison on behalf of Canyon Trail Plaza, LLC; and

WHEREAS, the Amendment is to modify Specific Plan No. 9 to allow for expanded uses not currently allowed (i.e., retail and service uses, etc.); and

WHEREAS, the Amendment would affect Specific Plan No. 9; and

WHEREAS, notice was duly given of the public hearing on the matter and the public hearing held on Thursday, August 20, 2015 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed amendment will not be detrimental to adjoining properties or the area in general. The commercial uses that are proposed for Area 4 are similar to those already permitted in Areas 2 and 3. The proposed code text includes language to address parking concerns in related to increased demand for the proposed uses. In addition, the majority of the Specific Plan area is buffered from adjacent properties by San Dimas Canyon Road, Foothill Boulevard, and the Department of Water and Power transmission properties.

- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare.

The proposed amendment will provide additional commercial opportunities for businesses to locate and patrons to shop and dine within the City by permitting a wider variety of uses to be allowed within an existing development. It may help to support local businesses by making them more competitive within the region and in turn support the economic health of the community.

- C. The proposed Municipal Code Text Amendment is consistent with the General Plan and is in compliance with all applicable provisions of the Zoning Code and other ordinances and regulations of the City.

The proposed amendment will be consistent with the General Plan designation of Special Planned Development and all other applicable provisions of the zoning code and other ordinances and regulations of the City. It will maintain office uses as a permitted use to be consistent with the General Plan designation of Foothill Boulevard as a professional office corridor.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 15-04 as set forth in attached Exhibit A.

PASSED, APPROVED and ADOPTED, the 20th day of August, 2015 by the following vote:

AYES: Davis, Molina, Green, Ross

NOES: Bratt

ABSENT: None

ABSTAIN: None



David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:


Jan Sutton, Planning Secretary

EXHIBIT A**Municipal Code Text Amendment 15-04
Specific Plan No. 9**

*New text changes are in Blue and Underlined

*Deleted text is in ~~Red and Strikethrough~~

18.514.010 Location.

Specific Plan No. 9 applies to the area located west of San Dimas Canyon Road, north of Foothill Boulevard. See Exhibit A for location. ~~See Appendix A for a legal description.~~ (Ord. 726 § 1 (1), 1981)

18.514.020 Purpose and intent.

- A. The purpose of Specific Plan No. 9 is to provide for the classification and development of parcels of land as a coordinated comprehensive project so as to take advantage of the superior environment which will result from large scale community planning. The regulations established by Specific Plan No. 9 are intended to allow a diversity of uses and development standards created specifically for the project area while ensuring substantial compliance with the spirit, intent and provisions of other portions of this code. Alternative development standards have been incorporated in this specific plan in return for development sensitivity and increased amenities to serve the inhabitants of this and surrounding community areas.
- B. Development standards are proposed to achieve the following objectives:
1. To conserve the scenic qualities of the area;
 2. To provide an enriched scenic highway environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and architectural design. (Ord. 726 § 1 (2), 1981)

18.514.030 General provisions.

- A. Unless otherwise specified, all development standards within Specific Plan No. 9 shall comply with other provisions of this title. Terms used in this

chapter shall have the same meaning as defined elsewhere in this code unless otherwise defined in this chapter.

- B. Any details or issues not specifically covered by this specific plan shall be subject to the regulations of this code.
- C. All references in this chapter relate to ordinances contained in this code as currently written unless expressly provided to the contrary. In the event that any conditions or terms in this chapter is declared illegal or unenforceable, the other terms and conditions shall remain in full force and effect to the full extent permitted by law.
- D. The specific plan is an instrument for guiding, coordinating and regulating the development of property within the area designated on the area map, ~~in this chapter, area map,~~ attached to this chapter as Exhibit A. The plan replaces the usual zoning regulations as stated in this chapter. It is a "specific plan" as authorized in Article 8 of Chapter 3 of the state Planning and Zoning Law. The plan is consistent with and carries out the projections of the general plan of the city. (Ord. 726 § 1 (3), 1981)

18.514.040 Uses in specific plan areas.

Attached to this chapter as Exhibit A and incorporated in this chapter by this reference is the "specific plan map" establishing specific land use areas within Specific Plan No. 9, which land uses are designated in this chapter as areas one, two, three, four and five. Buildings, structures, and land shall be used and buildings and structures shall hereafter be erected, structurally altered, modified or enlarged only for the uses permitted in each area as provided in Sections 18.514.050 through 18.514.090. All uses and storage shall be conducted within a totally enclosed building with exception of nursery stock or as approved by conditional use permit. (Ord. 726 § 1, 1981)

18.514.050 Area One—Residential planned development.

- A. Purpose. The purpose of the RPD (residential planned development) area is to promote residential amenities beyond those expected under a conventional development, to achieve greater flexibility in design, to encourage well planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development.

- B. Permitted Uses. Permitted uses in area one are as follows:
1. Open space uses as permitted in the open space zone as described in Chapter 18.124 of this title;
 2. Household pets as described and regulated in Chapter 18.20 Residential Zones Generally;
 3. Planned residential development, subject to precise plan review and approval by the planning commission and city council in accordance with Section 18.514.100.
- C. Development Standards. Development standards in area one are as follows:
1. All development standards of the residential planned development zone, Chapter 18.52 of this title;
 2. Minimum lot area shall be five acres;
 3. Visitor parking shall be provided in the ratio of one space for each two dwelling units, and shall be conveniently located to the units served. (Ord. 1226 § 1, 2014; Ord. 726 § 1, 1981)

18.514.060 Area Two—Commercial.

- A. Purpose. The purpose of area two is to provide for the integration of a wide range of goods and services as well as recreational facilities for the community within a physically unified commercial center.
- B. Permitted Uses. Permitted uses in area two are as follows:
1. Those uses listed as permitted uses in the C-N, A-P and C-H zones;
 - ~~2. Incidental and secondary uses which are related to another permitted use on the same lot or parcel, subject to prior review and approval by the director of community development upon finding that the incidental and secondary use is not more obnoxious or detrimental to the public health, safety or welfare than any other permitted uses, in accordance with Section 18.192.040 of this title. The determination of the director may be appealed to the development plan review board and, thereafter, to the city council pursuant to Chapter 18.192 of this title.~~

- C. Conditional Uses. The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200:
1. Those uses listed as conditional uses in the C-N zone;
 2. Indoor recreational facilities, except for coin or token operated games of skill.
- D. Development Standards. All development standards of the C-N zone shall apply.
- E. Reciprocal Access and Parking. Reciprocal access, maintenance and parking agreements shall be required when deemed necessary by the director of community planning and shall be in a form and content satisfactory to the director of community development planning and the city attorney. (Ord. 785 § 7, 1983)

18.514.070 Area Three—Administrative- professional.

- A. Permitted Uses. Permitted uses in area three are those uses listed as permitted uses in the A-P zone.
- B. Development Standards. Development standards in area three are as follows:
1. Building height, maximum three stories;
 2. Signs, ~~as approved in the precise plan review pursuant to Section 18.514.120;~~ The provisions of Chapter 18.152 and the center's master sign program shall apply.
 3. Lighting. All outside lighting shall be so arranged and shielded as to prevent any glare or reflection, any nuisance, inconvenience or hazardous interference of any kind on adjoining rights-of-way or property. No light standard shall exceed a height of fifteen feet;
 4. Utilities. All utilities provided to serve new as well as existing uses and buildings shall be installed underground except as otherwise provided for in the approved precise site plan;
 5. Trash Storage. City standard plan trash storage areas shall be provided in locations approved on the precise plan;

6. ~~Landscaping. Landscaping shall be installed around all buildings of sufficient area to soften the impact of hard-edge buildings and building materials. Landscaping shall be installed pursuant to an approved landscaping plan. The landscaping shall be maintained by an automatic irrigation system and shall be kept weed and disease free; The provisions of Chapter 18.14 shall apply;~~
7. ~~Off street parking shall be provided in the ratio of five spaces per one thousand square feet of gross floor area; The provisions of Chapter 18.156 shall apply;~~
8. Reciprocal Access and Parking. Reciprocal access, maintenance and parking agreements may be required of the developer satisfactory to the director of planning and the city attorney where appropriate due to site design considerations. (Ord. 785 § 8, 1983; Ord. 726 § 1, 1981)

18.514.080 Area Four—Highway retail.

- A. Purpose. To provide a suitable commercial use on a freestanding irregularly shaped parcel.
- B. Parking Requirements and Use and Availability of Overflow Parking Lot

The existing parking improvements within Area 4 provide the required parking for the existing office development at a ratio of 1 space for each 250 square feet of floor area. Should a parking lot be established within Area 5 to serve the existing development in Area 4, it will be an overflow parking lot only and will not be considered required parking.

- B. ~~Permitted Uses. Permitted uses in area four are as approved by the planning commission and city council pursuant to the following findings:~~
 1. ~~The use is compatible with retail uses established in the general plan;~~
 2. ~~The proposed use will further promote the purpose and intent of the specific plan;~~
 3. ~~The proposed use is the highest and best use of the parcel;~~
 4. ~~The proposed use is not detrimental to surrounding property and uses and will promote the public health, safety and welfare.~~

C. Permitted Uses

Uses permitted shall include those businesses listed in this section which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location.

1. Administrative, financial, professional and sales offices.
2. General research facilities, provided that such facilities shall not include the testing or use of materials, chemicals, products or technologies which are primarily found in industrial or "high-tech" facilities.
3. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms;
4. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title.

D. Additional Uses Permitted in Conjunction with Overflow Parking Lot

These uses shall only be permitted in conjunction with the availability and use of the overflow parking lot in Area 5 for the benefit of the development in Area 4. Should at some future time after its development the overflow parking lot becomes unavailable and businesses with uses listed in Section 18.514.080(D) or (E) have been established, then those businesses that were established legally shall be permitted to remain with no future expansion and all new businesses shall be limited to operating with uses permitted under Section 18.514.080(C).

When any of the uses below are operated in Area 4 and there is evidence of poor distribution of use and/or parking and/or inadequate management of on-site parking in Area 4 or overflow parking in Area 5, the planning commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the development.

Uses permitted shall include those businesses listed in this section which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location.

1. Medical office to include, but not be limited to, such uses as medical clinics, dental, and optometry;
2. Financial institutions, including banks, savings and loan associations, and credit unions;
3. Public uses, including government agencies, utility company offices, museums, art galleries and similar uses.
4. Special service agencies, including travel agencies, telephone exchanges, employment agencies and similar uses.
5. Service business to include, but not be limited to, nail shop, barber and beauty shop, shoe repair, watch repair and dry cleaners, etc.
6. Retail businesses other than automobile, boat and recreational vehicle sales and services.
7. Specialty retail, food, and convenience stores.
8. Day spas with or without accessory massage only;
9. Restaurants, provided that they not contain drive-in or drive-through service;
10. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 10.08.007 of this title.

11. Accessory massage permitted with the following primary businesses: barbershop, beauty shop, athletic club, day spa, medical doctor's office and similar uses.
12. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms;
13. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title.

E. Conditional Uses Permitted in Conjunction with Overflow Parking Lot

These uses shall only be permitted in conjunction with the availability and use of the overflow parking lot in Area 5 for the benefit of the development in Area 4. Should at some future time after its development the overflow parking lot becomes unavailable and businesses with uses listed in Section 18.514.080(D) or (E) have been established, then those businesses that were established legally shall be permitted to remain with no future expansion and all new businesses shall be limited to operating with uses permitted under Section 18.514.080(C).

When any of the uses below are operated in Area 4 and there is evidence of poor distribution of use and/or parking and/or inadequate management of on-site parking in Area 4 or overflow parking in Area 5, the planning commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the development.

The following uses shall be subject to a conditional use permit pursuant to Chapter 18.200:

1. On-sale alcoholic beverages, provided that such use is secondary and incidental use to a permitted use in this zone;

2. On-site brewing and service of beer produced on the premises, provided that such use is secondary and incidental to a restaurant. The brewing component shall be limited to a maximum production of 5,000 barrels per year unless an increased production volume is granted by the Planning Commission to support the commercial business after finding that the production volume and operations are compatible with the subject site and its surroundings during review of the Conditional Use Permit;
3. Off-sale alcoholic beverages provided that such use is secondary and incidental to a permitted primary use;
4. Instructional physical activities to include, but not be limited to, uses such as pilates, yoga, personal trainers, dance studios, and martial arts studios;
5. Veterinary, pet grooming and pet hotel;
6. Accessory game arcade consisting of seven or more machines within an indoor recreation facility;

F. Prohibited uses.

The following uses are prohibited:

1. Fortunetelling;
2. Massage as a primary use;
3. Child care facility;
4. Educational institutions;
5. Vocational schools;
6. Church and related facilities;
7. Tattoo and/or piercing parlors;

8. Hookah and/or smoking lounge including electronic cigarettes;
9. Industrial uses;
10. Billboards and other similar off-site outdoor advertising structures;
11. Game arcades other than accessory game arcades specifically authorized in this chapter;
12. Check cashing stores;
13. Gold exchange stores;
14. Community centers and meeting halls;
15. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title.

G.-G. Development Standards. Development standards in area four are as established in the ~~precise plan review~~ development plan review process subject to Chapter 18.12 ~~provided that all requirements for the use plan approval are met.~~ (Ord. 726 § 1, 1981)

18.514.090 Area Five—Open space.

- A. Purpose. The purpose of area five is to preserve the existing department of water and power right-of-way area for passive outdoor recreational activities and for the public health and safety. It is also the intent to provide for the continuation of the city horse trail system through this area in order to link existing trails for the furtherance of the goals and objectives of the circulation element of the city general plan.
- B. Permitted Uses. Permitted uses are those general and specific uses listed in Chapter 18.124, as amended, and parking lots, subject to review and approval pursuant to the procedure provided in Section 18.12. ~~18.514.120.~~ (Ord. 726 § 1, 1981)

18.514.100 Plan review and applications for development implementation. Plan review and applications for development shall be required as established under Chapter 18.12.

- A. ~~No person shall construct any building or structure or use any property or portion thereof within area one, two, three, four, or five of Specific Plan No. 9, until a precise plan of development for such area has been reviewed and approved by the planning commission and city council. Once such review and approval has occurred, further review and approval pursuant to the procedures of Chapter 18.108 shall not be required.~~
- B. ~~No building or structure in any area of Specific Plan No. 9 shall be constructed, erected, structurally altered, modified or enlarged except in accordance with the precise plan approved for such area.~~
- C. ~~Any precise plan approved for any area of Specific Plan No. 9 may be amended from time to time if such amendment is approved in accordance with the provisions of Section 18.514.120 of this chapter.~~
- D. ~~Notwithstanding the provisions in subsections A through C of this section, the director of community planning may permit variations of or modifications to any approved precise plan limited to the interior of buildings, exterior architectural features not affecting the general appearance of the development, additions or reductions in building area not exceeding ten percent of the gross floor area of the location and design of structures upon the site not affecting the general appearance of the development; provided that the director finds that the purpose, intent and requirements of this specific plan are fulfilled.~~
- E. ~~Before a building permit is issued for the construction, alteration or modification of any building or structure within Specific Plan No. 9, the building department shall ensure that:~~
- ~~1. The proposed building is in conformity with the precise plan and conditions approved by the planning commission and city council;~~
 - ~~2. All required off-site improvements have been installed or cash bonds have been deposited with the city to cover the cost of improvements;~~
 - ~~3. All of the required dedications have been made. (Ord. 726 § 1 (5), 1981)~~

~~18.514.110 Application for development.~~

- A. ~~Applications for a precise plan of development shall be made by the property owner or agent on a form prescribed for this purpose by the city.~~
- B. ~~Except in those cases involving approval by the director of community planning pursuant to Section 18.514.100 (B), the applicant shall submit fifteen prints of the precise plan of development to the planning department. Such plan shall be drawn in sufficient detail to illustrate clearly the design for which approval is sought. Such plan shall show the following:~~
- ~~1. Existing conditions, contours, trees and natural features, all structures and uses and improvements, public streets, rights-of-way, and public and/or private easements, and sufficient other information to demonstrate the proposed development;~~
 - ~~2. Site plan showing proposed structures, contours, site developments, landscaping and natural features retained, parking and loading facilities, circulation, public rights-of-way, public and/or private easements, and sufficient other information to demonstrate the proposed development;~~
 - ~~3. Architectural elevations, colors, signage, lighting, materials, ornamental, pictorial, or decorative material to be used in or about the exterior of the structure;~~
 - ~~4. Such other information as may be required by the director of community planning to permit reasonable consideration of the application. (Ord. 726 § 1 (6), 1981)~~

~~18.514.120 Plan disposition:~~

~~Within sixty days after resubmission of the complete precise plan application the planning commission shall hold a duly advertised and noticed public hearing and shall recommend to the city council the approval, with any conditions deemed necessary to protect the public health, safety and welfare, or disapproval of the precise plan. Prior to recommending approval of the plan, the commission shall find that:~~

- A. ~~All provisions of this specific plan are complied with;~~
- B. ~~The location, configuration, size, and design of buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures;~~

- ~~C. Architectural treatment of buildings and structures and their materials and colors shall be visually harmonious with the natural environment, existing buildings and structures, and surrounding development, and shall enhance the appearance of the area;~~
- ~~D. Architecture, landscaping and signage shall be innovative in design and shall be considered in the total graphic design to be harmonious and attractive. Review shall include: materials, textures, colors, illumination, and landscaping, the design, location and size of any freestanding sign;~~
- ~~E. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves;~~
- ~~F. Garnish colors should be avoided and reflective materials other than glass should not be used on any building, face or roof visible from the street or from an adjoining site. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;~~
- ~~G. All mechanical equipment on the site shall be appropriately screened from view. Large vent stacks, and similar features should be avoided, and if essential, shall be screened from view or painted so as to be nonreflective and compatible with building colors;~~
- ~~H. Rooflines on a building or structure should be compatible throughout the building or structure and with existing buildings and structures and surrounding development;~~
- ~~I. Proposed lighting should be so located so as to avoid glare and to reflect the light away from adjoining property and public rights-of-way;~~
- ~~J. Design and location of proposed signs should be consistent with the provisions of this title and with characteristics of the area in which the site is located. Signs should be restrained and design should be in keeping with the use to which they are related. Sign materials should be compatible with the materials and colors used on the exterior of the structure to which sign is related and should be complementary to the appearance of the building;~~
- ~~K. The design of the buildings, driveways, loading facilities, parking areas, signs, landscaping, illuminaries, and other site features should show proper consideration for both the functional aspects of the site, such as the automobile, pedestrian, and bicycle circulation, and the visual effect of the development upon other properties from the view of the public streets;~~

- ~~L. Off-street parking and loading facilities should function efficiently with minimum obstruction of traffic on surrounding streets;~~
- ~~M. The following elements are shown and so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, the scenic quality of Foothill Boulevard and San Dimas Canyon Road is enhanced, and that there will be no adverse effect on surrounding property:~~
- ~~1. Setbacks;~~
 - ~~2. Height of buildings;~~
 - ~~3. Service areas;~~
 - ~~4. Walls;~~
 - ~~5. Landscaping;~~
 - ~~6. Such other elements as are found to be relevant to the fulfilling of the purpose of this chapter;~~
- ~~N. All utility facilities are underground;~~
- ~~O. The proposed use is in compliance with the general plan. (Ord. 726 § 1 (7), 1981)~~

~~18.514.130 Council action:~~

~~Upon receipt of the recommendation from the planning commission, the city council shall hold a duly advertised and noticed public hearing. The city council may approve, conditionally approve or disapprove the plan by resolution. Any changes or additions not previously considered by the planning commission shall be referred to the planning commission for report back to the council. (Ord. 726 § 1 (8), 1981)~~

~~18.514.140 Processing of approved plans:~~

- ~~A. As used in this chapter, the term "duly advertised and noticed public hearing" shall mean and require that notice of the public hearing be given at least ten days prior to the public hearing in the same manner as required for zone changes and zoning amendments:~~

~~B. — The approved precise plan, with any conditions shown thereon attached thereto, shall be dated and signed by the director of community planning. One copy of the approved plan and conditions shall be mailed to the applicant.~~

Exhibit A

~~That portion of the southwest quarter of Section 35, Township 1 North, Range 9 West San Bernardino Meridian, in the city of San Dimas, in the County of Los Angeles, state of California, according to the official plat thereof, described as follows:~~

~~Beginning at the intersection of the Northerly prolongation of the center line of Walnut Avenue "60 feet wide" with the Southerly line of government Lot 1 of said Section 35; thence Northwesterly along said Southerly line and Northerly along the Westerly line of said Lot 1 to the Westerly terminus of the common boundary line between the properties to Mervin A. Grizzle and wife, Harold R. Wilson and wife and A. L. Stevens and wife, as established by the deeds recorded on February 4, 1963 as Document No. 3166 and 3167 in Book D-1908 Page 815, and Book D-1908 Page 816 of Official Records in the office of the County Recorder of said county, said Westerly terminus being described in said deeds as a "point in the west line of said section distant thereon South 0 degrees 20 minutes 30 seconds west 1276.62 feet from the west one-fourth corner of said section, as said corner is shown on the map of the Nusbickel Tract recorded in book 34 Page 57 of Maps, records of said county", thence North 89 degrees 50 minutes 44 seconds east along said common boundary line to the Westerly line of Sycamore Canyon Road "now part of San Dimas Canyon Road" 40 feet wide, as shown on the map of Western Water and Power Company's tract recorded in Book 14 Page 9 of maps in said office of the county recorder; thence Southerly along said Westerly line to the most Northerly corner of the parcel of land conveyed to Mervin A. Grizzle, et al., by deed recorded on May 19, 1967 as Document No. 84 in Book D-3647 Page 304 of said official records; thence Southerly along the Easterly line of said land to the most Southerly corner thereof, being in the Southwesterly line of said above mentioned Sycamore Canyon Road; thence Southeasterly and Southerly along the Southwesterly and Westerly lines of said road to the center line of Foothill Boulevard "100 feet wide" as described in deed to the state of California recorded in Book 7905 Page 336 of official records in the office of the county recorder of said county; thence Northwesterly along said center line to the West line of the East 207 feet "measured at right angles" of government Lot 2 of said Section 35; thence Northerly along said West line to the Northerly line of said Foothill Boulevard; thence Northwesterly along said Northerly line to a line that is parallel with said Westerly line of Lot 1 which passes through a point in said center line of Foothill Boulevard distant 578.69 feet Southeasterly thereon from its intersection with~~

~~said center line of Walnut Avenue; thence Northerly along said parallel line to the Northeasterly corner of the land described in deed to H. W. Montgomery recorded on August 9, 1955 as Document No. 891 in Book 48594 Page 387 of said official records; thence Westerly along the Northerly line of said land to the Northerly prolongation of said center line of Walnut Avenue; thence Southerly along said prolongation to the point of beginning.~~

~~Excepting therefrom, any portions included within the lines of Parcels 406, 407, 408 and 452 as described in the final order of condemnation entered in Superior Court Case No. 782521, a certified copy of said final order being recorded on June 30, 1964 as Document No. 6348 in Book D-2530 Page 693 of said official records, and within the lines of Parcel 8 as described in final order of condemnation entered in Superior Court Case No. 702040, a certified copy of said final order being recorded in Book D-664 Page 761 of said official records.~~

~~Also except that portion of said land included within the lines of the land described in Parcels 405 and 451 of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 782521, a certified copy of which was recorded on July 29, 1969, as Instrument No. 3008, in the office of the county recorder of said county.~~

~~Also except that portion of said land included within the lines of the land described in Parcel 20, of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 861448, a certified copy of which was recorded on August 19, 1970, as instrument No. 2817, in the office of the county recorder of said county.~~

~~Also except that portion included within the lines of the land described in the lease to Standard Oil Company of California recorded on May 19, 1967 in Book M-2588 Page 514, Official Records and as modified by an instrument executed by Mervin A. Grizzle et al., and Standard Oil Company of California recorded August 24, 1967 in Book M-2541 Page 171, Official Records, more particularly described as follows:~~

~~Parcel 1~~

~~That portion of government Lot 2 in Section 35, Township 1 North, Range 9 West, San Bernardino Meridian, in the city of San Dimas, in the county of Los Angeles, state of California, according to the official plat of said land filed in the district land office on October 30, 1884, described as follows:~~

~~Beginning at the Southeast corner of said Lot 2; thence along the Easterly line of said Lot 2, North 0 degrees 02 minutes 55 seconds West 227.02 feet; thence at right angles to said Easterly line South 89 degrees 57 minutes 05 seconds West 163.84 feet; thence at right angles to the center line of Foothill Boulevard, 100 feet wide, as described in deed to the state of California, recorded in Book 7905~~

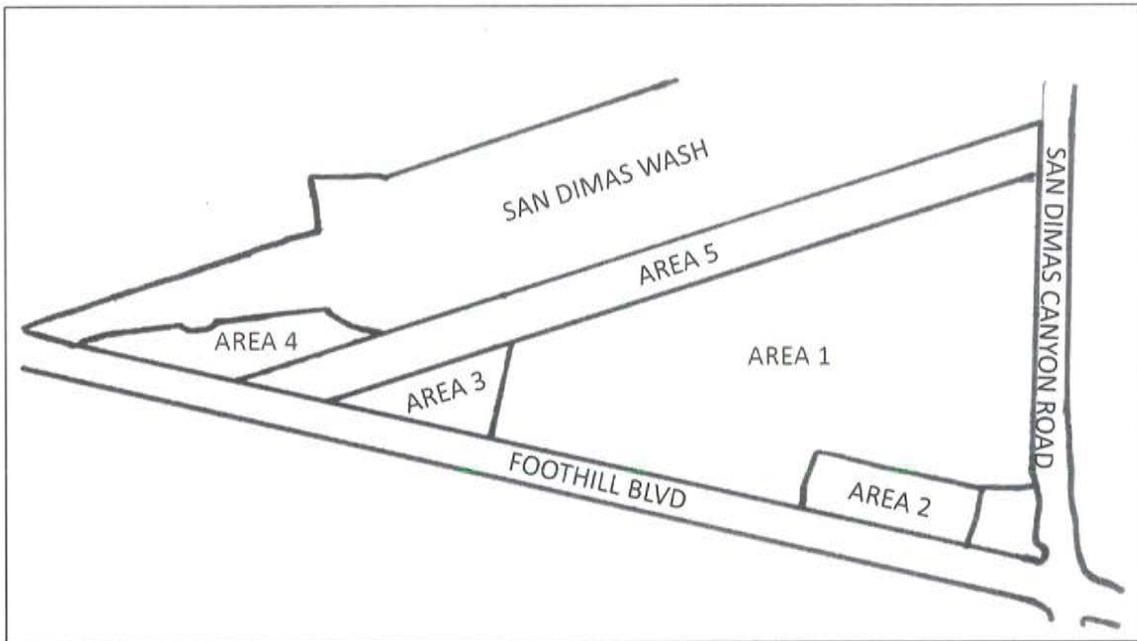
Page 336 of Official Records of said county, South 12 degrees 27 minutes 35 seconds West 184.05 feet to the Southerly line of said Lot 2, said Southerly line being the Northerly line of the Rancho Addition to San Jose; thence along said Southerly line South 76 degrees 57 minutes 55 seconds East 209.13 feet to the point of beginning.

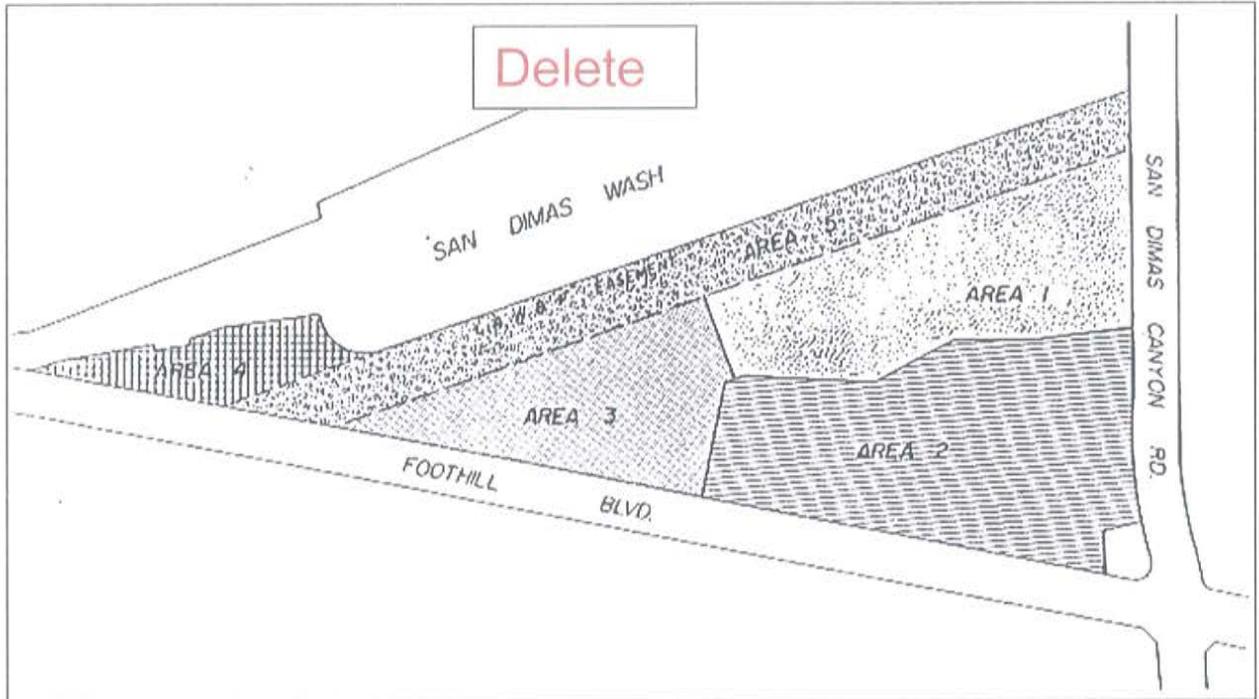
Also except that portion of said land lying Northerly of the Southerly boundary line of Parcel 405 of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 782,521, a certified copy of which was recorded on July 29, 1969, as Instrument No. 3008, in the office of the county recorder of said county, and the Westerly prolongation of the most Westerly, Southerly line of said Parcel 405, and the Easterly prolongation of Southerly line of said Parcel 405, being that certain Southerly line having a bearing of North 71 degrees 58 minutes 09 seconds East.

Plan 1

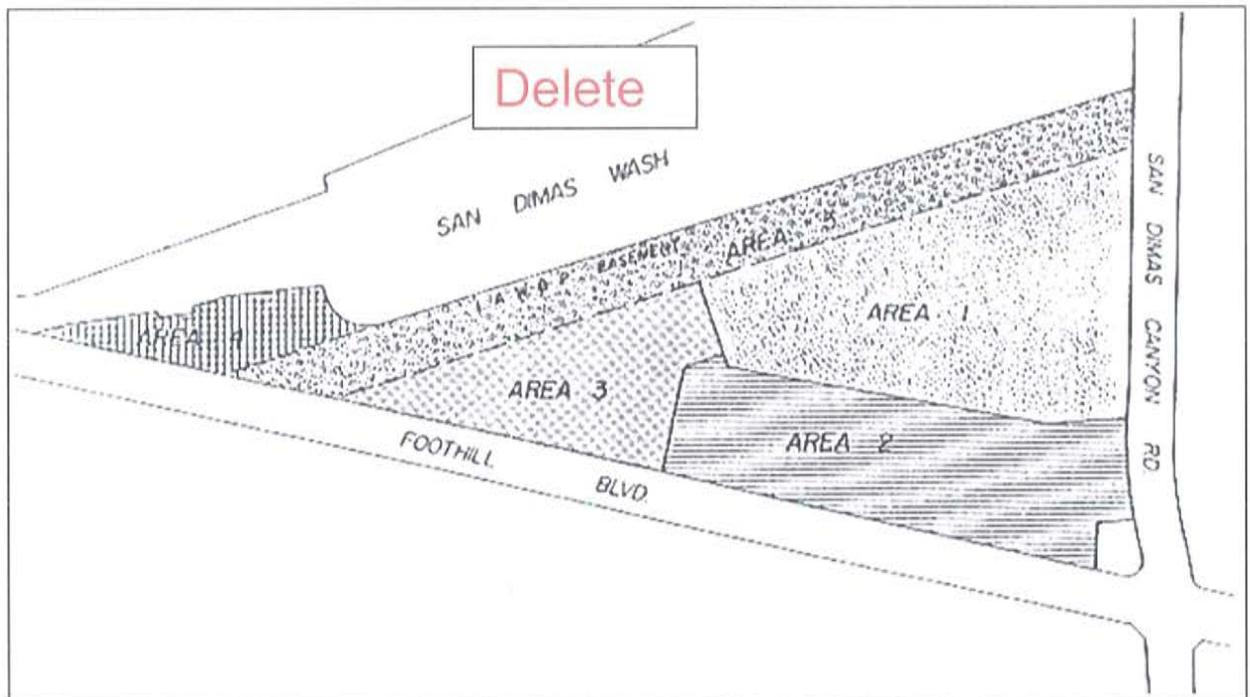
EXHIBIT A

Proposed (As- Developed)





Plan-2



(Ord. 726 § 1 (9), 1981)

ORDINANCE 1235

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS,
COUNTY OF LOS ANGELES DOES ORDAIN AS FOLLOWS:**

**ADOPTION OF MUNICIPAL CODE TEXT AMENDMENT 15-04 TO AMEND THE USES
AND PARKING REQUIREMENTS IN SPECIFIC PLAN NO. 9 AND OTHER
MISCELLANEOUS EDITS**

SECTION 1. Title 18 of the San Dimas Municipal Code shall be amended, as provided for in Exhibit "A"

SECTION 2. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED AND ADOPTED by the City Council of the City of San Dimas this ____ day of _____, 20__, by the following vote:

**AYES:
NOES:
ABSTAIN:
ABSENT:**

Curtis W. Morris, Mayor City of San Dimas

ATTEST:

Approved as to form:

Debra Black, Assistant City Clerk

Mark Steres, City Attorney

I, DEBRA BLACK, ASSISTANT CITY CLERK of the City of San Dimas, do hereby certify that Ordinance 1235 was introduced at a regular meeting of the City Council of the City of San Dimas on the 8th day of September, 2015, and thereafter passed and adopted at a regular meeting of said City Council held on the XX day of XXXX, 20XX.

Debra Black, Assistant City Clerk

Exhibit A

Municipal Code Text Amendment 15-04 Specific Plan No. 9

*New text changes are in Blue and Underlined

*Deleted text is in ~~Red and Strikethrough~~

18.514.010 Location.

Specific Plan No. 9 applies to the area located west of San Dimas Canyon Road, north of Foothill Boulevard. See Exhibit A for location. ~~See Appendix A for a legal description.~~
(Ord. 726 § 1 (1), 1981)

18.514.020 Purpose and intent.

- A. The purpose of Specific Plan No. 9 is to provide for the classification and development of parcels of land as a coordinated comprehensive project so as to take advantage of the superior environment which will result from large scale community planning. The regulations established by Specific Plan No. 9 are intended to allow a diversity of uses and development standards created specifically for the project area while ensuring substantial compliance with the spirit, intent and provisions of other portions of this code. Alternative development standards have been incorporated in this specific plan in return for development sensitivity and increased amenities to serve the inhabitants of this and surrounding community areas.
- B. Development standards are proposed to achieve the following objectives:
1. To conserve the scenic qualities of the area;
 2. To provide an enriched scenic highway environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and architectural design. (Ord. 726 § 1 (2), 1981)

18.514.030 General provisions.

- A. Unless otherwise specified, all development standards within Specific Plan No. 9 shall comply with other provisions of this title. Terms used in this chapter shall

have the same meaning as defined elsewhere in this code unless otherwise defined in this chapter.

- B. Any details or issues not specifically covered by this specific plan shall be subject to the regulations of this code.
- C. All references in this chapter relate to ordinances contained in this code as currently written unless expressly provided to the contrary. In the event that any conditions or terms in this chapter is declared illegal or unenforceable, the other terms and conditions shall remain in full force and effect to the full extent permitted by law.
- D. The specific plan is an instrument for guiding, coordinating and regulating the development of property within the area designated on the area map, ~~in this chapter, area map,~~ attached to this chapter as Exhibit A. The plan replaces the usual zoning regulations as stated in this chapter. It is a “specific plan” as authorized in Article 8 of Chapter 3 of the state Planning and Zoning Law. The plan is consistent with and carries out the projections of the general plan of the city. (Ord. 726 § 1 (3), 1981)

18.514.040 Uses in specific plan areas.

Attached to this chapter as Exhibit A and incorporated in this chapter by this reference is the “specific plan map” establishing specific land use areas within Specific Plan No. 9, which land uses are designated in this chapter as areas one, two, three, four and five. Buildings, structures, and land shall be used and buildings and structures shall hereafter be erected, structurally altered, modified or enlarged only for the uses permitted in each area as provided in Sections 18.514.050 through 18.514.090. All uses and storage shall be conducted within a totally enclosed building with exception of nursery stock or as approved by conditional use permit. (Ord. 726 § 1, 1981)

18.514.050 Area One—Residential planned development.

- A. Purpose. The purpose of the RPD (residential planned development) area is to promote residential amenities beyond those expected under a conventional development, to achieve greater flexibility in design, to encourage well planned neighborhoods through creative and imaginative planning as a unit, and to provide for appropriate use of land which is sufficiently unique in its physical characteristics or other circumstances to warrant special methods of development.
- B. Permitted Uses. Permitted uses in area one are as follows:
 - 1. Open space uses as permitted in the open space zone as described in Chapter 18.124 of this title;

2. Household pets as described and regulated in Chapter 18.20 Residential Zones Generally;
 3. Planned residential development, subject to precise plan review and approval by the planning commission and city council in accordance with Section 18.514.100.
- C. Development Standards. Development standards in area one are as follows:
1. All development standards of the residential planned development zone, Chapter 18.52 of this title;
 2. Minimum lot area shall be five acres;
 3. Visitor parking shall be provided in the ratio of one space for each two dwelling units, and shall be conveniently located to the units served. (Ord. 1226 § 1, 2014; Ord. 726 § 1, 1981)

18.514.060 Area Two—Commercial.

- A. Purpose. The purpose of area two is to provide for the integration of a wide range of goods and services as well as recreational facilities for the community within a physically unified commercial center.
- B. Permitted Uses. Permitted uses in area two are as follows:
1. Those uses listed as permitted uses in the C-N, A-P and C-H zones;
 - ~~2. Incidental and secondary uses which are related to another permitted use on the same lot or parcel, subject to prior review and approval by the director of community development upon finding that the incidental and secondary use is not more obnoxious or detrimental to the public health, safety or welfare than any other permitted uses, in accordance with Section 18.192.040 of this title. The determination of the director may be appealed to the development plan review board and, thereafter, to the city council pursuant to Chapter 18.192 of this title.~~
- C. Conditional Uses. The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200:
1. Those uses listed as conditional uses in the C-N zone;
 2. Indoor recreational facilities, except for coin or token operated games of skill.
- D. Development Standards. All development standards of the C-N zone shall apply.

- E. Reciprocal Access and Parking. Reciprocal access, maintenance and parking agreements shall be required when deemed necessary by the director of community planning and shall be in a form and content satisfactory to the director of community ~~development~~ planning and the city attorney. (Ord. 785 § 7, 1983)

18.514.070 Area Three—Administrative- professional.

- A. Permitted Uses. Permitted uses in area three are those uses listed as permitted uses in the A-P zone.
- B. Development Standards. Development standards in area three are as follows:
1. Building height, maximum three stories;
 2. Signs. ~~Signs, as approved in the precise plan review pursuant to Section 18.514.120;~~ The provisions of Chapter 18.152 and the center's master sign program shall apply.
 3. Lighting. All outside lighting shall be so arranged and shielded as to prevent any glare or reflection, any nuisance, inconvenience or hazardous interference of any kind on adjoining rights-of-way or property. No light standard shall exceed a height of fifteen feet;
 4. Utilities. All utilities provided to serve new as well as existing uses and buildings shall be installed underground except as otherwise provided for in the approved precise site plan;
 5. Trash Storage. City standard plan trash storage areas shall be provided in locations approved on the precise plan;
 6. Landscaping. ~~Landscaping shall be installed around all buildings of sufficient area to soften the impact of hard edge buildings and building materials. Landscaping shall be installed pursuant to an approved landscaping plan. The landscaping shall be maintained by an automatic irrigation system and shall be kept weed and disease free;~~ The provisions of Chapter 18.14 shall apply;
 7. ~~Off street parking shall be provided in the ratio of five spaces per one thousand square feet of gross floor area;~~ The provisions of Chapter 18.156 shall apply;
 8. Reciprocal Access and Parking. Reciprocal access, maintenance and parking agreements may be required of the developer satisfactory to the director of planning and the city attorney where appropriate due to site design considerations. (Ord. 785 § 8, 1983; Ord. 726 § 1, 1981)

A. Purpose. To provide a suitable commercial use on a freestanding irregularly shaped parcel.

B. Parking Requirements and Use and Availability of Overflow Parking Lot

The existing parking improvements within Area 4 provide the required parking for the existing office development at a ratio of 1 space for each 250 square feet of floor area. Should a parking lot be established within Area 5 to serve the existing development in Area 4, it will be an overflow parking lot only and will not be considered required parking.

~~B. Permitted Uses. Permitted uses in area four are as approved by the planning commission and city council pursuant to the following findings:~~

- ~~1. The use is compatible with retail uses established in the general plan;~~
- ~~2. The proposed use will further promote the purpose and intent of the specific plan;~~
- ~~3. The proposed use is the highest and best use of the parcel;~~
- ~~4. The proposed use is not detrimental to surrounding property and uses and will promote the public health, safety and welfare.~~

C. Permitted Uses

Uses permitted shall include those businesses listed in this section which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location.

1. Administrative, financial, professional and sales offices.
2. General research facilities, provided that such facilities shall not include the testing or use of materials, chemicals, products or technologies which are primarily found in industrial or “high-tech” facilities.
3. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms;

4. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title.

D. Additional Uses Permitted in Conjunction with Overflow Parking Lot

These uses shall only be permitted in conjunction with the availability and use of the overflow parking lot in Area 5 for the benefit of the development in Area 4. Should at some future time after its development the overflow parking lot becomes unavailable and businesses with uses listed in Section 18.514.080(D) or (E) have been established, then those businesses that were established legally shall be permitted to remain with no future expansion and all new businesses shall be limited to operating with uses permitted under Section 18.514.080(C).

When any of the uses below are operated in Area 4 and there is evidence of poor distribution of use and/or parking and/or inadequate management of on-site parking in Area 4 or overflow parking in Area 5, the planning commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the development.

Uses permitted shall include those businesses listed in this section which operate in compliance with the intent and standards of this district. Each business shall be evaluated in terms of its operational characteristics and specific site location.

1. Medical office to include, but not be limited to, such uses as medical clinics, dental, and optometry;
2. Financial institutions, including banks, savings and loan associations, and credit unions;
3. Public uses, including government agencies, utility company offices, museums, art galleries and similar uses.
4. Special service agencies, including travel agencies, telephone exchanges, employment agencies and similar uses.
5. Service business to include, but not be limited to, nail shop, barber and beauty shop, shoe repair, watch repair and dry cleaners, etc.
6. Retail businesses other than automobile, boat and recreational vehicle sales and services.

7. Specialty retail, food, and convenience stores.
8. Day spas with or without accessory massage only;
9. Restaurants, provided that they not contain drive-in or drive-through service;
10. Accessory billiard use, up to a maximum of four tables, which is secondary and incidental to a use permitted or permitted with a conditional use permit, in this zone which is also defined by Section 10.08.007 of this title.
11. Accessory massage permitted with the following primary businesses: barbershop, beauty shop, athletic club, day spa, medical doctor's office and similar uses.
12. Accessory Uses. Accessory uses shall be permitted provided that such use is a secondary and incidental use to a permitted use in this specific plan. The appropriateness of the associated use shall be determined by the director of development services. The accessory use shall not occupy more than forty-nine percent of the tenant space excluding hallways, bathrooms, lunch rooms, offices, locker rooms and storage rooms;
13. Other uses which are consistent with the intent and provisions of the specific plan, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter to the city council in accordance with Chapter 18.212 of this title.

E. Conditional Uses Permitted in Conjunction with Overflow Parking Lot

These uses shall only be permitted in conjunction with the availability and use of the overflow parking lot in Area 5 for the benefit of the development in Area 4. Should at some future time after its development the overflow parking lot becomes unavailable and businesses with uses listed in Section 18.514.080(D) or (E) have been established, then those businesses that were established legally shall be permitted to remain with no future expansion and all new businesses shall be limited to operating with uses permitted under Section 18.514.080(C).

When any of the uses below are operated in Area 4 and there is evidence of poor distribution of use and/or parking and/or inadequate management of on-site parking in Area 4 or overflow parking in Area 5, the planning commission may initiate a review of the circumstances and establish conditions on the management and operation of parking and uses within the development.

The following uses shall be subject to a conditional use permit pursuant to Chapter 18.200:

1. On-sale alcoholic beverages, provided that such use is secondary and incidental use to a permitted use in this zone;
2. On-site brewing and service of beer produced on the premises, provided that such use is secondary and incidental to a restaurant. The brewing component shall be limited to a maximum production of 5,000 barrels per year unless an increased production volume is granted by the Planning Commission to support the commercial business after finding that the production volume and operations are compatible with the subject site and its surroundings during review of the Conditional Use Permit;
3. Off-sale alcoholic beverages provided that such use is secondary and incidental to a permitted primary use;
4. Instructional physical activities to include, but not be limited to, uses such as pilates, yoga, personal trainers, dance studios, and martial arts studios;
5. Veterinary, pet grooming and pet hotel;
6. Accessory game arcade consisting of seven or more machines within an indoor recreation facility;

F. Prohibited uses.

The following uses are prohibited:

1. Fortunetelling;
2. Massage as a primary use;
3. Child care facility;
4. Educational institutions;
5. Vocational schools;
6. Church and related facilities;
7. Tattoo and/or piercing parlors;
8. Hookah and/or smoking lounge including electronic cigarettes;

9. Industrial uses;
10. Billboards and other similar off-site outdoor advertising structures;
11. Game arcades other than accessory game arcades specifically authorized in this chapter;
12. Check cashing stores;
13. Gold exchange stores;
14. Community centers and meeting halls;
15. Other uses which are inconsistent with the intent and provisions of the zone, as determined by the director of development services, in accordance with Section 18.192.040. The determination of the director of development services may be appealed to the development plan review board and thereafter the city council in accordance with Chapter 18.212 of this title.

~~G.-G.~~ Development Standards. Development standards in area four are as established in the ~~precise plan review~~ development plan review process subject to Chapter 18.12 ~~provided that all requirements for the use plan approval are met.~~ (Ord. 726 § 1, 1981)

18.514.090 Area Five—Open space.

- A. Purpose. The purpose of area five is to preserve the existing department of water and power right-of-way area for passive outdoor recreational activities and for the public health and safety. It is also the intent to provide for the continuation of the city horse trail system through this area in order to link existing trails for the furtherance of the goals and objectives of the circulation element of the city general plan.
- B. Permitted Uses. Permitted uses are those general and specific uses listed in Chapter 18.124, as amended, and parking lots, subject to review and approval pursuant to the procedure provided in Section 18.12. ~~18.514.120~~. (Ord. 726 § 1, 1981)

18.514.100 Plan review and applications for development implementation. Plan review and applications for development shall be required as established under Chapter 18.12.

- ~~A. No person shall construct any building or structure or use any property or portion thereof within area one, two, three, four, or five of Specific Plan No. 9, until a precise plan of development for such area has been reviewed and approved by the planning commission and city council. Once such review and approval has occurred, further review and approval pursuant to the procedures of Chapter 18.108 shall not be required.~~

- ~~B. No building or structure in any area of Specific Plan No. 9 shall be constructed, erected, structurally altered, modified or enlarged except in accordance with the precise plan approved for such area.~~
- ~~C. Any precise plan approved for any area of Specific Plan No. 9 may be amended from time to time if such amendment is approved in accordance with the provisions of Section 18.514.120 of this chapter.~~
- ~~D. Notwithstanding the provisions in subsections A through C of this section, the director of community planning may permit variations of or modifications to any approved precise plan limited to the interior of buildings, exterior architectural features not affecting the general appearance of the development, additions or reductions in building area not exceeding ten percent of the gross floor area of the location and design of structures upon the site not affecting the general appearance of the development; provided that the director finds that the purpose, intent and requirements of this specific plan are fulfilled.~~
- ~~E. Before a building permit is issued for the construction, alteration or modification of any building or structure within Specific Plan No. 9, the building department shall ensure that:
 - ~~1. The proposed building is in conformity with the precise plan and conditions approved by the planning commission and city council;~~
 - ~~2. All required off-site improvements have been installed or cash bonds have been deposited with the city to cover the cost of improvements;~~
 - ~~3. All of the required dedications have been made. (Ord. 726 § 1 (5), 1981)~~~~

18.514.110 Application for development.

- ~~A. Applications for a precise plan of development shall be made by the property owner or agent on a form prescribed for this purpose by the city.~~
- ~~B. Except in those cases involving approval by the director of community planning pursuant to Section 18.514.100 (B), the applicant shall submit fifteen prints of the precise plan of development to the planning department. Such plan shall be drawn in sufficient detail to illustrate clearly the design for which approval is sought. Such plan shall show the following:
 - ~~1. Existing conditions, contours, trees and natural features, all structures and uses and improvements, public streets, rights of way, and public and/or private easements, and sufficient other information to demonstrate the proposed development;~~~~

- ~~2. Site plan showing proposed structures, contours, site developments, landscaping and natural features retained, parking and loading facilities, circulation, public rights-of-way, public and/or private easements, and sufficient other information to demonstrate the proposed development;~~
- ~~3. Architectural elevations, colors, signage, lighting, materials, ornamental, pictorial, or decorative material to be used in or about the exterior of the structure;~~
- ~~4. Such other information as may be required by the director of community planning to permit reasonable consideration of the application. (Ord. 726 § 1 (6), 1981)~~

~~18.514.120 Plan disposition.~~

~~Within sixty days after resubmission of the complete precise plan application the planning commission shall hold a duly advertised and noticed public hearing and shall recommend to the city council the approval, with any conditions deemed necessary to protect the public health, safety and welfare, or disapproval of the precise plan. Prior to recommending approval of the plan, the commission shall find that:~~

- ~~A. All provisions of this specific plan are complied with;~~
- ~~B. The location, configuration, size, and design of buildings and structures should be visually harmonious with their sites and with the surrounding sites, buildings and structures;~~
- ~~C. Architectural treatment of buildings and structures and their materials and colors shall be visually harmonious with the natural environment, existing buildings and structures, and surrounding development, and shall enhance the appearance of the area;~~
- ~~D. Architecture, landscaping and signage shall be innovative in design and shall be considered in the total graphic design to be harmonious and attractive. Review shall include: materials, textures, colors, illumination, and landscaping, the design, location and size of any freestanding sign;~~
- ~~E. The height and bulk of proposed buildings and structures on the site should be in scale with the height and bulk of buildings and structures on surrounding sites, and should not visually dominate their sites or call undue attention to themselves;~~
- ~~F. Garnish colors should be avoided and reflective materials other than glass should not be used on any building, face or roof visible from the street or from an adjoining site. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building;~~

- ~~G. All mechanical equipment on the site shall be appropriately screened from view. Large vent stacks, and similar features should be avoided, and if essential, shall be screened from view or painted so as to be nonreflective and compatible with building colors;~~
- ~~H. Rooflines on a building or structure should be compatible throughout the building or structure and with existing buildings and structures and surrounding development;~~
- ~~I. Proposed lighting should be so located so as to avoid glare and to reflect the light away from adjoining property and public rights-of-way;~~
- ~~J. Design and location of proposed signs should be consistent with the provisions of this title and with characteristics of the area in which the site is located. Signs should be restrained and design should be in keeping with the use to which they are related. Sign materials should be compatible with the materials and colors used on the exterior of the structure to which sign is related and should be complementary to the appearance of the building;~~
- ~~K. The design of the buildings, driveways, loading facilities, parking areas, signs, landscaping, illuminaries, and other site features should show proper consideration for both the functional aspects of the site, such as the automobile, pedestrian, and bicycle circulation, and the visual effect of the development upon other properties from the view of the public streets;~~
- ~~L. Off street parking and loading facilities should function efficiently with minimum obstruction of traffic on surrounding streets;~~
- ~~M. The following elements are shown and so arranged that traffic congestion is avoided, pedestrian and vehicular safety and welfare are protected, the scenic quality of Foothill Boulevard and San Dimas Canyon Road is enhanced, and that there will be no adverse effect on surrounding property:
 - ~~1. Setbacks,~~
 - ~~2. Height of buildings,~~
 - ~~3. Service areas,~~
 - ~~4. Walls,~~
 - ~~5. Landscaping,~~
 - ~~6. Such other elements as are found to be relevant to the fulfilling of the purpose of this chapter;~~~~
- ~~N. All utility facilities are underground;~~

~~O. The proposed use is in compliance with the general plan. (Ord. 726 § 1 (7), 1981)~~

~~18.514.130 Council action:~~

~~Upon receipt of the recommendation from the planning commission, the city council shall hold a duly advertised and noticed public hearing. The city council may approve, conditionally approve or disapprove the plan by resolution. Any changes or additions not previously considered by the planning commission shall be referred to the planning commission for report back to the council. (Ord. 726 § 1 (8), 1981)~~

~~18.514.140 Processing of approved plans:~~

- ~~A. As used in this chapter, the term "duly advertised and noticed public hearing" shall mean and require that notice of the public hearing be given at least ten days prior to the public hearing in the same manner as required for zone changes and zoning amendments.~~
- ~~B. The approved precise plan, with any conditions shown thereon attached thereto, shall be dated and signed by the director of community planning. One copy of the approved plan and conditions shall be mailed to the applicant.~~

Exhibit A

That portion of the southwest quarter of Section 35, Township 1 North, Range 9 West San Bernardino Meridian, in the city of San Dimas, in the County of Los Angeles, state of California, according to the official plat thereof, described as follows:

~~Beginning at the intersection of the Northerly prolongation of the center line of Walnut Avenue "60 feet wide" with the Southerly line of government Lot 1 of said Section 35; thence Northwesterly along said Southerly line and Northerly along the Westerly line of said Lot 1 to the Westerly terminus of the common boundary line between the properties to Mervin A. Grizzle and wife, Harold R. Wilson and wife and A. L. Stevens and wife, as established by the deeds recorded on February 4, 1963 as Document No. 3166 and 3167 in Book D-1908 Page 815, and Book D-1908 Page 816 of Official Records in the office of the County Recorder of said county, said Westerly terminus being described in said deeds as a "point in the west line of said section distant thereon South 0 degrees 20 minutes 30 seconds west 1276.62 feet from the west one fourth corner of said section, as said corner is shown on the map of the Nusbickel Tract recorded in book 34 Page 57 of Maps, records of said county"; thence North 89 degrees 50 minutes 44 seconds east along said common boundary line to the Westerly line of Sycamore Canyon Road "now part of San Dimas Canyon Road" 40 feet wide, as shown on the map of Western Water and Power Company's tract recorded in Book 14 Page 9 of maps in said office of the county recorder; thence Southerly along said Westerly line to the most Northerly corner of the parcel of land conveyed to Mervin A. Grizzle, et al., by deed recorded on May 19, 1967 as Document No. 84 in Book D-3647 Page 304 of said official records; thence Southerly along the Easterly line of said land to the most Southerly corner thereof, being in the Southwesterly line of said above mentioned Sycamore Canyon Road; thence~~

~~Southeasterly and Southerly along the Southwesterly and Westerly lines of said road to the center line of Foothill Boulevard "100 feet wide" as described in deed to the state of California recorded in Book 7905 Page 336 of official records in the office of the county recorder of said county; thence Northwesterly along said center line to the West line of the East 207 feet "measured at right angles" of government Lot 2 of said Section 35; thence Northerly along said West line to the Northerly line of said Foothill Boulevard; thence Northwesterly along said Northerly line to a line that is parallel with said Westerly line of Lot 1 which passes through a point in said center line of Foothill Boulevard distant 578.69 feet Southeasterly thereon from its intersection with said center line of Walnut Avenue; thence Northerly along said parallel line to the Northeasterly corner of the land described in deed to H. W. Montgomery recorded on August 9, 1955 as Document No. 891 in Book 48594 Page 387 of said official records; thence Westerly along the Northerly line of said land to the Northerly prolongation of said center line of Walnut Avenue; thence Southerly along said prolongation to the point of beginning.~~

~~Excepting therefrom, any portions included within the lines of Parcels 406, 407, 408 and 452 as described in the final order of condemnation entered in Superior Court Case No. 782521, a certified copy of said final order being recorded on June 30, 1964 as Document No. 6348 in Book D-2530 Page 693 of said official records, and within the lines of Parcel 8 as described in final order of condemnation entered in Superior Court Case No. 702040, a certified copy of said final order being recorded in Book D-664 Page 761 of said official records.~~

~~Also except that portion of said land included within the lines of the land described in Parcels 405 and 451 of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 782521, a certified copy of which was recorded on July 29, 1969, as Instrument No. 3008, in the office of the county recorder of said county.~~

~~Also except that portion of said land included within the lines of the land described in Parcel 20, of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 861448, a certified copy of which was recorded on August 19, 1970, as instrument No. 2817, in the office of the county recorder of said county.~~

~~Also except that portion included within the lines of the land described in the lease to Standard Oil Company of California recorded on May 19, 1967 in Book M-2588 Page 514, Official Records and as modified by an instrument executed by Mervin A. Grizzle et al., and Standard Oil Company of California recorded August 24, 1967 in Book M-2541 Page 171, Official Records, more particularly described as follows:~~

~~Parcel 4~~

~~That portion of government Lot 2 in Section 35, Township 1 North, Range 9 West, San Bernardino Meridian, in the city of San Dimas, in the county of Los Angeles, state of California, according to the official plat of said land filed in the district land office on October 30, 1884, described as follows:~~

~~Beginning at the Southeast corner of said Lot 2; thence along the Easterly line of said Lot 2, North 0 degrees 02 minutes 55 seconds West 227.02 feet; thence at right angles to said Easterly line South 89 degrees 57 minutes 05 seconds West 163.84 feet; thence at right~~

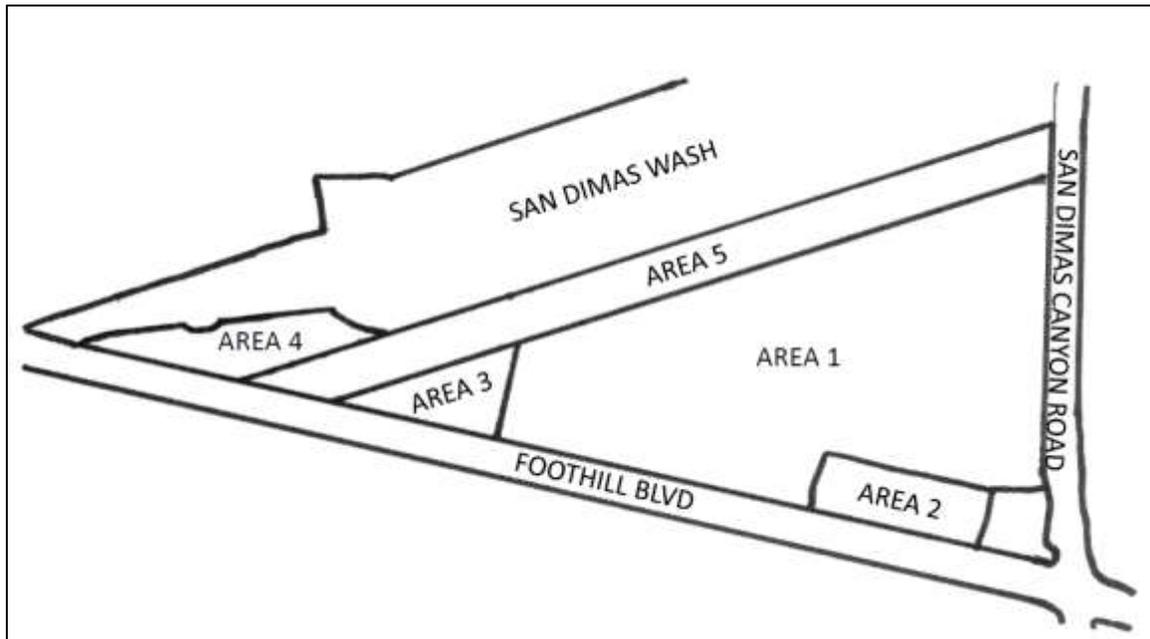
~~angles to the center line of Foothill Boulevard, 100 feet wide, as described in deed to the state of California, recorded in Book 7905 Page 336 of Official Records of said county, South 12 degrees 27 minutes 35 seconds West 184.05 feet to the Southerly line of said Lot 2, said Southerly line being the Northerly line of the Rancho Addition to San Jose; thence along said Southerly line South 76 degrees 57 minutes 55 seconds East 209.13 feet to the point of beginning.~~

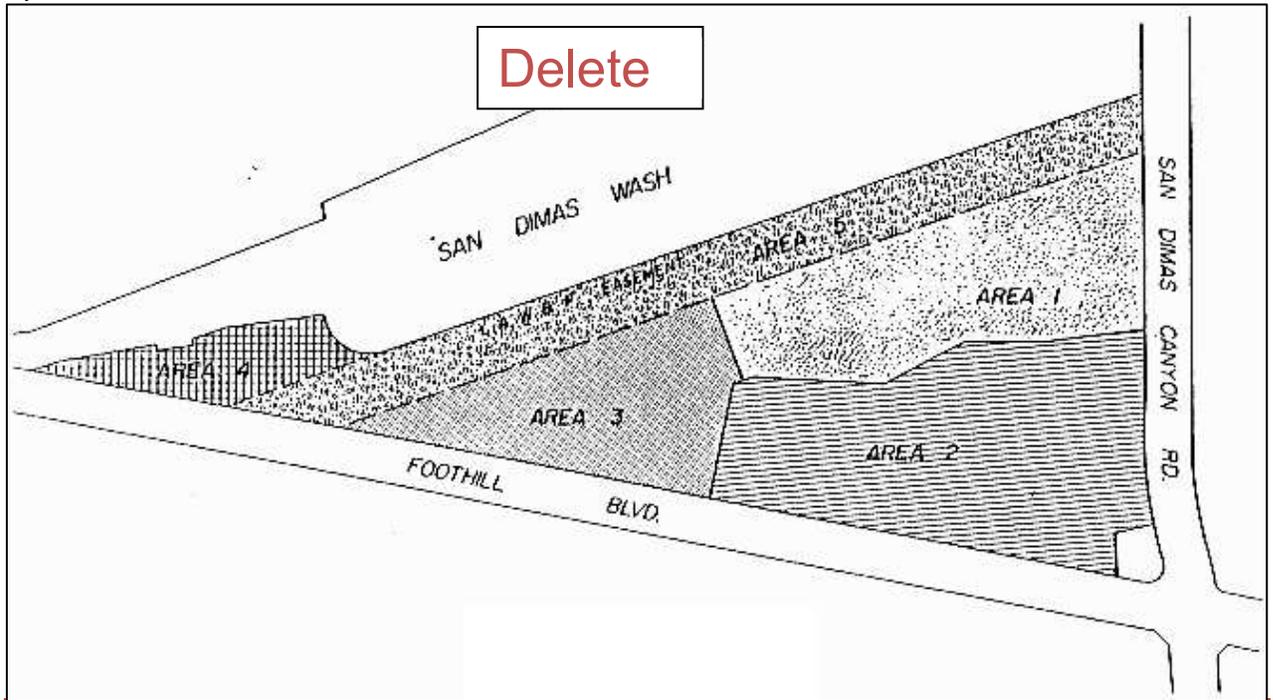
~~Also except that portion of said land lying Northerly of the Southerly boundary line of Parcel 405 of the final decree of condemnation entered in Superior Court, Los Angeles County Case No. 782,521, a certified copy of which was recorded on July 29, 1969, as Instrument No. 3008, in the office of the county recorder of said county, and the Westerly prolongation of the most Westerly, Southerly line of said Parcel 405, and the Easterly prolongation of Southerly line of said Parcel 405, being that certain Southerly line having a bearing of North 71 degrees 58 minutes 09 seconds East.~~

Plan 1

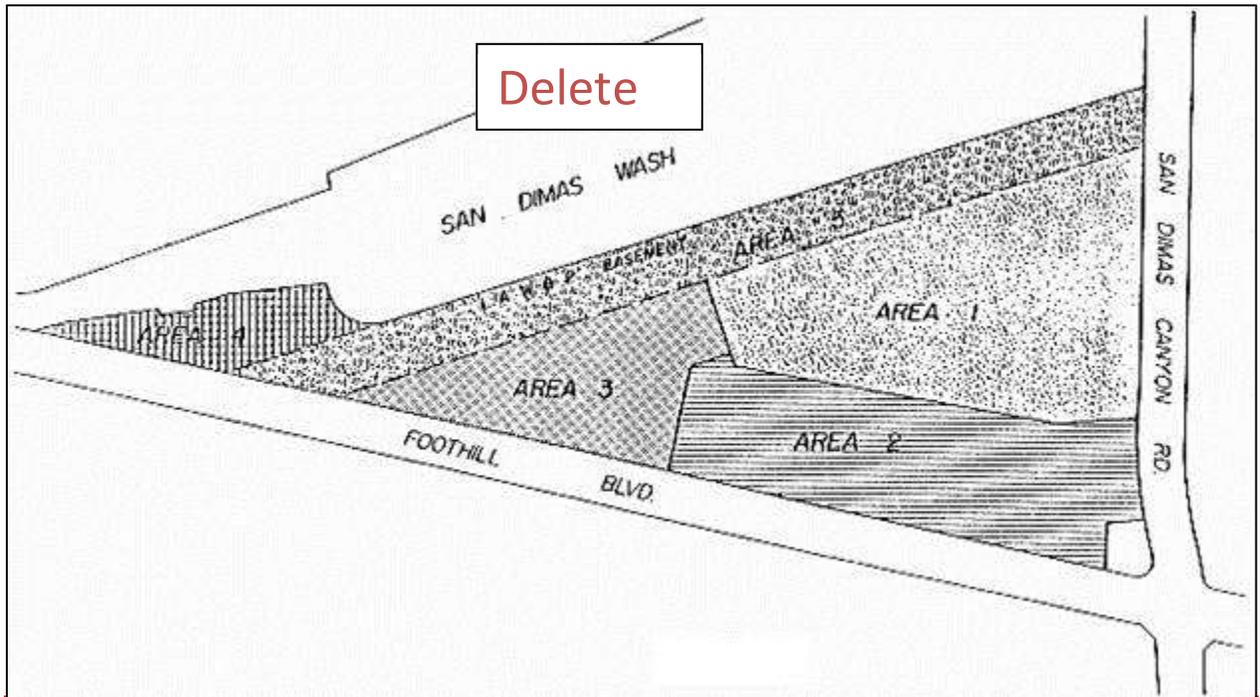
EXHIBIT A

Proposed (As- Developed)





Plan-2



(Ord. 726 § 1 (9), 1981)



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of September 8, 2015

From: Blaine Michaelis, City Manager

Initiated by: Luis Torrico, Associate Planner

Subject: CONSIDERATION OF PRECISE PLAN 15-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-12

A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Blvd. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements.
(APN: 8661-018-026)

SUMMARY

This is a request to construct a new 5,400 square foot two-story office building and remodel the existing 3,552 square foot one-story building to match the new building at the property located at 432 E. Foothill Boulevard. Precise Plan 15-01 and DPRB Case No. 15-12 are for the construction of the office building and associated parking and landscape improvements.

The Development Plan Review Board considered the request at its July 9, 2015, meeting and recommended approval to the Planning Commission and subsequently, the Planning Commission considered the request at its August 20, 2015 meeting and recommended approval by a 5-0 vote to the City Council.

Staff, the Development Plan Review Board and the Planning Commission recommends approval to the City Council through the adoption of Resolution CC 2015-46.

BACKGROUND

The applicant is requesting approval to construct a 5,400 square foot two-story office building at property located at 432 E. Foothill Boulevard within the Commercial Highway (CH) Zone. The subject site measures 30,786 square feet in lot area and is developed with an existing 3,552 square foot one-story building, which is occupied by an dance studio. In addition, as part of the new construction, the applicant will also be rehabilitating the exterior of the existing building to match the proposed office building and will be completing parking and landscaping improvements.

The property is also located within the Scenic Highway Overlay which requires Precise Plan approval by the Planning Commission and City Council. The purpose of the Scenic Highway Overlay is to ensure that the development, land use and overall site development will harmonize with the designated Foothill Boulevard Scenic Corridor. The review by the Development Plan Review Board consisted of the project's site plan and architectural design.

The request was considered by the Development Plan Review Board at their July 9, 2015 meeting and the Board had some concerns with the project. The Board had concerns with the lack of windows and industrial look of the proposed street elevation of the existing building; therefore a condition (No. 27) was added which requires the applicant to work with Staff to revise the elevation. The Board also added an additional condition (No. 28) to require that any property line walls adjacent to residentially zoned properties to the south, east and west shall be no less than five nor more than six feet in height. In addition, Staff and the Board had concerns with parking spaces located on the east side of the driveway between the parkway and the existing building. After discussing the item, the Board added a condition (No. 29) to require that the most southerly parking stall located on the east side of the driveway between the parkway and the existing building be replaced with a bicycle rack. The Board did not have any other concerns with the request and recommended approval of the architecture and site plan to the Planning Commission.

The request was considered by Planning Commission at their August 20, 2015 meeting. The Commission had questions regarding the height of the block walls adjacent to residential uses and regarding the parking and hours of operation of the existing dance studio; however, they did not have any concerns with the project and recommended approval to the City Council.

DISCUSSION/ANALYSIS

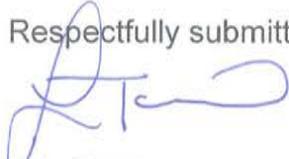
See attached PC Staff Report dated August 20, 2015 for full report (Exhibit A).

RECOMMENDATION

Staff, the Development Plan Review Board and the Planning Commission recommends that the City Council approve Precise Plan 15-01 and Development Plan Review Board

15-12 through the adoption of Resolution CC 2015-46 subject to the attached conditions.

Respectfully submitted,



Luis Torrico
Associate Planner

Attachments:	Appendix A -	General Information
	Exhibit A-	PC Staff Report & Attachments – August 20, 2015
	Exhibit B-	PC Resolution - 1544
	Exhibit C-	Draft PC Minutes - August 20, 2015
	Exhibit D-	DPRB Staff Report & Attachments – July 9, 2015
	Exhibit E-	DPRB Minutes – July 9, 2015

CC Resolution 2015-46

APPENDIX A

GENERAL INFORMATION

Project: A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Blvd. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements.
(APN: 8661-018-026)

Applicant: Alan Smith on behalf of Lee Jackson

Location: 432 E. Foothill Boulevard

General Plan: Commercial

Legal Notice: Agenda was posted at City Hall, the Library, the Post Office and Via Verde Shopping Center on September 4, 2015

Environmental: CEQA Categorical Exemption per Section 15332 – In-fill development projects.



Planning Commission Staff Report

DATE: August 20, 2015

TO: Planning Commission

FROM: Luis Torrico, Associate Planner

SUBJECT: CONSIDERATION OF PRECISE PLAN 15-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-12

A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Blvd. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements.

(APN: 8661-018-026)

SUMMARY

This is a request to construct a new 5,400 square foot two-story office building and remodel the existing 3,552 square foot one-story building to match the new building at the property located at 432 E. Foothill Boulevard. Precise Plan 15-01 and DPRB Case No. 15-12 are for the construction of the office building and associated parking and landscape improvements.

The Development Plan Review Board considered the request at its July 9, 2015, meeting and recommended approval to the Planning Commission.

Staff recommends the Planning Commission recommend approval to the City Council through the adoption of Resolution PC-1544.

BACKGROUND

The applicant is requesting approval to construct a 5,400 square foot two-story office building at property located at 432 E. Foothill Boulevard within the Commercial Highway (CH) Zone. The subject site measures 30,786 square feet in lot area and is developed with an existing 3,552 square foot one-story building. In addition, as part of the new construction, the applicant will also be

EXHIBIT A

General Information

Project:	A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Blvd. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements. (APN: 8661-018-026)
Applicant:	Alan Smith on behalf of Lee Jackson
Location:	432 E. Foothill Boulevard
General Plan:	Commercial
Legal Notice:	Agenda was posted at City Hall, the Library, the Post Office and Via Verde Shopping Center on August 14, 2015
Environmental:	CEQA Categorical Exemption per Section 15332 – In-fill development projects.

RESOLUTION PC- 1544

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PRECISE PLAN 15-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-12, A REQUEST TO CONSTRUCT A 5,400 SQUARE FOOT TWO-STORY OFFICE BUILDING, REMODEL THE EXISTING BUILDING AND COMPLETE SITE IMPROVEMENTS AT 432 E. FOOTHILL BOULEVARD (APN: 8661-018-026)

WHEREAS, an application was filed for a Precise Plan and Development Plan Review Board Case by:

Alan Smith on behalf of Lee Jackson
12223 Highland Ave, #106 – 201
Rancho Cucamonga, CA 91739

WHEREAS, the Precise Plan and Development Plan Review Board Case is described as:

A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building, remodel the existing one-story building to match the new building and complete parking lot and landscaping improvements within the Scenic Highway Overlay Zone.

WHEREAS, the Precise Plan and Development Plan Review Board Case applies to the following described real property:

432 E. Foothill Boulevard (APN: 8661-018-026)

WHEREAS, the Planning Commission has received the report and recommendation of such agencies as have submitted information including the written report and recommendation of Staff; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, and subject to the Conditions attached as "Exhibit A", the Planning Commission now finds as follows:

EXHIBIT B

- A. The development of the site in accordance with the development plan is suitable for the use or development intended.

The proposed development of the site is suitable for the use and development intended for the subject site and will be compatible with existing developments adjacent to the subject site. The development consists of a 5,400 square foot two-story office building. In addition to the new construction, the request includes the rehabilitation of an existing one-story building to match the new construction and parking lot and landscape improvements to comply with code requirements. The existing front yard, which varies in depth from 25 to 40 feet, will be re-landscaped to comply with the required 25-foot front yard setback, as required by the Scenic Highway Overlay Zone.

- B. The total development is so arranged as to avoid traffic congestion, ensure the public health, safety and general welfare, and prevent adverse effects on neighboring property.

The subject site is accessed via an existing driveway on Foothill Boulevard. As part of the project, the applicant will be restriping the existing parking area and providing additional parking to comply with the parking requirements for both the existing and new building. The new parking area is designed to provide adequate maneuvering to prevent on-site congestion. The property is adjacent to residentially zoned properties to the south, east and to the west, which will require decorative walls no less than five nor more than six feet in height. In addition, landscape planters will be constructed adjacent to the property line to further provide a buffer between the subject site and adjacent residential properties. Lastly, the two-story office building will be constructed as far north as possible on the site, locating it furthest from the adjacent residential properties. The development is proposed in a manner that will not have negative impacts on the public health, safety, or general welfare, and to prevent adverse effects on neighboring properties.

- C. The development is consistent with all elements of the general plan and is in compliance with all applicable provisions of the zoning code and other ordinances and regulations of the city.

The development is compatible with the General Plan Land Use Designation of Commercial, will accommodate uses that are permitted and conditionally permitted in the Commercial Highway (CH) Zone, and complies with the development standards for the CH Zone and Scenic Highway Overlay (SHO) Zone.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommend to the City Council approval of Precise Plan 15-01 and Development Plan Review Board Case No. 15-12 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 20th day of August, 2015, by the following vote:

AYES: Bratt, Davis, Green, Molina, Ross

NOES: None

ABSENT: None

ABSTAIN: None



David A. Bratt, Chairman
San Dimas Planning Commission

ATTEST:

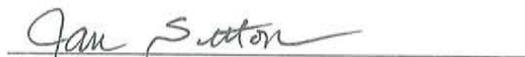

Jan Sutton, Planning Secretary

Exhibit A
Conditions of Approval
for
Precise Plan 15-01 & Development Plan Review Board Case No.
15-12

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the Commercial Highway Zone and Scenic Highway Overlay Zone.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
8. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

9. The Applicant/Developer shall comply with all Conditions of Approval as recommended for approval by the Development Plan Review Board on July 9, 2015 and the Planning Commission on August 20, 2015.
10. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior to installation of any signs.
11. Graffiti shall be removed within 72 hours.
12. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
13. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.

DESIGN

14. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on July 9, 2015, provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
15. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
16. The Applicant/Developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties. A lighting plan shall be submitted for review and approval, in addition to a \$1,500 deposit for review of the plans.
17. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
18. Trash/Recycling enclosure(s) shall be constructed by the Applicant/Developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash/recycling enclosure(s) shall be approved by the Planning Division and the Trash Company.

19. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the Applicant/Developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
20. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
21. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
22. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
23. The Applicant/Developer shall underground all new utilities, and utility drops.
24. The existing parking lot area shall be resurfaced to the satisfaction of the Engineering Department.
25. The Applicant/Developer shall make a good-faith effort to work with the adjacent property owner to the west to remove the existing chain link fence installed on top of the existing block wall on the west property line.
26. The Applicant/Developer shall submit a sample of the brick veneer and cornice to the Planning Division for review and approval prior to installation.
27. The applicant shall work with Planning Staff to revise the street elevation of the existing building to include, but not limited to, widening the decorative arch feature, incorporating contrasting colors within the recessed areas and incorporating a decorative element within the recessed arch area.
28. Walls adjacent to residentially zoned properties shall be no less than five nor more than six feet in height and shall consist of decorative block or masonry block with a stucco finish. Wall material shall be reviewed and approved by the Planning Division prior to installation.
29. The most southerly parking stall located on the east side of the driveway between the parkway and the existing building shall be removed and replaced with a bicycle rack.

LANDSCAPE

30. The Applicant/Developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plans prepared by a State registered Landscape Architect, in addition to a \$2,500 deposit for review of the plans. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.
31. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
32. The Applicant/Developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.

BUILDING DIVISION – (909) 394-6260

33. The Developer/Applicant shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
34. The Developer/Applicant shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
35. The Developer/Applicant shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department for fire sprinklers if proposed or required.
36. The Developer/Applicant shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes, bathrooms, counters, stairway etc.
37. The Developer/Applicant shall submit a Precise Grading and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Community Development. Grading plan should show: MWD easement including any restrictions, existing trees, existing and proposed walls, all drainage devices and proposed location of all utilities.
38. Prior to the issuance of any grading or building permits, the Developer/Applicant shall submit a Engineering Geology/Soils Report that

includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil, and a proposed pavement design based on soil properties and truck loading.

39. Building foundation inspections shall not be performed until survey stakes are in place and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
40. Construction calculations and lateral analysis shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
41. Any applicable fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
42. Construction hours shall be limited to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.
43. Connect to public sewer after all applicable City and County fees have been paid and permits issued.
44. Applicant to submit Edison site electrical plan (if any new transformer or above-ground electrical equipment is proposed) as soon as available for City review. Plan to be coordinated with all other plans (grading, building, and landscape).

ENGINEERING DIVISION – (909) 394-6240

45. The Applicant/Developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
46. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
47. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
48. The Applicant/Developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for

contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The Applicant/Developer shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows.

49. The Applicant/Developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, the Public Works Director and City Engineer.
50. For all projects which disturb less than one (1) acre of soil, Applicant/Developer shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
51. For all non-exempt projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, Applicant/Developer must submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECPP and require modifications and subsequent implementation to the local SWPPP/WWECPP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:
 - a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
 - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)
52. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.

53. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
54. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
55. For all projects subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principles.
56. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
 - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
57. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.

58. Construction parking and material storage to be confined to the site. No construction related parking or material storage will be allowed on the surrounding streets. Plans shall show dimension from curb to Right of Way/Property line.
59. Parkway drain shall be at an angle in the direction of flow.
60. Parkway drain shall have a filter.
61. Project subject to Low Impact Development (LID) regulations.
62. Verify/confirm Metropolitan Water District (MWD) will approve/allow trees in their easement area.
63. ADA path/walkway shall be provided connecting public sidewalk across commercial drive approach. In addition granting the City of San Dimas an easement for such walkway may be necessary.

PARKS & RECREATION – (909) 394-6230

64. The Applicant/Developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fees shall be paid prior to issuance of building permits.

End of Conditions

MOTION: Moved by Davis, seconded by Green to waive further reading and adopt Resolution PC-1543 recommending to the City Council approval of Municipal Code Text Amendment 15-04. Motion carried 4-1 (Bratt voted no).

COMMISSION BUSINESS

3. **CONSIDERATION OF PRECISE PLAN 15-01 AND DPRB CASE NO. 15-12** – A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Boulevard. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements. (APN: 8661-018-026)

Staff report presented by **Associate Planner Luis Torrico** who stated this is a request to construct a new building and remodel the existing building at 432 E. Foothill Boulevard, located within the Commercial Highway (CH) zone, which allows for the proposed office use, and the Scenic Highway Overlay (SHO) zone, which requires approval from the Commission and City Council. He explained the intent of the SHO zone, and stated the design was reviewed and approved with minor modification by the DPRB. The current tenant, Encore Dance Studio, will remain in the front building. As part of the improvements, the parking lot will be updated, new light standards will be installed and the landscaping will be redesigned. The code requires there to be 45 parking spaces for both buildings and the Applicant has provided those. Originally they had requested two new spaces in front of the existing building, but the DPRB reduced it to one space with the addition of a bike rack area. The DPRB also required that any walls adjacent to residential property could be no less than five feet high or more than six feet high. He showed the elevations for the new office building and discussed the design elements, and how those were being incorporated onto the existing building. Staff is recommending the Commission recommend approval to the City Council of Precise Plan 15-01 and DPRB Case No. 15-12.

Commissioner Molina asked what the construction timeline for the project was.

Associate Planner Torrico stated if the project receives approval by the City Council there will be a 20-day appeal period before they can submit for plan check. That usually takes another couple of months so it will probably be started near the end of the year.

Commissioner Davis asked if it was only a five-foot setback on the east side of the new building, and about the comments from the neighbor at the DPRB meeting.

Associate Planner Torrico stated the setback is five feet on the east side but in the CH zone there is no setback requirement. He stated the neighbor to the south of the project was concerned that her block wall would be removed, so a condition was added to require a block wall if a new wall is going to be built.

Commissioner Bratt opened the meeting for public comments. Addressing the Commission was:

Alan Smith, 12223 Highland Avenue, #106-201, Rancho Cucamonga, Applicant, thanked Staff for their efforts and felt they have not only met but exceeded the code requirements and they are proposing twice the required landscaping. They are aware of being located next to residential properties and will be sensitive that. Since this is going to be an office building that

operates from 8:00 a.m. to 5:00 p.m. on weekdays there shouldn't be much impact on the surround neighbors.

Commissioner Davis stated it looks like they are proposing eight suites in the building and asked if he felt because of the hours of operation they did not feel there would be a conflict with the dance studio.

Alan Smith, Applicant, stated they are proposing eight suites but some could be combined for larger units. He stated there shouldn't be any conflicts for parking because of the opposite hours of use with the studio.

Commissioner Davis stated he visited the site and the proposed use seems appropriate and the location is well placed and will be separate from the residential neighbors.

Commissioner Green felt the new building and upgrades to the older building will improve this location.

RESOLUTION PC-1544

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF PRECISE PLAN 15-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-12, A REQUEST TO CONSTRUCT A 5,400 SQUARE FOOT TWO-STORY OFFICE BUILDING BEHIND AN EXISTING 3,552 SQUARE FOOT ONE-STORY BUILDING, REMODEL THE EXISTING ONE-STORY BUILDING TO MATCH THE NEW BUILDING AND COMPLETE PARKING LOT AND LANDSCAPING IMPROVEMENTS AT 432 E FOOTHILL BOULEVARD. (APN: 8661-018-026)

MOTION: Moved by Molina, seconded by Davis to waive further reading and adopt Resolution PC-1544 recommending to the City Council approval of Precise Plan 15-01 and DPRB Case No. 15-12. Motion carried 5-0.

4. DISCUSSION ON SHORT-TERM RESIDENTIAL RENTALS

Assistant City Manager Larry Stevens stated this item was brought up by Commissioner Davis and in the new issue of Western Cities magazine was an article regarding this issue. Essentially, due to the Carmel-by-the-Sea lawsuit the City has the ability to prohibit this type of rental or set regulations, such as collecting the TOD tax. Staff did a quick review of the sites mentioned in the article and currently there are only 2-3 listings for San Dimas showing, but that number can always change depending on when you search. So far the City has not received any complaints from the community.

Commissioner Davis stated there are several websites for business travelers for renting out a room or a house for a short period of time. If someone wanted to, they could rent out an extra room every day. He didn't think there was a problem in the community right now, but he was considering if this was his neighbor and people were showing up at all hours, would this be something he would want in the City. He had asked Staff if there was something in our existing code that would address this type of rental or not. If the City does decide to address it, the next question would be should they gather information from the public on how they feel about it.

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: July 9, 2015
TO: Development Plan Review Board
FROM: Luis Torrico, Associate Planner
SUBJECT: **DPRB Case No. 15-12**
Associated Case: Precise Plan No. 15-01

A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Blvd. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements.
(APN: 8661-018-026)

FACTS:

The subject property is located at 432 E. Foothill Boulevard within the Commercial Highway (CH) Zone. The property measures 30,786 square feet in lot area and is developed with an existing 3,552 square foot building which is occupied by a dance studio. The request consists of a new two-story office building measuring 5,400 square feet in floor area. In addition, as part of the new construction, the applicant will also be rehabilitating the exterior of the existing building to match the proposed office building.

The property is located within the Scenic Highway Overlay Zone which requires precise plan approval by the City Council. The Development Plan Review Board review will be limited to the project's site plan and architectural design.

ANALYSIS:

The proposed two-story office building will include 2,772 square feet of floor area on the first floor and 2,628 square feet of floor area on the second floor for a total of 5,400 square feet. The building will be constructed behind the existing building and will maintain a five foot setback from the east property line and a 53 foot setback from the west property line.

Site Improvements

The existing parking lot area will be restriped to provide the required parking spaces. New landscaped planters will be installed adjacent to parking stalls to comply with code requirement. In addition, landscaped fingers will be installed at the end of parking rows

and in the middle at a minimum of every 12 parking spaces to comply with code requirement. The amount of landscaping will total 20% of the parking area to comply with the 10% minimum required by code. In addition to the landscaping in the parking area, the existing 25 foot landscaped front yard setback, as required by the Scenic Highway Overlay Zone will remain in place and will be re-landscaped per the conceptual landscape plan.

New parking lot light standards will be installed as part of the project. The light poles and fixtures will be required to be submitted to the Planning Division during the plan check process. Staff will ensure that the standards are decorative and similar to those approved in previous developments within the Scenic Highway Overlay Zone (See Figure 1). In addition, a new trash enclosure will be constructed towards the rear of the property and will be designed to comply with city standards.



Figure 1 – Decorative Light Standards

In addition to the new improvements, the applicant will also be required to refurbish existing site conditions. The entire parking area shall be resurfaced. In addition, there is an existing chain link fence located on top of the block wall on the west property line shall be removed, which was installed by the adjacent property owner. The applicant will make an effort to work with property owner to remove it.

Parking

On-site parking for both the dance studio and the proposed office use will need to be provided. The parking ratio for both the dance studio and the office use is 1:200. Both buildings will measure a total of 8,952 square feet for a total requirement of 45 parking spaces. The project includes 46 parking spaces, of which nine are compact spaces. Code Section 18.156.080.D.5 allows compact spaces not to exceed 20% of the total number of spaces provided to be included as part of the required parking. The project includes nine compact spaces, which is 20% of the 46 provided spaces.

Design

The building will measure 28'-11" in height complying with the maximum height of 30 feet in the CH Zone. The building will have a stucco exterior finish on all four elevations. The building will include an arched decorative entry way which will pop-out nine inches from the building façade and will extend three feet above the building roof line. The decorative entry will also include a brick veneer and a decorative foam cornice with a contrasting color stucco finish. In addition, the façade inset within the arched entry will include foam trim in a pattern to compliment the proposed entry door and windows. The foam trim will be finished with a stucco finish with an accent color.

The parapet roof will also include a decorative foam cornice with a stucco finish on all four elevations. The cornice will be finished in a darker color than the main building

color to provide contrast. The windows will also include decorative foam trim with a stucco finish and an accent color. In addition the first floor windows on the west (front) and north elevation (facing the parking lot) will include decorative steel canopies above them. The various finishes and architectural treatments along with the pop-outs and multi-roof heights will provide adequate articulation and result in a well-designed building.

The existing building at the front of the property will also be rehabilitated to match the proposed office building. Proposed improvements include a decorative cornice on the front and side elevations, window trim surrounds on the front elevation and steel window canopies on the front elevation. A decorative entry way with a brick veneer to match the new building will also be constructed over the entry. In addition, a similar arched feature will be constructed on the street facing elevation. The proposed improvements will improve the existing building and will create design consistency within the subject site.

Lot Size & Dimensions

The subject site has a depth of 318.9 feet on the west property line and a depth of 296.8 feet on east property line and has a total lot area of 30,786 square feet. However, the lot dimensions identified on the Assessor's parcel map are incorrect and do not reflect the correct depth or area of the subject site. The applicant has submitted a survey and legal description that reflects the correct lot depth and lot area. The documents have been reviewed by the City Engineer and have confirmed the correct lot size per the aerial in Figure 2.

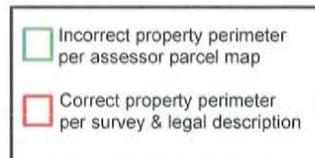


Figure 2 – Aerial

ISSUES:

Parking Stalls

The project includes two new parking spaces located on the east side of the driveway between the existing building and the 25 foot front yard setback. The second stall will be located approximately two feet from the edge of the building, which will not comply with Section 18.156.080.C.2 of the municipal code; which requires that a seven foot landscaped finger be installed at the end of a row of parking spaces. In addition, the second parking stall will be located adjacent to an existing door (see Figure 3) which will open into the stall. The location of the second stall will not comply with code required

landscaping but also seems that its location is an afterthought and forced into an unpractical location.

The second parking stall will have to be removed and in doing so, will leave one parking space in the landscaped area. From a practical and aesthetic standpoint, the landscaped area would look better without one single parking stall and instead provide continuous landscaping from the property line to the building façade. Staff recommends that no parking be provided in this area.

Removal of the two parking spaces will result in 44 spaces for the project. The project as proposed requires 45 parking spaces. An additional parking space will need to be provided or the proposed building area will have to be reduced by 152 square feet.

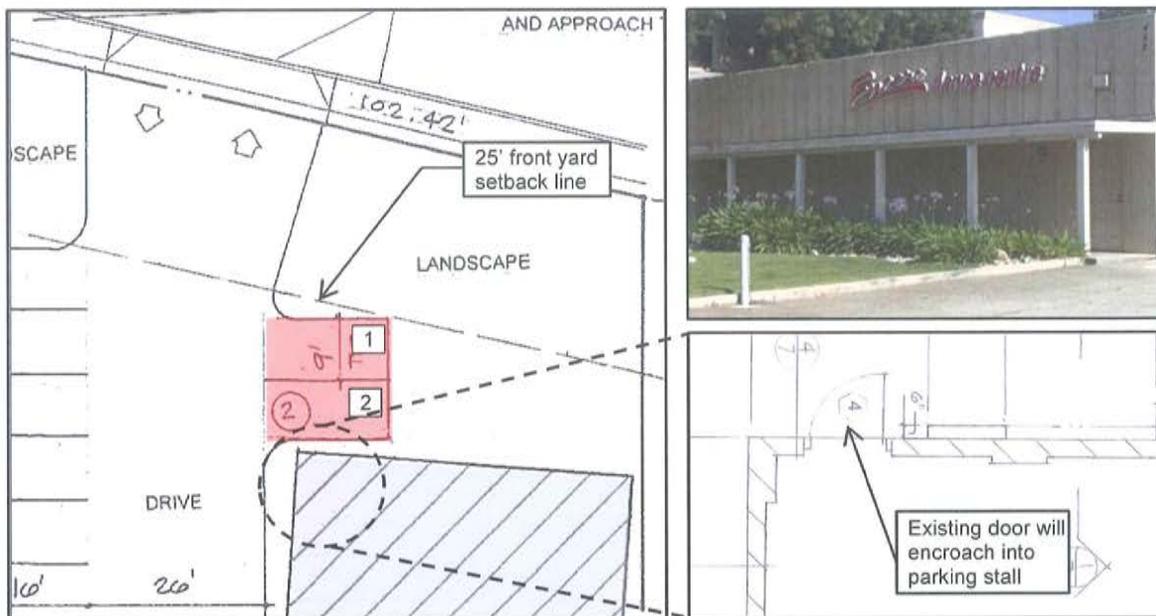


Figure 3 – Parking stall detail

RECOMMENDATION:

Staff recommends that the Development Plan Review Board recommend approval to the Planning Commission subject to the attached conditions of approval.

ATTACHMENTS:

- A. Subject site
- B. Photos of subject site

EXHIBITS:

- A. Conditions of Approval

Attachment 1

Subject Site



Attachment 2

Photo of Subject Site



Exhibit A
Conditions of Approval
for
DPRB Case No. 15-12 & PP 15-01

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the Commercial Highway Zone Scenic Highway Overlay Zone.
5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
7. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
8. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
9. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

10. The Applicant/Developer shall comply with all Conditions of Approval as recommended for approval by the Development Plan Review Board on July 9, 2015.
11. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior to installation of any signs.
12. Graffiti shall be removed within 72 hours.
13. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
14. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.

DESIGN

15. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on July 9, 2015 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
16. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
17. The Applicant/Developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties. A lighting plan shall be submitted for review and approval, in addition to a \$1,500 deposit for review of the plans.
18. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.
19. Trash/Recycling enclosure(s) shall be constructed by the Applicant/Developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash/recycling enclosure(s) shall be approved by the Planning Division and the Trash Company.
20. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the Applicant/Developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.

21. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
22. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
23. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
24. The Applicant/Developer shall underground all new utilities, and utility drops.
25. The existing parking lot area shall be resurfaced to the satisfaction of the Engineering Department.
26. The Applicant/Developer shall make a good-faith effort to work with the adjacent property owner to the west to remove the existing chain link fence installed on top of the existing block wall on the west property line.
27. The Applicant/Developer shall submit a sample of the brick veneer and cornice to the Planning Division for review and approval prior to installation.

LANDSCAPE

28. The Applicant/Developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plans prepared by a State registered Landscape Architect, in addition to a \$2,500 deposit for review of the plans. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.
29. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
30. The Applicant/Developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.

BUILDING DIVISION – (909) 394-6260

31. The Developer/Applicant shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.

32. The Developer/Applicant shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
33. The Developer/Applicant shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department for fire sprinklers if proposed or required.
34. The Developer/Applicant shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes, bathrooms, counters, stairway etc.
35. The Developer/Applicant shall submit a Precise Grading and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Community Development. Grading plan should show: MWD easement including any restrictions, existing trees, existing and proposed walls, all drainage devices and proposed location of all utilities.
36. Prior to the issuance of any grading or building permits, the Developer/Applicant shall submit a Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil, and a proposed pavement design based on soil properties and truck loading.
37. Building foundation inspections shall not be performed until survey stakes are in place and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
38. Construction calculations and lateral analysis shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
39. Any applicable fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
40. Construction hours shall be limited to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.
41. Connect to public sewer after all applicable City and County fees have been paid and permits issued.

42. Applicant to submit Edison site electrical plan (if any new transformer or above-ground electrical equipment is proposed) as soon as available for City review. Plan to be coordinated with all other plans (grading, building, and landscape).

ENGINEERING DIVISION – (909) 394-6240

43. The Applicant/Developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
44. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
45. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
46. The Applicant/Developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The Applicant/Developer shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows.
47. The Applicant/Developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, the Public Works Director and City Engineer.
48. For all projects which disturb less than one (1) acre of soil, Applicant/Developer shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
49. For all non-exempt projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, Applicant/Developer must submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECPP and require modifications and subsequent implementation to the local SWPPP/WWECPP in order to prevent polluted runoff from leaving the project site

onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:

- a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
 - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)
50. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
 51. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
 52. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
 53. For all projects subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principles.
 54. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.

- v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
 - vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
55. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
56. Construction parking and material storage to be confined to the site. No construction related parking or material storage will be allowed on the surrounding streets. Plans shall show dimension from curb to Right of Way/Property line.
57. Parkway drain shall be at an angle in the direction of flow.
58. Parkway drain shall have a filter.
59. Project subject to Low Impact Development (LID) regulations.
60. Verify/confirm Metropolitan Water District (MWD) will approve/allow trees in their easement area.
61. ADA path/walkway shall be provided connecting public sidewalk across commercial drive approach. In addition granting the City of San Dimas an easement for such walkway may be necessary.

PARKS & RECREATION – (909) 394-6230

62. The Applicant/Developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fees shall be paid prior to issuance of building permits.

End of Conditions

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
July 09, 2015 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

DPRB Members

Emmett Badar, Council Member
Scott Dilley, Chamber of Commerce
Shari Garwick, Senior Engineer
Blaine Michaelis, City Manager
Yunus Rahi, Planning Commission
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager of Community Development

Staff Members

Eric Beilstein, Building Official
Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner
Jennifer Williams, Associate Planner

CALL TO ORDER - CHAIR JOHN SORCINELLI

John Sorcinelli called the regular meeting of the Development Plan Review Board to order at 8:35 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Larry Stevens moved, seconded by Blaine Michaelis to approve the June 11, 2015 minutes. (Badar, Dilley and Garwick abstain)

MOTION: Larry Stevens moved, seconded by Blaine Michaelis to approve the June 25, 2015 minutes. (Garwick abstain)

DPRB Case No. 15-12

A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building located at 432 E. Foothill Blvd. The existing one-story building will also be remodeled to match the new building and the parking lot will be improved to meet parking requirements.

APN: 8661-018-026

Lee Jackson, property owner, was present
Allen Smith, designer, was present.
Pamela Laszlo, property owner of 417 E. Baseline Rd., was present.

Associate Planner Luis Torrico stated the subject property is located at 432 E. Foothill Boulevard within the Commercial Highway Zone. The property measures 30,786 square feet in lot area and is developed with an existing 3,552 square foot building which is occupied by a dance studio. The request consists of a new two-story office building measuring 5,400 square feet in floor area. In addition, as part of the new construction, the applicant will also be rehabilitating the exterior of the existing building to match the proposed office building.

The property is located within the Scenic Highway Overlay Zone which requires precise plan approval by the Planning Commission and City Council. The Development Plan Review Board review will be limited to the project's site plan and architectural design.

The proposed two-story office building will include 2,772 square feet of floor area on the first floor and 2,628 square feet of floor area on the second floor for a total of 5,400 square feet. The building will be constructed behind the existing building and will maintain a five foot setback from the east property line and a 53 foot setback from the west property line.

The existing parking lot area will be restriped to provide the required parking spaces. New landscaped planters will be installed adjacent to parking stalls to comply with code requirement. In addition, landscaped fingers will be installed at the end of parking rows and in the middle at a minimum of every 12 parking spaces to comply with code requirement. The amount of landscaping will total 20% of the parking area to comply with the 10% minimum required by code.

In addition to the new improvements, the applicant will also be required to refurbish existing site conditions. The entire parking area shall be resurfaced.

Mr. Stevens asked how much parking area currently exists.

Associate Planner Torrico stated that the entire lot is paved with a fence at the back of the property.

Associate Planner Torrico proceeds to state that in addition, there is an existing chain link fence located on top of the block wall on the west property line that should be removed, which was installed by the adjacent property owner. The applicant will make an effort to work with property owner to remove it.

On-site parking for both the dance studio and the proposed office use will need to be provided. The parking ratio for both the dance studio and the office use is 1:200. Both buildings will measure a total of 8,952 square feet for a total requirement of 45 parking spaces. The project includes 46 parking spaces, of which nine are compact spaces.

The building will measure just less than 29 feet in height complying with the maximum height of 30 feet in the CH Zone. The building will have a stucco exterior finish on all four elevations. The building will include an arched decorative entry way which will pop-out nine inches from the

building façade and will extend three feet above the building roof line. The decorative entry will also include a brick veneer and a decorative foam cornice with a contrasting color stucco finish. In addition, the façade inset within the arched entry will include foam trim in a pattern to compliment the proposed entry door and windows. The foam trim will be finished with a stucco finish with an accent color.

The parapet roof will also include a decorative foam cornice with a stucco finish on all four elevations. The cornice will be finished in a darker color than the main building color to provide contrast. The windows will also include decorative foam trim with a stucco finish and an accent color. In addition the first floor windows on the west and north elevation will include decorative canopies above them. The various finishes and architectural treatments along with the pop-outs and multi-roof heights will provide adequate articulation and result in a well-designed building.

The existing building at the front of the property will also be rehabilitated to match the proposed office building. Proposed improvements include a decorative cornice on the front and side elevations, window trim surrounds on the front elevation and steel window canopies on the front elevation. A decorative entry way with a brick veneer to match the new building will also be constructed over the entry. In addition, a similar arched feature will be constructed on the street facing elevation. The proposed improvements will improve the existing building and will create design consistency within the subject site.

The issues with this project are that it includes two new parking spaces located on the east side of the driveway between the existing building and the 25 foot front yard setback. The second stall will be located approximately two feet from the edge of the building, which will not comply with the municipal code; which requires that a seven foot landscaped finger be installed at the end of a row of parking spaces. In addition, the second parking stall will be located adjacent to an existing door which will open into the stall. The location of the second stall will not comply with code required landscaping. Removal of the non-compliant stall will leave one parking stall in the middle of the middle of the front yard landscaping. Staff recommends removal of both stalls.

Removal of the two parking spaces will result in 44 spaces for the project. The project as proposed requires 45 parking spaces. An additional parking space will need to be provided or the proposed building area will have to be reduced by 152 square feet.

Lastly, he mentions he received a call from the home owner just south of the property. The resident stated that the new building will block his view of the mountains. Associate Planner Torrico further states that there is an existing two-story building just east of this new proposed building.

Mr. Stevens asked about the size of the parcel that is insisting their view will be blocked.

Associate Planner Torrico stated the lot is about 20,000 square feet.

Mr. Stevens stated the property needs to be a minimum of 40,000 square feet to make a flag lot.

Senior Planner Espinoza noted the lot is only 100 feet wide and must be a minimum of 150 feet wide to be a flag lot.

Mr. Stevens asked if there is to be any work done to the inside of the existing building.

Allen Smith, designer stated that there is nothing to be done to the inside of the existing building.

Mr. Stevens asked if all the doors and windows on the South and West sides of the building are preexisting.

Associate Planner Torrico stated yes, all doors and windows on the building are preexisting to the project.

Mr. Stevens asked if the dance studio is a tenant in the front building.

Associate Planner Torrico answered yes, the dance studio leases the front building.

Mr. Stevens expressed concern over the front elevation of the building, noting that the lack of windows makes the overall appearance feel very industrial. He also asked if the applicant would be removing the grass in the front.

Allen Smith, designer replied yes, he will be removing the grass.

Associate Planner Torrico added that the landscape design calls for trees and shrubs.

Mr. Stevens asked how many parking spaces are needed.

Associate Planner Torrico stated that for this project there are 45 parking spaces needed.

Mr. Stevens asked if the plan called for any motorcycle parking stalls and if motorcycle stalls count as parking.

Associate Planner Torrico asked for a moment to check the code book.

Associate Planner Torrico stated that motorcycle parking spaces are a requirement if a building goes over a certain square footage.

Mr. Stevens asked if a motorcycle parking space could be used to offset the parking requirements, if so, the applicant would not have the isolated parking issue at the front of the building.

Senior Planner Espinoza noted that the project needs to meet the finger requirements.

Mr. Stevens stated that a motorcycle space is much smaller therefore helping the applicant to achieve the parking numbers they need. He went on to explain that the parking spaces at the front of the building are bad for circulation and look out of place.

Mr. Sorcinelli asked if there were any other questions.

Mr. Badar asked if there is a walkway at the front of the existing building.

Associate Planner Torrico stated that there is not an existing walk way at the front of the building.

Mr. Stevens stated that there is just asphalt along the existing building.

Mr. Badar stated that there is not any set pathway.

Mr. Stevens stated that there will be blue markings on the asphalt to guide travel. He then asked if the dance studio holds many dance recitals.

Lee Jackson, property owner stated the studio holds dance recitals but they are held at offsite locations. He added that most classes start at 3:30 p.m. therefore; keeping parking congestion to a minimum. He also noted that the dance studio still has ten years left on their lease.

Mr. Sorcinelli asked why there are eight restrooms for 5,400 square feet.

Associate Planner Torrico stated that the applicant's intention is to create multiple private tenant spaces.

Mr. Sorcinelli asked if Staff had discussed adding windows to the front of the existing building with the applicant.

Associate Planner Torrico stated no, Staff has not discussed front windows with the applicant.

Mr. Sorcinelli asked the architect to come up and present.

Allen Smith, designer stated his name and mentioned he had a couple points to address. He mentioned that he would like to eliminate the door that opens to the parking stalls as they feel a door in that area is not necessary and would eliminate conflict. He goes on to note that this building has the same parking issue as a building they built in San Dimas in 2007. He pointed out that in 2007 Staff did not require parking fingers and should not require parking fingers now. He passed around photos of the building built in 2007 to show the same parking issue regarding the two stalls in front of the building. He mentions that the stalls were not an issue in 2007 and therefore should not be an issue today in 2015. He states they would like to keep and maintain these stalls as they were to code before and are to code now. He added that as for Mr. Stevens idea for bicycle area, he is open to that concept. Regarding the front elevation, he explained that he did a lot to break up the space and give depth to a flat building. Furthermore, he noted that he is open to adding faux windows to the building so it may be more uniform with the other buildings along Foothill Boulevard.

Mr. Stevens asked the designer how he would be creating depth on the flat building.

Allen Smith, designer stated they would build up the front to add depth therefore creating a façade and adding decorative lighting.

Mr. Stevens asked what kind of awnings will be on the building.

Allen Smith, designer stated the awning will be made from a powder coated sheet metal.

Senior Planner Espinoza asked if all the air-conditioning units would be located on the roof.

Allen Smith, designer replied yes, and all parapet walls will be tall enough so the equipment cannot be seen from the ground.

Mr. Stevens stated that the depth of the existing building does not meet the setback requirements.

Associate Planner Torrico stated that Mr. Stevens is correct and from the new use back, the code requires a five foot setback.

Mr. Stevens stated that in regards to the property line on the west side of the property, the setback is preexisting and the building cannot be moved. He proceeds to express his concerns over the front elevation and the two parking spaces in front of the existing building.

Mr. Sorcinelli asked if there was anyone else that would like to address the Board.

Pamela Laszlo, property owner of 417 E. Baseline Rd. states her name and that she resides in a home just southwest of this project. She expresses gratitude, as she is happy about the new building and the upgrade to the existing building. She stated the reason she was addressing the Board today was to address the chain-link fence she constructed. She was concerned that the fence would be removed or lowered therefore allowing the coyotes to access her yard and hurt her rabbits. She noted that no one has spoken to her about removing her chain-link fence.

Associate Planner Torrico stated that the applicant would talk with the insurance company to the East.

Mr. Stevens asked if there was a code regarding the heights of commercial block walls. He believes this wall needs to be increased to meet a six foot height requirement.

Senior Planner Espinoza stated that the block wall is to be no less than five feet and no more than six feet in height on the commercial side.

Mr. Stevens stated that he believes the code will make the wall higher than it is now.

Allen Smith, designer, stated that he will comply with making the wall higher.

Pamela Laszlo, property owner of 417 E. Baseline Rd. stated that about a month ago, a truck ran into the block wall. She wanted to know how Staff will ensure that does not happen again.

Mr. Stevens stated that the City has landscape requirements of five feet to provide protection from those types of circumstances.

Allen Smith, designer asked if the City would get involved in asking the insurance company to remove their chain-link fence.

Mr. Stevens stated that the City would not ask the insurance company to remove the chain-link as it is something that should be done neighbor to neighbor.

Allen Smith, designer asked what would happen if the insurance company refuses to remove their chain-link.

Mr. Stevens stated that Staff may set up a meeting with the insurance company to explain as to why the chain-link should come down. If the insurance company still refuses then Staff will not hold the applicant to that condition.

Mrs. Garwick stated that she noticed the asphalt meets the building. She asked if there would be any way to add a curb to stop cars from backing into the building. She noted that cars need a minimum of 26 feet to back up and a concern of hers is that the awning on the existing building will now protrude into that 26 foot right of way.

Allen Smith, designer stated that due to the grade of the existing building, they are unable to add a curb to create a walk way to protect the west side of the building.

Mr. Stevens asked the neighbor, Pamela, if the Board had addressed all of her concerns.

Pamela Laszlo, property owner of 417 E. Baseline Rd. replied yes, the Board has addressed all of my concerns. She then asked if her neighbors block wall will be high enough.

Mr. Stevens stated that both her wall and her neighbors wall will be to the standards previously discussed, no less than five feet and no higher than six feet on the commercial side.

Mr. Sorcinelli asked if the Board would like to address the concerns about the view.

Mr. Stevens stated there are not any view easements to preserve the view. He believes the views impact will be minimal.

Senior Planner Espinoza noted that in recent years, the Board has approved three or four two-story buildings along that area of Foothill Boulevard.

Mr. Stevens asked to turn the Boards attention to the front elevation of the existing building; he feels the Board could give better suggestions.

Mr. Sorcinelli asked what would make it better.

Mr. Stevens stated that all the buildings along Foothill Boulevard have windows. This building will be very industrial looking with stucco, brick and the absence of windows.

Mr. Badar asked to view Foothill Boulevard using the street view of Google Maps.

Allen Smith, designer stated that esthetically, there is not a difference between a real window or a faux window.

Lee Jackson, property owner noted that the inside of the north wall is where the mirrors and rails for the dance classes are; therefore adding a real window would negatively impact the dance studio. He then asked if a tile in the archway would be sufficient to add visual interest.

Mr. Sorcinelli suggested a possible change in color for the recessed areas on the elevation.

Mr. Stevens stated that tile may in fact help the front to look less industrial.

Mr. Sorcinelli added that changing the color of the elevations on the side may add interest and shading that may tone down the industrial feel of the building. He also noted that the drawing and the plans do not seem to match.

Associate Planner Torrico stated that the drawing seems stretched.

Allen Smith, designer noted the scale may be slightly different as the drawings are an artist's rendering of the plans.

Mr. Stevens asked the Board if there was a consensus on incorporating tile into the archway, adding a color differentiation to the elevations and making the arch wider.

Lee Jackson, property owner stated the arch matches the new buildings design but if the Board feels a wider design looks better then he will comply.

Senior Planner Espinoza stated regarding the tower element, Staff asks they be returned back a few feet so they do not look like a façade. He also asked where the signs would go.

Allen Smith, designer stated they did not have signs yet.

Mr. Stevens stated there should not be a sign on the brick element unless there is to be gooseneck lighting.

Mr. Sorcinelli stated there is plenty of space for signage.

Mr. Stevens stated that the last issue is the two parking spaces just north of the existing building.

Senior Planner Espinoza stated that Eric Beilstein did the calculations and if the building was reduced by 19 inches, there would be one less parking space would be required.

Mr. Stevens stated that he believes the two parking spaces at the front of the building are bad from a circulation point of view. He goes on to state that a driver would be two thirds of the way out of the stall before the driver could see anyone coming down the aisle.

Allen Smith, designer stated that it would not be any different than parking next to a van.

Mr. Stevens noted that was true, but a van would not be there all the time like a building would.

Allen Smith, designer stated the new building is the engine driving the remodel in the front. They do not want to cut out the square footage of the new building.

Mr. Sorcinelli asked if it would be possible to remove some of the restrooms and make more leasable floor space.

Mr. Stevens stated that by keeping the restrooms in the suites, it reduces the buildings maintenance costs. He added that he really hoped a motorcycle space could be the proper solution to the parking problem.

Allen Smith, designer stated he believes that removing the one stall and adding a bicycle rack would be a great compromise.

Mr. Stevens stated that he agreed.

Mr. Badar stated that he felt it was the wrong area for a bike rack.

Mr. Stevens stated the bike rack makes sense because the dance students could use it.

Allen Smith, designer stated that removing the one space and adding a bike rack does meet code.

Senior Planner Espinoza noted that the bike rack was an idea that Staff brought up previously.

Mr. Sorcinelli asked if anyone else had any questions for the Board.

Mr. Michaelis asked if the parking requirements would still be met with the installation of the bike rack.

Allen Smith, designer stated yes, parking requirements would be met as they only needed one of the northerly parking spaces. He went on to say that by converting one of the parking spaces to a bike rack, they increase visibility for the one remaining parking space.

Mr. Sorcinelli asked Mr. Stevens if he was alright with the changes.

Mr. Stevens asked for a moment while he checks the code with Senior Planner Espinoza.

Mr. Stevens stated as for the parking, he does not think a motorcycle space falls within the code. He believes that if the applicant removes the space next to the building and converts it to a bike space that will create the safest option. He believes that is the only way to keep the 45 spaces.

MOTION: Larry Stevens moved, second by Emmett Badar to approve, subject to Conditions of Approval and the added conditions that 1) the applicant work with Staff to revise the north elevation of the existing building to incorporate various architectural elements, 2) the walls adjacent to residentially zoned properties must be no less than five feet and no more than six feet in height; Lastly 3) remove and replace the most southerly parking stall located on the east side of the driveway between the parkway and the existing building with bicycle parking.

Motion carried 7-0

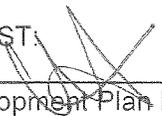
ADJOURNMENT

There being no further business the meeting was adjourned at 9:52 a.m. to the meeting of July 23, 2015 at 8:30 a.m.



San Dimas Development Plan Review Board

ATTEST:



Development Plan Review Board
LH
Departmental Assistant
Approved: 7/23/15

REVISIONS	BY



**PHIL MAY
LANDSCAPE
ARCHITECT**

1937 West 9th Street
Upland, CA 91786

Phone: 909 373 1959
Fax: 909 373 1958

pmay@philmaydesign.com
www.philmaydesign.com



**PRELIMINARY
LANDSCAPE PLAN**

PROPOSED BUILDING
432 E FOOTHILL BLVD.
SAN DIMAS, CA

DRAWN
F.G.
CHECKED
P.M.
DATE
2/17/15
SCALE
1/16" = 1'-0"
JOB NO.
15018
SHEET

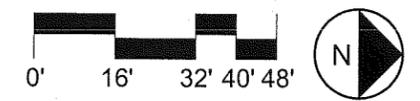
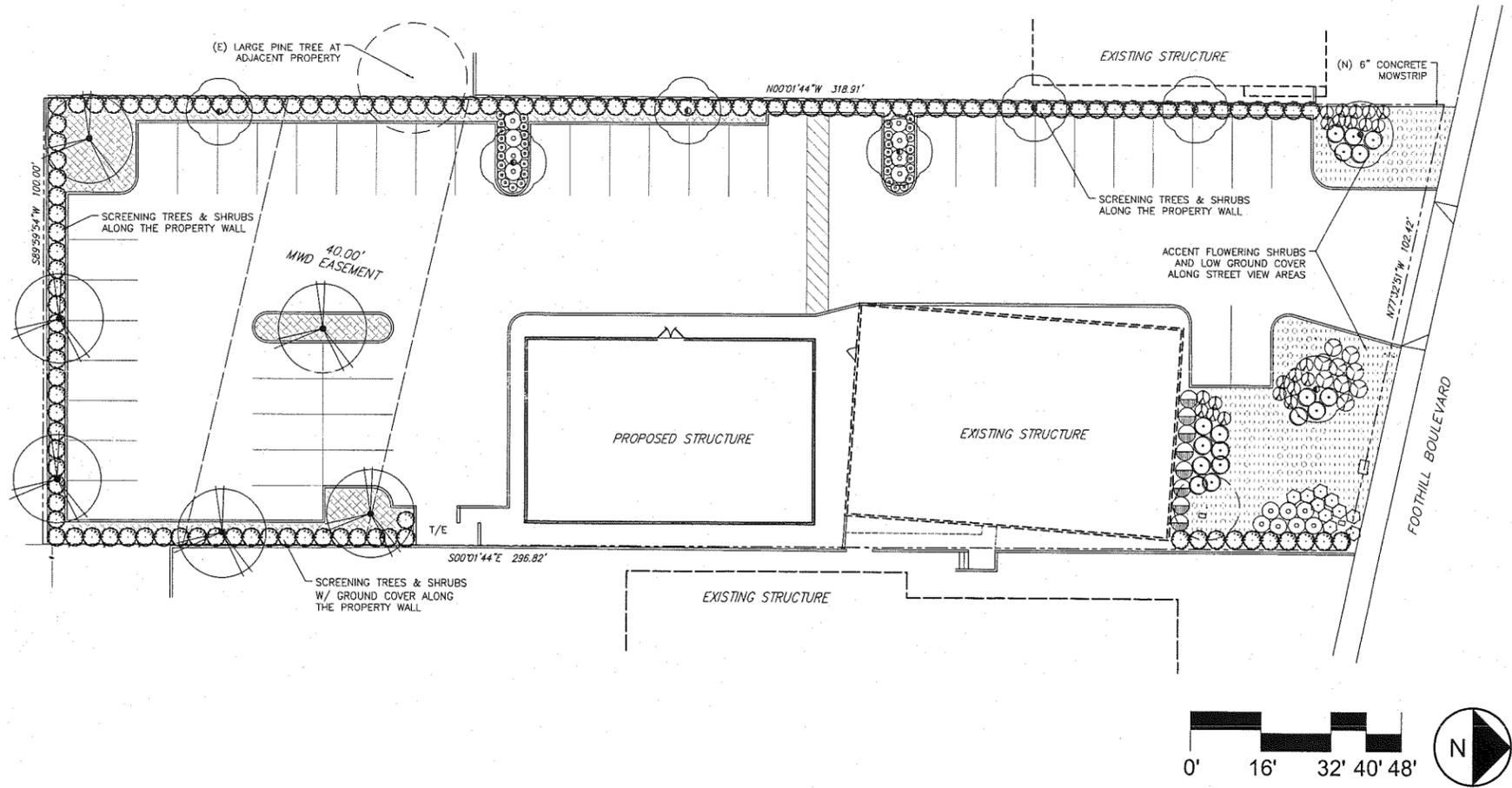
L-1

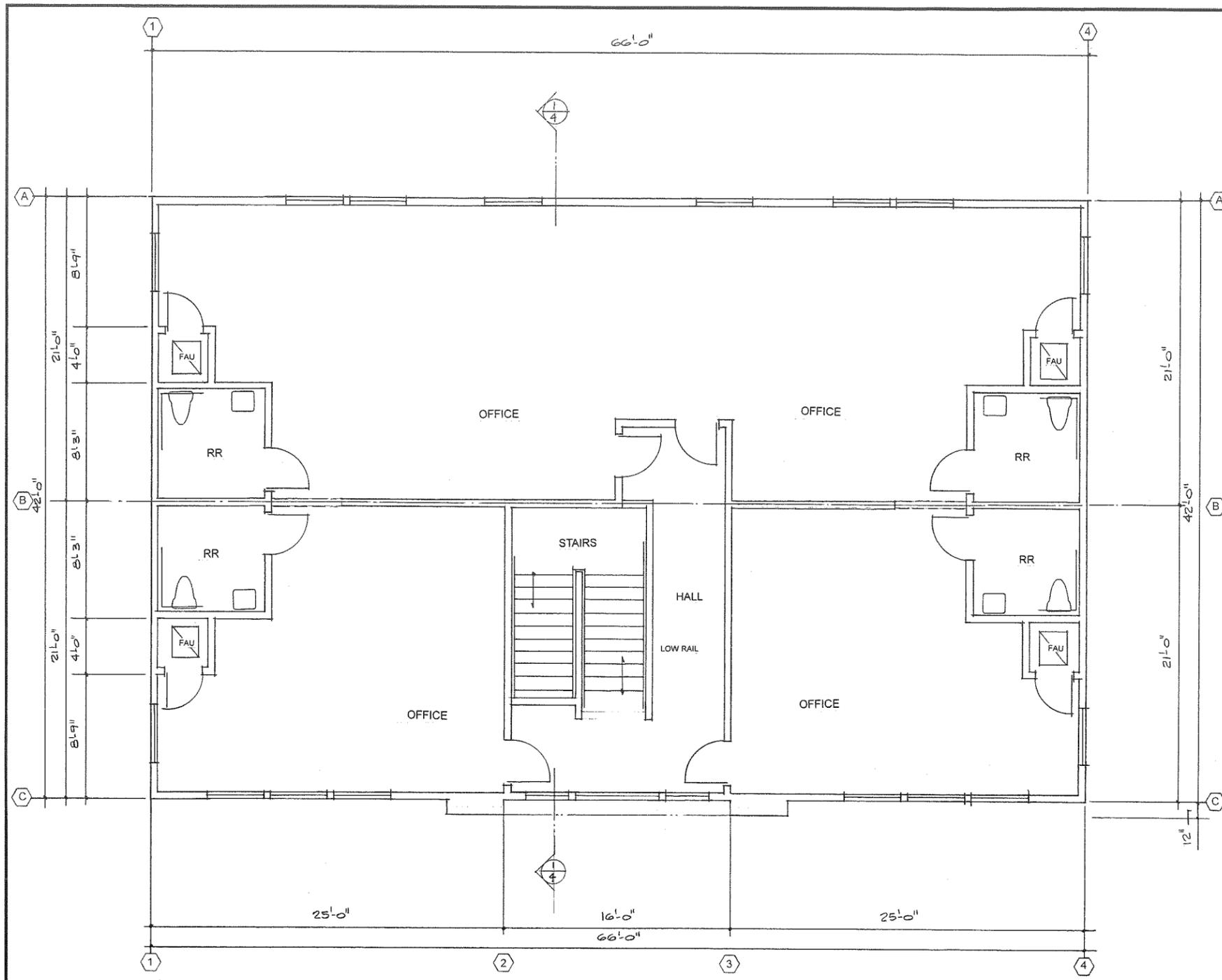
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF PHIL MAY LANDSCAPE ARCHITECT. ALL SERVICES AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE SPECIFIC PROJECT AND SHALL NOT BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF PHIL MAY LANDSCAPE ARCHITECT. WITHOUT DIMENSIONS ON THESE DRAWINGS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.

PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREE			
	Arbutus 'Marina'	Arbutus	24" box
	Rhus lancea	African Sumac	24" box
EXISTING PINE TREE TO REMAIN			
SHRUB			
	Anigozanthos 'Big Red'	Big Red Kangaroo Paw	5 gal
	Lantana montevicensis 'Spreading Sunshine'	Spreading Sunshine Lantana	5 gal
	Ligustrum texanum	Texas Privet	5 gal
	Raphiolepis indica 'Pinkie'	Indian Hawthorn	5 gal
	Rosa f. 'Flower Carpet Pink'	Pink Carpet Rose	5 gal
	Rosa floribunda 'Iceburg'	Iceburg Rose	5 gal
PERENNIALS			
	Agapanthus africanus	Lily of the Nile	1 gal
	Dietes bicolor	Fortnight Lily	1 gal
GROUND COVER			
	Myoporum parvifolium	Prostrate Myoporum	flats
	Trachelospermum jasminoides	Star Jasmine	flats

NOTE:
ALL PROPOSED LANDSCAPE AREAS WILL
BE IRRIGATED WITH AN AUTOMATIC
IRRIGATION CONTROLLER SYSTEM



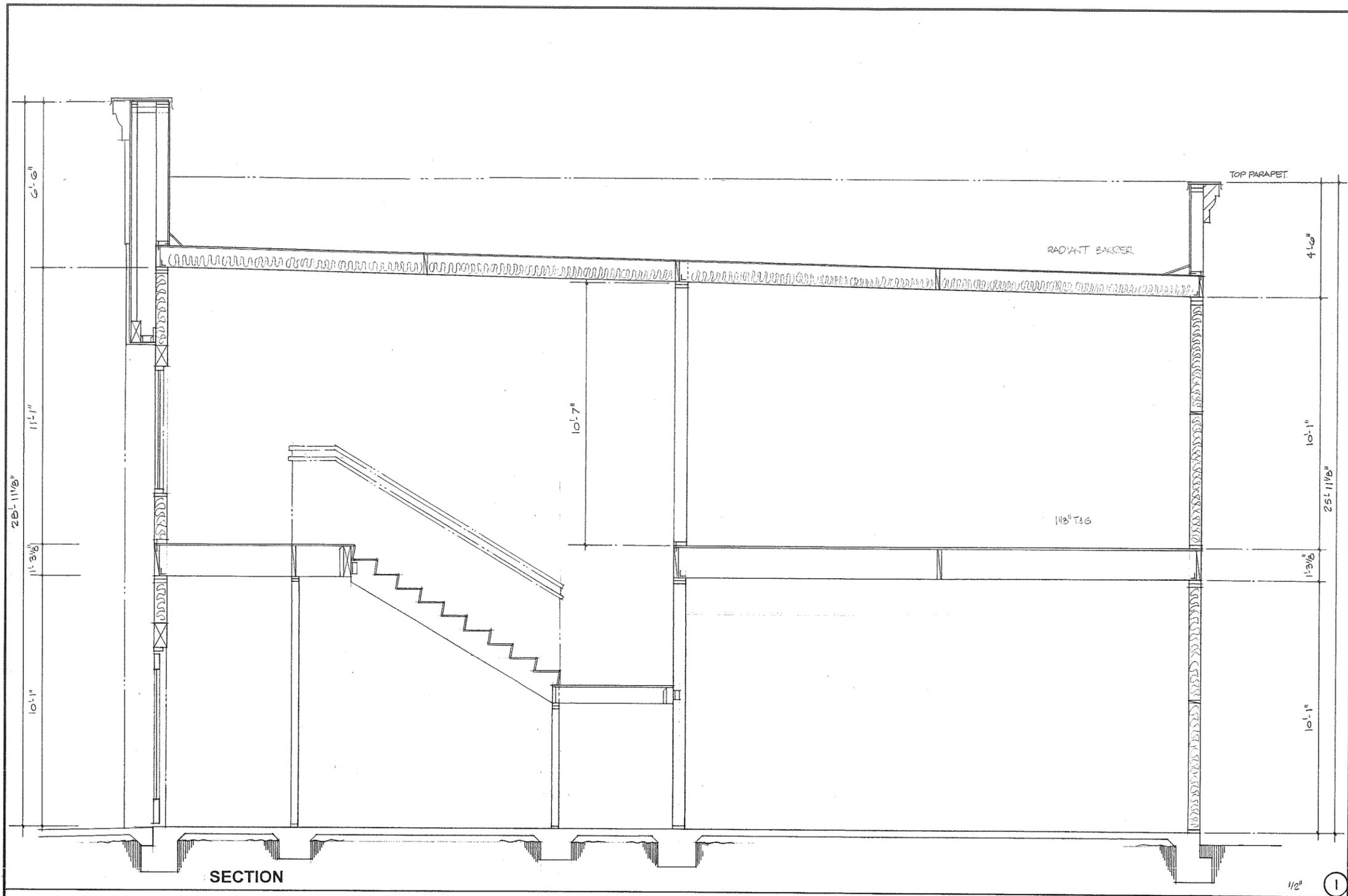


SECOND FLOOR PLAN 2628 SQ. FT.

REVISIONS	BY

SOUTHWEST DESIGN GROUP, LLC
 12223 HIGHLAND AVENUE - SUITE #106-201 - DANFORD OCEANOGRAPHY, CA 91739
 PH: 909.803.8900 - FAX: 909.803.8271
 NANCY ANTON-FERRELL, P.C.E. #37018

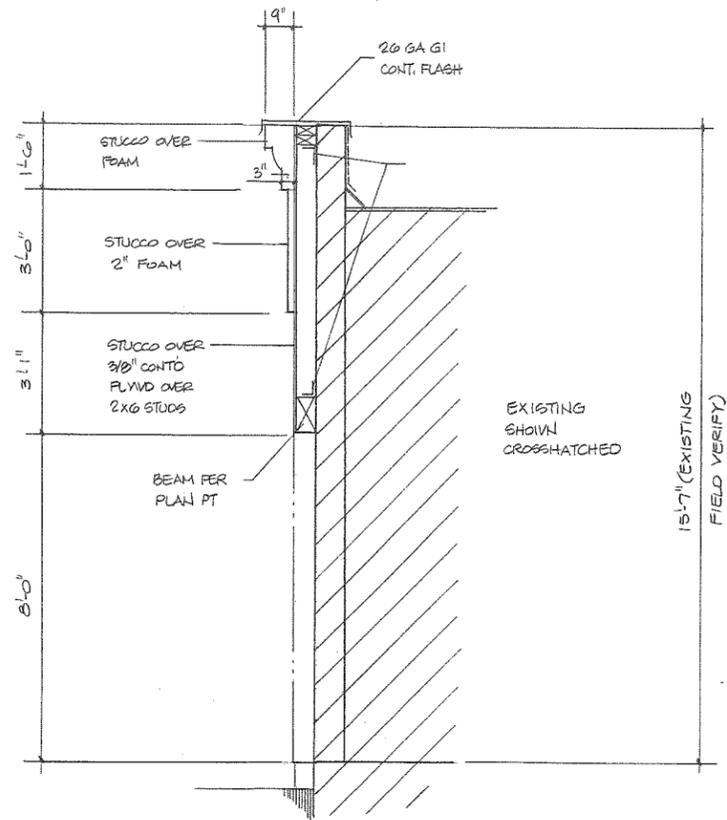
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Of	Sheets



REVISIONS	BY

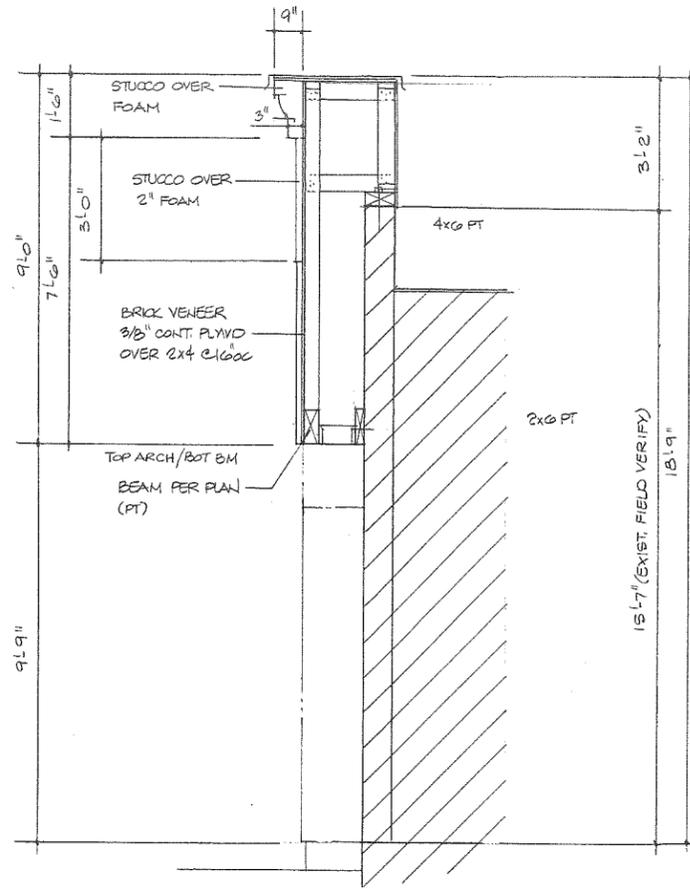
SW **SOUTHWEST DESIGN GROUP, LLC**
 1223 HIGHLAND AVENUE - SUITE #104-201 - RANCHO CUCARAGONA, CA 91739
 PH: 909.803.8900 - FAX: 909.803.8271
 MURPHY PATTON-FERRELL, R.C.E. #37018

Date	1-25-15
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Drawn	
Job	
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Of	Sheets



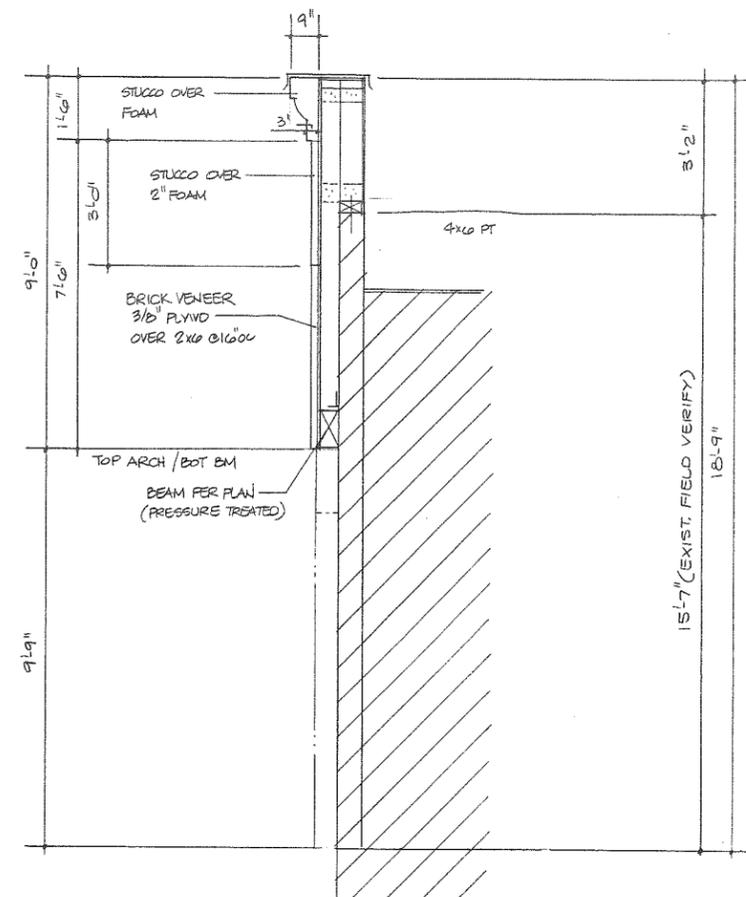
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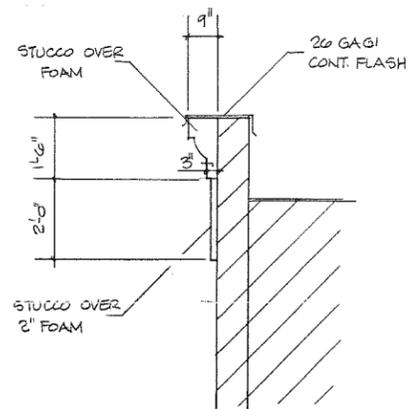
SECTION

1/2" 2



SECTION

1/2" 3



SECTION

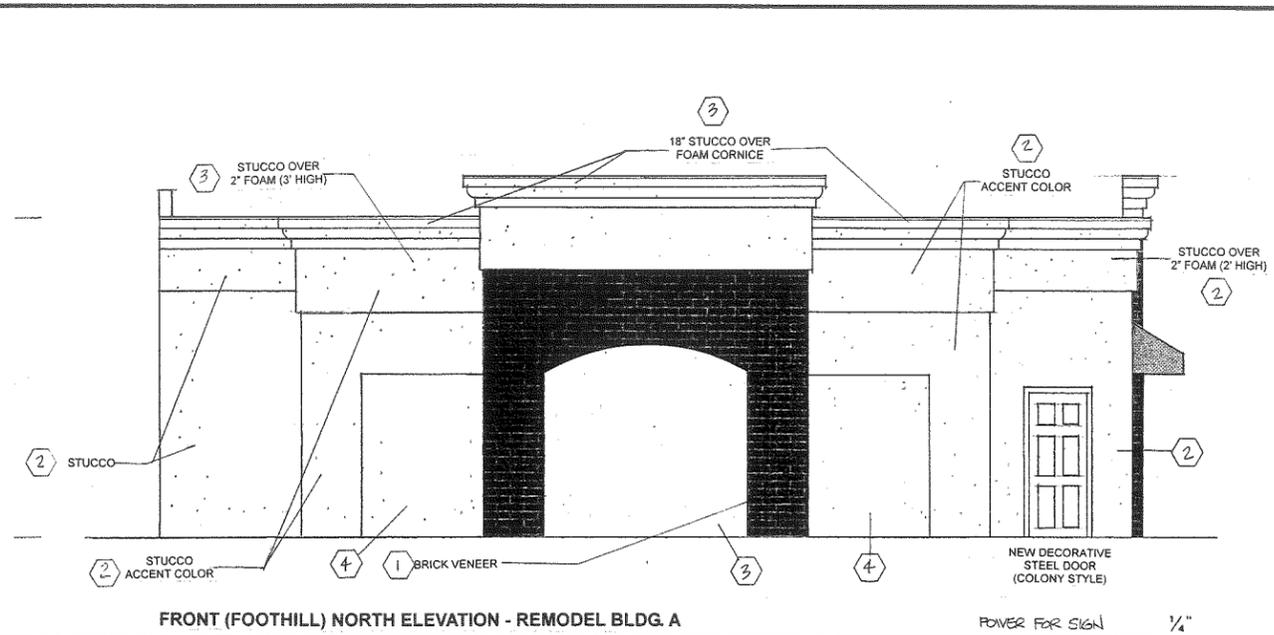
1/2" 4

REVISIONS	BY

SOUTHWEST DESIGN GROUP, LLC
 12223 HIGHWAY AVENUE - SUITE #106-201 - BAKERSFIELD, CA 93319
 PH: 909.803.8900 - FAX: 909.803.8271
 NANCY PATTON-FERRELL, R.C.E. #37018

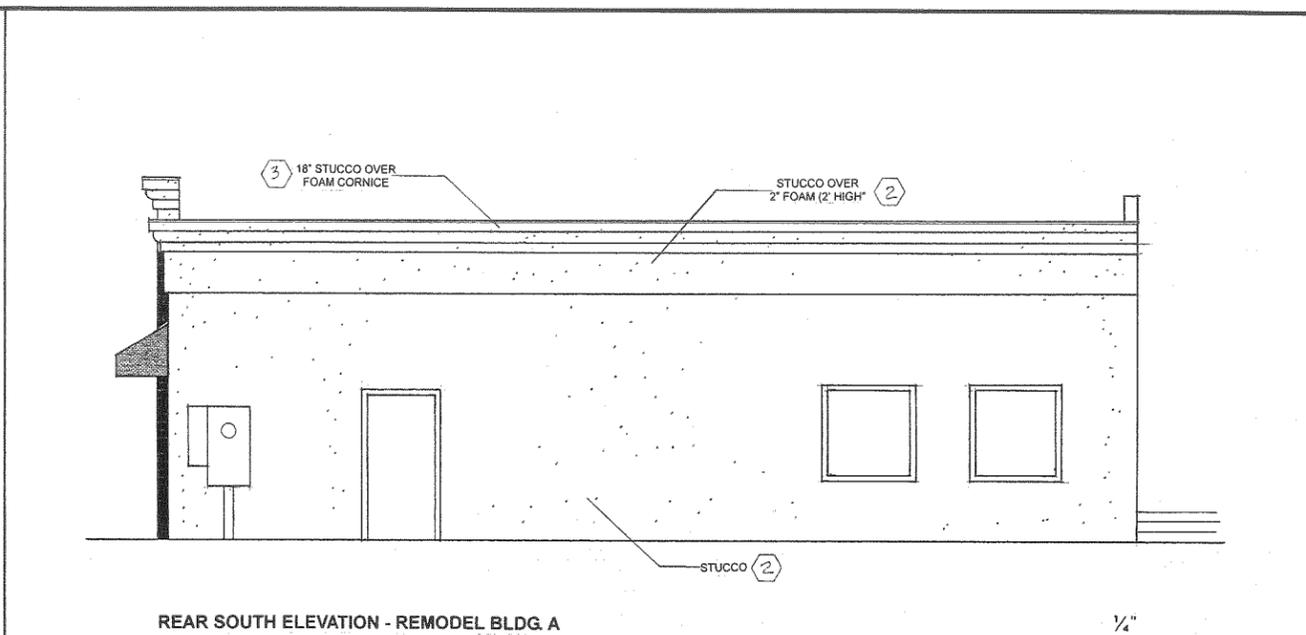
Date
Scale
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Job
Sheet
7
Of
Sheets

REVISIONS	BY



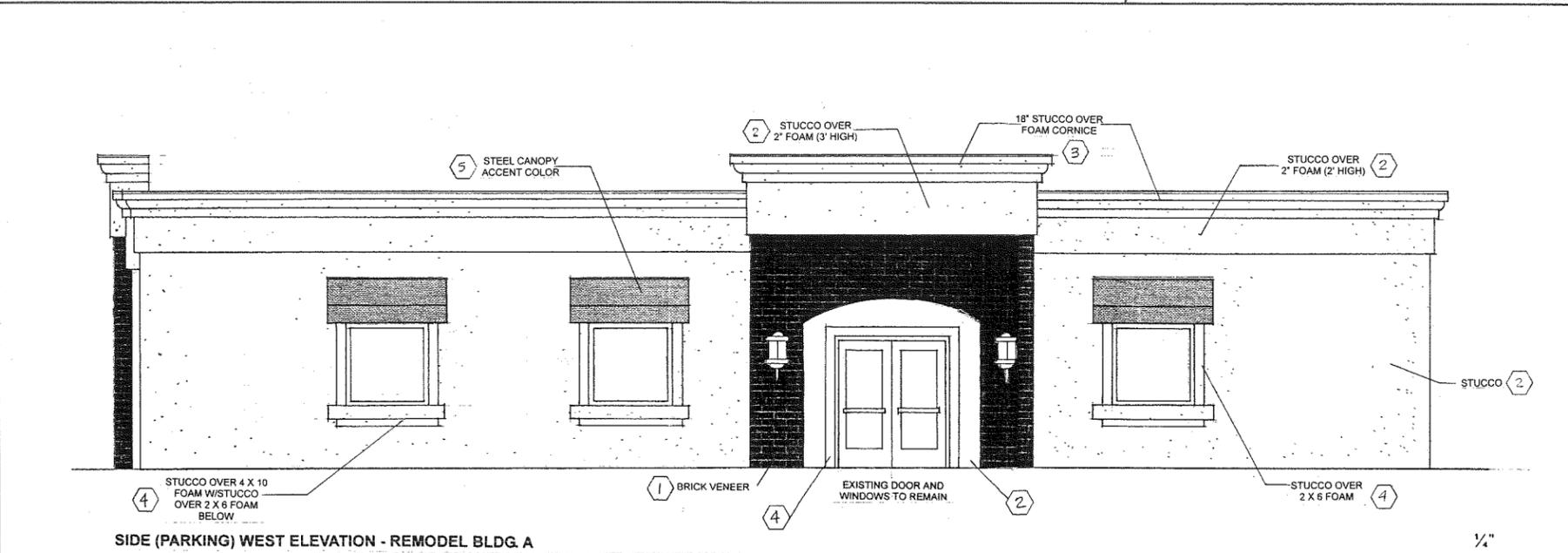
FRONT (FOOTHILL) NORTH ELEVATION - REMODEL BLDG. A

POWER FOR SIGN 1/4"



REAR SOUTH ELEVATION - REMODEL BLDG. A

1/4"

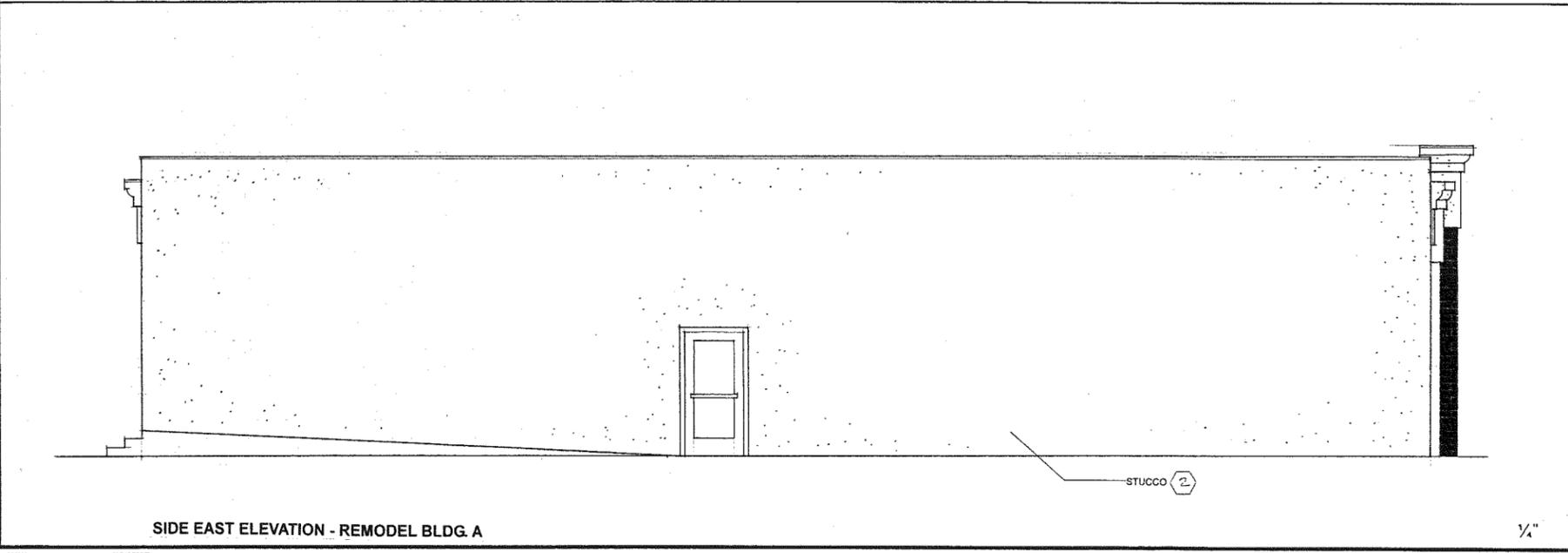


SIDE (PARKING) WEST ELEVATION - REMODEL BLDG. A

1/4"

COLORS

- 1 BRICK - BELDEN AMHERST BLEND
- 2 LA HABRA - STUCCO 24 - SANTA FE
- 3 LA HABRA - STUCCO 278 TRABUCO
- 4 LA HABRA - STUCCO 63149 - HATTERAS
- 5 CANOPY - DUNN-EDWARDS DEA152 DEEP CRIMSON



SIDE EAST ELEVATION - REMODEL BLDG. A

1/4"

SOUTHWEST DESIGN GROUP, LLC
 12223 HIGHLAND AVENUE - SUITE #106-201 - RANCHO CUCAMONCA, CA 91739
 PH: 909.803.8700 - FAX: 909.803.8721
 NANCY PATTON-FERRELL, D.C.E. #37018

Date
Scale
Drawn
Job
Sheet
8
Of - Sheets

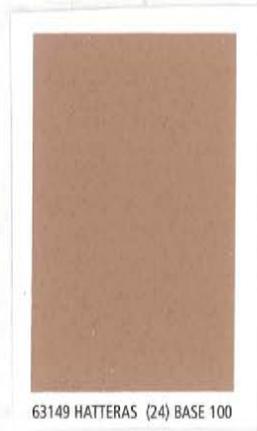


24 SANTA FE (50) BASE 200



278 TRABUCO (42) BASE 200

SANTA FE PRIMARY TRABUCO TRIM



63149 HATTERAS (24) BASE 100

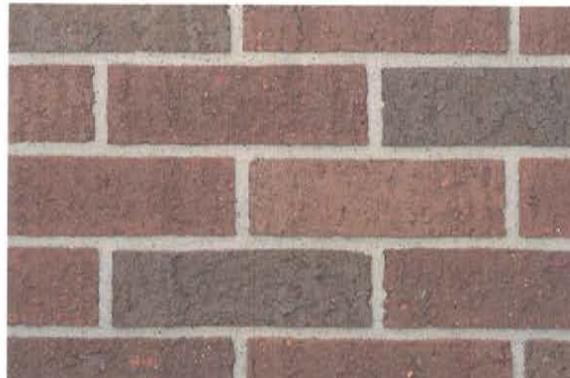


HATTERAS ACCENT CANOPY

Red Bricks: Amherst Blend

SPL ID: 00001610

STANDARDS (Meets grade SW for all)	TYPE	TEXTURE	COMP.	CW	IRA	TEST REPORT	
PLANT 8 EXTRUDED	FACE BRICK C216	FBS	Dart-TEX	14,549 psi	2.42	5.8	
Cleaning Recommendation	Beiden Brick recommends using Sure Klean Vana Tro® to clean this product. Alternatively, EaCo Chem NMD 80® can be used to clean any of our brick.						



BRICK

5400 SQ. FT. OFFICE (ADDITION)

432 E. FOOTHILL BLVD.

SAN DIMAS, CALIFORNIA

RESOLUTION 2015-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN 15-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 15-12, A REQUEST TO CONSTRUCT A 5,400 SQUARE FOOT TWO-STORY OFFICE BUILDING, REMODEL THE EXISTING BUILDING AND COMPLETE SITE IMPROVEMENTS AT 432 E. FOOTHILL BOULEVARD WITHIN THE COMMERCIAL HIGHWAY AND SCENIC HIGHWAY OVERLAY ZONES (APN: 8661-018-026)

WHEREAS, an application was filed for a Precise Plan and Development Plan Review Board Case by:

Alan Smith on behalf of Lee Jackson
12223 Highland Ave, #106 – 201
Rancho Cucamonga, CA 91739

WHEREAS, the Precise Plan and Development Plan Review Board Case is described as:

A request to construct a 5,400 square foot two-story office building behind an existing 3,552 square foot one-story building, remodel the existing one-story building to match the new building and complete parking lot and landscaping improvements within the Commercial Highway and Scenic Highway Overlay Zones.

WHEREAS, the Precise Plan and Development Plan Review Board Case applies to the following described real property:

432 E. Foothill Boulevard (APN: 8661-018-026)

WHEREAS, notice was duly given of the public hearing on the matter and the public hearing was held on September 8, 2015, at the hour of 7:00 p.m., with all testimony received being made a part of the public record: and

WHEREAS, the City Council has received the report and recommendation of Staff, Development Plan Review Board and Planning Commission; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Councilmembers at the hearing,

and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

- A. The development of the site in accordance with the development plan is suitable for the use or development intended.

The proposed development of the site is suitable for the use and development intended for the subject site and will be compatible with existing developments adjacent to the subject site. The development consists of a 5,400 square foot two-story office building. In addition to the new construction, the request includes the rehabilitation of an existing one-story building to match the new construction and parking lot and landscape improvements to comply with code requirements. The existing front yard, which varies in depth from 25 to 40 feet, will be re-landscaped to comply with the required 25-foot front yard setback, as required by the Scenic Highway Overlay Zone.

- B. The total development is so arranged as to avoid traffic congestion, ensure public health, safety and general welfare and prevent adverse effects on neighboring properties.

The subject site is accessed via an existing driveway on Foothill Boulevard. As part of the project, the applicant will be restriping the existing parking area and providing additional parking to comply with the parking requirements for both the existing and new building. The new parking area is designed to provide adequate maneuvering to prevent on-site congestion. The property is adjacent to residentially zoned properties to the south, east and to the west, which will require decorative walls no less than five nor more than six feet in height. In addition, landscape planters will be constructed adjacent to the property line to further provide a buffer between the subject site and adjacent residential properties. Lastly, the two-story office building will be constructed as far north as possible on the site, locating it furthest from the adjacent residential properties. The development is proposed in a manner that will not have negative impacts on the public health, safety, or general welfare, and to prevent adverse effects on neighboring properties.

- C. The development is in general accord with all elements of the general plan, zoning ordinance and all other ordinances and regulations of the city.

The development is compatible with the General Plan Land Use Designation of Commercial, will accommodate uses that are permitted and conditionally permitted in the Commercial Highway (CH) Zone, and complies with the development standards for the CH Zone and Scenic Highway Overlay (SHO) Zone.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby approves Precise Plan 15-01 and Development Plan Review Board Case No. 15-12 subject to the applicant's compliance with Conditions in "Exhibit A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 8th DAY OF SEPTEMBER 2015.

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Assistant City Clerk

I, DEBRA BLACK, ASSISTANT CITY CLERK of the City of San Dimas, do hereby certify that Resolution 2015-46 was passed and adopted at the regular meeting of the City Council held on the 8th day of September 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Assistant City Clerk

Exhibit A
Conditions of Approval
for
Precise Plan 15-01 & Development Plan Review Board Case No.
15-12

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the Commercial Highway Zone and Scenic Highway Overlay Zone.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.

8. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The Applicant/Developer shall comply with all Conditions of Approval as recommended for approval by the Development Plan Review Board on July 9, 2015 and the Planning Commission on August 20, 2015.
10. A detailed sign program shall be prepared to the specifications of the Planning Division and submitted for Development Plan Review Board approval prior to installation of any signs.
11. Graffiti shall be removed within 72 hours.
12. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
13. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.

DESIGN

14. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on July 9, 2015, provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.
15. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
16. The Applicant/Developer shall install the parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties. A lighting plan shall be submitted for review and approval, in addition to a \$1,500 deposit for review of the plans.
17. All roof-mounted equipment and appurtenances shall be totally screened from public view and shall be located below the building parapet. The applicant shall supply a section drawing indicating the parapet height and all proposed roof equipment. In the event additional screening is necessary, it shall be approved by the Planning Division and installed prior to final inspection and occupancy.

18. Trash/Recycling enclosure(s) shall be constructed by the Applicant/Developer per City of San Dimas standard plan and shown on the construction plans. The exact location of the trash/recycling enclosure(s) shall be approved by the Planning Division and the Trash Company.
19. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the Applicant/Developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
20. Downspout pipes shall be placed on the inside of the buildings or concealed within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
21. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.
22. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
23. The Applicant/Developer shall underground all new utilities, and utility drops.
24. The existing parking lot area shall be resurfaced to the satisfaction of the Engineering Department.
25. The Applicant/Developer shall make a good-faith effort to work with the adjacent property owner to the west to remove the existing chain link fence installed on top of the existing block wall on the west property line.
26. The Applicant/Developer shall submit a sample of the brick veneer and cornice to the Planning Division for review and approval prior to installation.
27. The applicant shall work with Planning Staff to revise the street elevation of the existing building to include, but not limited to, widening the decorative arch feature, incorporating contrasting colors within the recessed areas and incorporating a decorative element within the recessed arch area.
28. Walls adjacent to residentially zoned properties shall be no less than five nor more than six feet in height and shall consist of decorative block or masonry block with a stucco finish. Wall material shall be reviewed and approved by the Planning Division prior to installation.

29. The most southerly parking stall located on the east side of the driveway between the parkway and the existing building shall be removed and replaced with a bicycle rack.

LANDSCAPE

30. The Applicant/Developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plans prepared by a State registered Landscape Architect, in addition to a \$2,500 deposit for review of the plans. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.
31. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
32. The Applicant/Developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.

BUILDING DIVISION – (909) 394-6260

33. The Developer/Applicant shall comply with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Building Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
34. The Developer/Applicant shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.
35. The Developer/Applicant shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department for fire sprinklers if proposed or required.
36. The Developer/Applicant shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act. Accessible items shall include, but not be limited to: parking, accessible pedestrian routes, bathrooms, counters, stairway etc.
37. The Developer/Applicant shall submit a Precise Grading and Drainage Plan for the proposed development to be reviewed and approved by the City

- Engineer and the Director of Community Development. Grading plan should show: MWD easement including any restrictions, existing trees, existing and proposed walls, all drainage devices and proposed location of all utilities.
38. Prior to the issuance of any grading or building permits, the Developer/Applicant shall submit a Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil, and a proposed pavement design based on soil properties and truck loading.
 39. Building foundation inspections shall not be performed until survey stakes are in place and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
 40. Construction calculations and lateral analysis shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
 41. Any applicable fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
 42. Construction hours shall be limited to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.
 43. Connect to public sewer after all applicable City and County fees have been paid and permits issued.
 44. Applicant to submit Edison site electrical plan (if any new transformer or above-ground electrical equipment is proposed) as soon as available for City review. Plan to be coordinated with all other plans (grading, building, and landscape).

ENGINEERING DIVISION – (909) 394-6240

45. The Applicant/Developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
46. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.

47. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
48. The Applicant/Developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The Applicant/Developer shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the pre-existing storm flows.
49. The Applicant/Developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, the Public Works Director and City Engineer.
50. For all projects which disturb less than one (1) acre of soil, Applicant/Developer shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
51. For all non-exempt projects which disturb less than one (1) acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, Applicant/Developer must submit a signed certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES). Additionally, all projects within this category will require the preparation and submittal by the Applicant/Developer a local Stormwater Pollution Prevention Plan/Wet Weather Erosion Control Plan. The project proponent is ultimately responsible to comply with all requirements of the MS4 permit, which the City of San Dimas enforces. The City of San Dimas has the authority to enter the project site, review the local SWPPP/WWECPP and require modifications and subsequent implementation to the local SWPPP/WWECPP in order to prevent polluted runoff from leaving the project site onto private or public property. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site:
 - a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
 - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be

filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)

52. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
53. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
54. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
55. For all projects subject to Low Impact Development (LID) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to implement LID design principles.
56. A fully executed "Maintenance Covenant for LID Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration

BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.

- vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.
57. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
58. Construction parking and material storage to be confined to the site. No construction related parking or material storage will be allowed on the surrounding streets. Plans shall show dimension from curb to Right of Way/Property line.
59. Parkway drain shall be at an angle in the direction of flow.
60. Parkway drain shall have a filter.
61. Project subject to Low Impact Development (LID) regulations.
62. Verify/confirm Metropolitan Water District (MWD) will approve/allow trees in their easement area.
63. ADA path/walkway shall be provided connecting public sidewalk across commercial drive approach. In addition granting the City of San Dimas an easement for such walkway may be necessary.

PARKS & RECREATION – (909) 394-6230

64. The Applicant/Developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fees shall be paid prior to issuance of building permits.

End of Conditions



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
September 8, 2015

From: Blaine Michaelis, City Manager
Mark Steres, City Attorney

Subject: Adoption of Resolution No. 2015-47, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DECLARING AN EMERGENCY CONDITION AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR REROOFING OF THE MONTE VISTA APARTMENTS, A SENIOR HOUSING FACILITY, WITHOUT NOTICE FOR BIDS PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE §§ 1102, 20168, 22050 & SAN DIMAS MUNICIPAL CODE § 8.28.020."

SUMMARY

This action would authorize staff to proceed with obtaining bids for the performance of emergency replacement of the roof at the Monte Vista Apartments, a senior housing facility owned and operated by the San Dimas Housing Authority, without complying with the regular competitive bidding process. Conducting the replacement on an emergency basis will permit the City to complete this work at an important public facility before the expected commencement of the El Nino season this winter – which, given the current severely deteriorated condition of the roof, could cause significant damage and a threat to property and life. If approved, an informal bid process by staff will proceed and the resulting bids along with a recommended contractor will be identified by staff and brought to the City Council for final selection and approval at the next September 22, 2015 City Council meeting.

BACKGROUND

The San Dimas Housing authority, a political sub-division of the City of San Dimas, owns and operates the Monte Vista Apartments, a 12 unit Senior Housing complex, located at 1825 Foothill Blvd, City of San Dimas (“Monte Vista”). The Monte Vista was first constructed in 1996, and has continuously operated as a senior housing facility since then. The roof on the Monte Vista complex has never been replaced.

This past summer, the Monte Vista roofing system began to fail. Numerous leaks have been reported, identified, and patched. An analysis of the roofing system has been performed by the City’s engineering and public works staff. Pursuant to this analysis, it has been determined that the roofing system has exceeded its useful life, there exists underlying roof rot – the extent of which cannot be fully ascertained until the existing roofing system is removed, and the entire roofing system needs to be replaced.

The City Council is requested to consider the attached resolution which would, if approved by four-fifths affirmative vote of the entire City Council, allow staff to request bids for removal of the existing roofing system, ascertain and remediate the extent of the roof rot, and install a new roofing system before the arrival of the predicted El Nino rain season, without complying with the normal public works bidding process.

DISCUSSION

Public Contracts Code § 20168 provides that, in case of an emergency, the City Council may adopt a resolution, **by a four-fifths affirmative vote of the entire City Council**, declaring that the public interest and necessity require the immediate expenditure of public money to safeguard life, health, or property. Upon adoption of such a resolution, City staff are then authorized to expend such sums as may be required to ameliorate the emergency without complying with the competitive bidding requirements.

Public Contracts Code § 22050 further provides that a City, again by a four-fifths vote of its City Council, may repair or replace a public facility, take any directly related and immediate action required by an emergency, and procure the necessary equipment, services, and supplies for those purposes, again without complying with the competitive bidding requirements.

To accomplish repairs required in the event of an actual or threatened emergency, the Public Contracts Code requires the City Council to make the finding(s), supported by substantial evidence set forth in enabling resolution and/or the minutes of the public meeting of the City Council, that the existence of an “emergency” will not permit the delay that results from a competitive solicitation for bids, and that the action is necessary to respond to the emergency.

Public Contracts Code § 1102 defines an “emergency” as a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to

prevent or mitigate the loss or impairment of life, health, property, or essential public services. The San Dimas Municipal Code §8.28.020 further defines “emergency” as “the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within this City caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, or earthquakes or other conditions”

City staff and the office of the City Attorney are of the opinion that the condition of the roofing system of the Monte Vista meets the definition of an “emergency,” including the municipal code definition of a “threatened” “extreme peril to the safety of persons and property,” that needs immediate remediation which should not be delayed into the predicted El Nino rainy season by compliance with normal public works bidding procedures.

The El Nino rainy season is estimated to commence in early winter, and will undoubtedly impact both this failing roof and the City’s ability to fix the same. In an effort to avoid the threatened emergency of a significantly damaged roof at a senior housing facility during an El Nino, staff has put together an alternative expedited bid award process which would allow the roof replacement to be completed by November 3, 2015.

Alternatively, if the City was to proceed with the normal competitive bidding process, the estimated completion date for the roof replacement would be December 22nd *at the earliest*, later with the expected holiday and weather interruptions.

Given the foregoing facts and circumstances, the City Council may, by four-fifths affirmative vote of the entire City Council, find and determine that an emergency at the Monte Vista exists, that the threatened and imminent rainy season and its impact on Monte Vista’s roofing system poses a clear and imminent danger to life, health or property, and that the emergency will not permit a delay that would result from the normal competitive bidding process. Based upon such findings, staff recommends that the City Council authorize staff to procure bids for the removal and replacement of the existing roofing system and repair of identified roof rot at Monte Vista without compliance with normal public works bidding procedures and return with a recommendation to award a contract for such work at the September 22, 2015, City Council meeting.

The attached resolution includes the findings to support these actions and allow City staff to immediately proceed forward to abate the emergency existing in the roofing system at the Monte Vista. The attached resolution is available for consideration and possible action by the City Council

RECOMMENDATION

That the City Council ***waive further reading*** and ***adopt*** Resolution No. 2015-47, “A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DECLARING AN EMERGENCY CONDITION AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR REROOFING OF THE MONTE VISTA APARTMENTS, A SENIOR HOUSING FACILITY, WITHOUT NOTICE FOR BIDS PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE §§ 1102, 20168, 22050 & SAN DIMAS MUNICIPAL CODE § 8.28.020,” ***the approval of which will require a four-fifths vote by the City Council.***

FISCAL IMPACT

The estimated cost for the roof replacement is \$60,000, not including wood rot replacement, the cost of which has yet to be determined. Bid results will be provided to the City Council at the September 22, 2015 meeting.

Attachments:
Resolution No. 2015-47

RESOLUTION 2015-47

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, DECLARING AN EMERGENCY CONDITION AND AUTHORIZING THE EXECUTION OF A CONTRACT FOR REROOFING OF THE MONTE VISTA APARTMENTS, A SENIOR HOUSING FACILITY, WITHOUT NOTICE FOR BIDS PURSUANT TO CALIFORNIA PUBLIC CONTRACT CODE §§ 1102, 20168, 22050 & SAN DIMAS MUNICIPAL CODE § 8.28.020

WHEREAS, the Monte Vista Apartments is a Senior Housing facility, located at 1825 Foothill Blvd, City of San Dimas, and is operated by the San Dimas Housing Authority, a political sub-division of the City of San Dimas (“Monte Vista”); and

WHEREAS, the roof of the Monte Vista has, over this past summer, experienced a dramatic deterioration including numerous leaks requiring frequent and expensive roof repairs; and

WHEREAS, in performing these roof repairs, City staff has discovered that the roof of the Monte Vista is further experiencing underlying roof rot, which – given the age of the building and extensive “wear and tear” on the same, cannot be fully ascertained and repaired without removing the roofing system and analysis of the underlying roof rot; and

WHEREAS, after careful analysis of the condition of this senior facility, San Dimas engineering and public works staff has determined that the roof needs to be completely replaced; and

WHEREAS, the National Weather Service is predicting a winter El Nino weather system to result in extensive rainfall in Southern California this winter season, commencing as early as November of 2015; and

WHEREAS, Public Contracts Code § 20168 provides that, in case of an emergency, the San Dimas City Council may adopt a resolution, by a four-fifths affirmative vote of the entire City Council, declaring that the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, or property; and

WHEREAS, Public Contracts Code § 22050 further provides that the San Dimas City Council may adopt a resolution, again by a four-fifths affirmative vote of the entire City Council, to repair or replace a public facility provided there is substantial evidence supporting a finding that the emergency will not permit a delay resulting from the normal competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, Public Contracts Code § 1102 defines “emergency” as a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services; and

WHEREAS, the San Dimas Municipal Code §8.28.020 further defines “emergency” as “the actual or threatened existence of conditions of disaster or of extreme peril to the safety of persons and property within this City caused by such conditions as air pollution, fire, flood, storm, epidemic, riot, or earthquakes or other conditions”; and

WHEREAS, the City Council finds and determines that failure to remove the Monte Vista roof, determine the extent of the underlying roof rot, remediate the same, and place a new corrective roofing system prior to the anticipated arrival of the El Nino rainy season poses a clear and imminent threat, within the meaning of San Dimas Municipal Code §8.28.020 and/or Public Contracts Code § 1102, to the ability of the City’s Housing Authority to provide safe housing to its senior residents, which housing is an essential public service; and

WHEREAS, the City Council further finds and determines that complying with the traditional competitive bidding process to remove the existing roofing system, ascertain the extent of, and remediate the roof rot, and replace the Monte Vista roof with a new roofing system will result in an anticipated bid award and potential project completion by the end of December, 2015, well into the forecasted El Nino rainy season; and

WHEREAS, the City Council further finds and determines it is essential that the City attempt to have the roof of the Monte Vista be removed, the extent of the roof rot ascertained and remediated, and a new roofing system be installed before the predicted winter El Nino rain conditions arrive; and

WHEREAS, the San Dimas City Council further finds and determines that it is both necessary and legally appropriate to use the process authorized by Public Contract Code §§ 20168 and/or 22050 to immediately remove, remediate and replace the Monte Vista Roof; and

WHEREAS, City staff have estimated cost of such scope of work is approximately \$60,000 to remove and install a new roofing system, not including ascertaining the extent of, and then remediating, the roof rot.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The foregoing recitals are true and correct and are incorporated by reference as if fully set forth herein.

SECTION 2. The City Council finds that the facts set forth above constitute facts demonstrating that a threatened “emergency” condition exists, within the meaning of San Dimas Municipal Code §8.28.020 and/or Public Contracts Code § 1102, and that such threatened emergency condition does not permit the delays which would result from compliance with competitive solicitation for bids. The City Council further finds that the immediate removal, remediation of roof rot, and placement of a new roofing system on the Monte Vista is necessary to respond to this threatened emergency condition(s).

SECTION 3. Based upon the finding of a threatened emergency, the City Council hereby authorizes the City staff to obtain bids for the Monte Vista roof project without complying with the normal public works competitive bid procedures.

SECTION 4. The City Clerk shall certify to the adoption of this Resolution.

PASSED AND ADOPTED this 8th day of September, 2015.

Curtis W. Morris, Mayor City of San Dimas

ATTEST:

Debra Black, Assistant City Clerk

I, DEBRA BLACK, ASSISTANT CITY CLERK of the City of San Dimas, do hereby certify that Resolution 2015-47 was passed and adopted at the regular meeting of the City Council held on the 8th day of September 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Black, Assistant City Clerk



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of September 8, 2015

From: Blaine Michaelis, City Manager

Initiated By: Debra Black, Assistant City Clerk

Subject: Parks and Recreation Commission Appointment

SUMMARY

There is currently one vacancy on the Parks and Recreation Commission. A recruitment was held and concluded on June 12, 2015. Interviews were conducted on August 27, 2015.

BACKGROUND

Parks and Recreation Commissioner Jose Martinez has completed his three terms on the Commission and is not eligible for reappointment.

The opening was advertised and applications were collected through June 12, 2015. The following applicants were interviewed on August 27, 2015 by Mayor Morris and Councilmember Ebner:

Paolo Kespradit
Paul Mc Clure

RECOMMENDATION

Pleasure of the Council.