



AGENDA
REGULAR CITY COUNCIL
TUESDAY, OCTOBER 13, 2015, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

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/PRESENTATIONS

- Proclaim October 2015 Domestic Violence Awareness Month – Presentation from House of Ruth Representatives
- Recognition of the Winner of the Elementary School Challenge for the San Dimas Fitness Festival 1 Mile Fun Run - Presented to Principal Lucinda Newton, Ekstrand Elementary School

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 requests separate discussion.)

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

RESOLUTION NO. 2015-49, A Resolution of the City Council of the City of San Dimas approving certain demands for the months of September and October 2015

b. Approval of minutes for September 22, 2015 regular City Council meeting and September 22, 2015 Study Session.

c. Tax Sharing Resolution approving and accepting negotiated exchange of property tax revenues resulting from annexation to County Sanitation District No. 22 (Annexation 423) one proposed single-family home at 1006 Via Romales.

- d. SGVCOG Updates

END OF CONSENT CALENDAR

5. PLANNING MATTERS

- a. Request for a Joint City Council/Planning Commission Study Session for the consideration of proposed zone change.

6. 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) Reappoint Youth Member to Parks & Recreation Commission
 - 2) Councilmembers' report on meetings attended at the expense of the local agency.
 - 3) Individual Members' comments and updates.

7. ADJOURNMENT

The next meeting is on October 27th, 2015 at 5:30 p.m. for a study session followed by 7:00 p.m. regular City Council meeting.



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 October 9, 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, domestic violence is a serious crime that affects people of all races, ages, income levels and sexes, and shatters families and communities; and*

W *HEREAS, national statistics indicate that 10,000 women are beaten by their husbands or partners every day and 40% of women in California experience violence in their intimate relationships; and*

W *HEREAS, House of Ruth has been instrumental in saving the lives of battered women and their children in both eastern Los Angeles County and western San Bernardino County for 38 years; a leader among domestic violence agencies in the State of California; and*

W *HEREAS, the mission of House of Ruth is dedicated to ensuring the safety and well-being of women and their children that are victimized by domestic violence; and*

W *HEREAS, for 38 years House of Ruth has been helping battered women, men and their children change their lives for the better. Begun by a small group of dedicated women concerned about domestic violence in their community, House of Ruth now provides comprehensive programs and resources for women as they seek to address the violence in their lives. Last year, over 24,000 people in Los Angeles and San Bernardino Counties received a wide variety of services including emergency and transitional shelter, community outreach education and individual and group counseling and case management; and*

W *HEREAS, House of Ruth's vision is to end domestic violence and promote healthy relationships. Increased education and intervention efforts will improve public awareness of the severity of domestic violence, help to prevent violence and reduce the related costs to society.*

N *OW AND THEREFORE, I, Mayor Curtis W. Morris, Mayor Pro Tem Jeffrey Templeman, Councilmembers Emmett Badar, Denis Bertone, and John Ebiner do hereby recognize October as Domestic Violence Awareness Month*

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 13th, day of October 2015.*

Curtis W Morris

Mayor

Debra Black

Attest _____

Assistant City Clerk

RESOLUTION 2015-49

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF SAN DIMAS, CALIFORNIA, APPROVING
CERTAIN DEMANDS FOR THE MONTHS OF
SEPTEMBER AND OCTOBER 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 09/30/2015 (25260-25316) in the amount
of \$753,034.39 and Warrant Register 10/15/2015 (153016-153196) in the amount of
\$600,563.62.

PASSED, APPROVED AND ADOPTED this 13th, day of October, 2015.

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

ATTEST:

Debra Black, Assistant City Clerk

I HEREBY CERTIFY that Resolution 2015-49 was approved by vote of the City
Council of the City of San Dimas at its regular meeting of October 13th 2015 by the following
vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Debra Black, Assistant City Clerk

09/30/2015

PREPAID

WARRANT REGISTER

Ck#'s 25260-25316

Total: \$753,034.39

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
25260	09/30/15	COMPUTER LOAN	1,439.76				N M 001.117.199
25261	09/30/15	P/E 8/29/2015	154,342.04				N M 001.110.004
25262	09/30/15	BIWKLY CHILD SUPP.PE8	567.69				N M 001.210.004
25263	09/30/15	SIT P/E 8/29	7,666.96				N M 001.210.004
25264	09/30/15	EMP DED AUG 2015	402.00				N M 001.210.004
25265	09/30/15	EMP DED P/E 8/29	265.00				N M 001.210.004
25266	09/30/15	EMP DED P/E 8/28	3,401.68				N M 001.210.004
25267	09/30/15	EMP PORTION 7% P/E 8/29	12,628.48				N M 001.210.004
25267	09/30/15	CITY PORTION P/E 8/29	14,437.90				N M 001.212.001
25267	09/30/15	SUBTRACTOR BENE 8/29	20.45				N M 001.210.004
25267	09/30/15	PAID LOCK P/BENE 8/29	48.87				N M 001.210.004
25267	09/30/15	EMP PORTION P/BENE 25% 8/29	1,144.70				N M 001.4190.200.002
25267	09/30/15	EMP PORTION P/BENE 25% 8/29	1,144.70				N M 001.210.004
25267	09/30/15	CITY PORTION BENE P/E 8/29	1,144.37				N M 001.210.004
25267	09/30/15	OPTIONAL BENE P/E 8/29	0.00				N M 001.210.004
25267	09/30/15	OPTIONAL BENE P/E 8/29	473.50				N M 001.4190.200.002
25268	09/30/15	EMP DED P/E 8/29	987.50				N M 001.210.014
25268	09/30/15	CITY PORTION P/E 8/29	207.06				N M 001.212.014
25269	09/30/15	EMP DED P/E 8/29	1,076.92				N M 001.210.004
25270	09/30/15	SUBSCRIPTION/SUPPORT	8,577.36		709437484		N M 001.4190.020.002
25271	09/30/15	REGIS.A.HATCHER 10/6-	359.00				N M 001.4309.021.000
25272	09/30/15	CERT.EXAM D.TORRE 9/1	150.00				N M 001.4309.021.000
25273	09/30/15	RESERVE.D.BERTONE CON	621.23				N M 001.4110.021.000
25274	09/30/15	RESERVE.J.TEMPLEMEAN	875.84				N M 001.4110.021.000
25275	09/30/15	COMPUTER LOAN	2,538.22				N M 001.117.199
25276	09/30/15	COMPUTER LOAN	580.23				N M 001.117.199
25277	09/30/15	P/E 9/12/15	154,163.29				N M 001.110.004
25278	09/30/15	BIWKLY CHILD SUPP.PE9	567.69				N M 001.210.004
25279	09/30/15	SIT P/E 9/12/15	8,298.91				N M 001.210.004
		*CHECK TOTAL					
		*CHECK TOTAL					

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	PO#	CLAIM	INVOICE	ACCOUNT
08/30/15	BANK OF AMERICA						
08/30/15	LINCOLN NATIONAL LIF	EMP DED P/E 9/12	415.00				N M 001.210.004
08/30/15	LINCOLN NATIONAL LIF	CITY PORTION P/E 9/12	1,422.82		*CHECK TOTAL		N M 001.212.001
08/30/15	NATIONWIDE RETIREMNT	EM DED P/E 9/12	8,729.78				N M 001.210.004
08/30/15	NATIONWIDE RETIREMNT	CITY PORTION P/E 9/12	16,821.76		*CHECK TOTAL		N M 001.212.001
08/30/15	PERS RETIREMENT	EMP PORTION 7% P/E 9/12	12,631.26				N M 001.210.004
08/30/15	PERS RETIREMENT	CITY PORTION P/E 9/12	14,441.09				N M 001.212.004
08/30/15	PERS RETIREMENT	SURVIVOR BENEF P/E 9/12	60.45				N M 001.210.004
08/30/15	PERS RETIREMENT	PAYBACK P/E 9/12	48.87				N M 001.210.004
08/30/15	PERS RETIREMENT	OPTIONAL BENEF P/E 9/12	0.03				N M 001.4190.004
08/30/15	PERS RETIREMENT	EMP CONTRIBUTION P/E 9/12	1,148.63				N M 001.210.004
08/30/15	PERS RETIREMENT	CITY PORTION P/E 9/12	1,148.63				N M 001.212.001
08/30/15	PERS RETIREMENT	SURVIVOR BENEF P/E 9/12	8.37				N M 001.210.004
08/30/15	PERS RETIREMENT	OPTIONAL BENEF. P/E 9/12	29,487.32		*CHECK TOTAL		N M 001.4190.200.002
09/30/15	SAN DIMAS EMPLOYEES	DUES SEPTEMBER 2015	420.00				N M 001.210.004
09/30/15	U.S. BANK	EMP DED P/E 9/12	822.29				N M 001.210.014
09/30/15	U.S. BANK	CITY PORTION P/E 9/12	172.40		*CHECK TOTAL		N M 001.212.014
09/30/15	VANTAGEPOINT TRANSFER	EMP DED P/E 9/12	2,051.92				N M 001.210.004
09/30/15	VANTAGEPOINT TRANSFER	CITY PORTION P/E 9/12	2,351.92		*CHECK TOTAL		N M 001.212.001
09/30/15	WAGE WORKS INC	UNREIMB. MED P/E 9/12	714.58				N M 001.210.004
09/30/15	CYRUS/LATOYA	REIMB. MILEAGE 7/8-9/14	97.87				N M 001.4310.021.000
09/30/15	FORD/DANIEL	COMPUTER LOAN	1,847.56				N M 001.117.199
09/30/15	BUSINESS CARD	BULB REPL. @FREEDOM PK	78.90				N M 001.4410.015.000
09/30/15	BUSINESS CARD	SAFETY LUNCH GIFTS SU	305.50				N M 001.4150.431.000
09/30/15	BUSINESS CARD	LUNCH INTERVIEW PANEL	20.59				N M 001.4150.033.000
09/30/15	BUSINESS CARD	WHITE INK CARDS	142.77				N M 001.4150.030.001
09/30/15	BUSINESS CARD	HP 72 INK CARTRIDGES	139.86				N M 001.4150.041.003
09/30/15	BUSINESS CARD	RETURN/INK CARTRIDGE	339.86				N M 001.4150.022.003
09/30/15	BUSINESS CARD	HP COLOR PLOTTER	154.77				N M 001.4150.030.001
09/30/15	BUSINESS CARD	ACCT#571058979WIRELES	1814.55				N M 001.4150.021.000
09/30/15	BUSINESS CARD	SANDISK USB FLASH DRIV	659.36				N M 001.4150.020.000
09/30/15	BUSINESS CARD	SOUTHWEST TICKETS B.MI	459.68				N M 001.4150.021.000
09/30/15	BUSINESS CARD	SHUTTLE STATE ANN FEE	20.00				N M 001.4150.020.000
09/30/15	BUSINESS CARD	CA. SEC. MICHAELS 8/27	9.64				N M 001.4150.021.000
09/30/15	BUSINESS CARD	MEAL B.MICHAELS 8/27	9.00				N M 001.4150.021.000
09/30/15	BUSINESS CARD	HOTEL K.PATEL APWA CO	740.24				N M 001.4310.021.000
09/30/15	BUSINESS CARD	MEAL K.PATEL APWA CONF	18.00				N M 001.4310.021.000

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT CLAIM INVOICE PO# F 9 S ACCOUNT

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	9	S	ACCOUNT
25229	09/30/15	BUSINESS CARD	MEAL K. PATEL APWA CONF	21.00				N	M	M	001.4310.021.000
25229	09/30/15	BUSINESS CARD	REGIS. CA. APA CONF. 10/	525.00				N	M	M	001.4308.021.000
25229	09/30/15	BUSINESS CARD	AIRLINE TICK CONF. L. ST	372.50				N	M	M	001.4308.021.000
25229	09/30/15	BUSINESS CARD	REGIS. MAGNETS	33.23				N	M	M	001.4309.033.000
25229	09/30/15	BUSINESS CARD	ELECTRIC BILL COUNTER	69.85				N	M	M	001.4150.033.000
25229	09/30/15	BUSINESS CARD	6955627 INV#19275246	598.80				N	M	M	001.4190.020.034
25229	09/30/15	BUSINESS CARD	7213783 INV#19279761	875.80				N	M	M	001.4190.020.034
25229	09/30/15	BUSINESS CARD	909 3944745 VERIZON CA	46.99				N	M	M	001.4410.022.003
25229	09/30/15	BUSINESS CARD	127771672 VERIZON	54.00				N	M	M	001.4410.022.003
25229	09/30/15	BUSINESS CARD	REGIST. LEAGUE CALIF. M	350.00				N	M	M	001.4150.434.000
25290	09/30/15	SOUTHEAST CONST	SUPPLIES INV#1016032-	345.75				N	M	M	001.4341.033.000
25291	09/30/15	RODRIGUEZ/ERICA	BUNKO LUNCH MOVIE SUPP	43.60				N	M	M	001.4420.913.003
25291	09/30/15	RODRIGUEZ/ERICA	DR. TIPS 8/8,13,22,26	125.00				N	M	M	072.4125.434.000
25292	09/30/15	MENDEZ/JENNIFER	REIMB. MILEAGE AUG & SE	20.70				N	M	M	001.4150.012.000
25293	09/30/15	SOUTHERN CALIF	2-37-661-7403	26.75				N	M	M	007.4341.022.001
25293	09/30/15	SOUTHERN CALIF	2-30-838-1011	59.38				N	M	M	001.4415.022.001
25293	09/30/15	SOUTHERN CALIF	2-30-838-9997	68.81				N	M	M	001.4415.022.001
25293	09/30/15	SOUTHERN CALIF	2-23-155-8768	84.41				N	M	M	007.4345.022.001
25294	09/30/15	GOLDEN STATE WATER	1825610001	19,044.48				N	M	M	053.4410.022.004
25294	09/30/15	GOLDEN STATE WATER	706830000007	15.50				N	M	M	001.4430.022.004
25294	09/30/15	GOLDEN STATE WATER	3011830000008	1087.74				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000008	1089.74				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	206.32				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	1139.27				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	1				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	51.74				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	51.74				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	230.76				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	125.00				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	338.91				N	M	M	001.4415.022.004
25294	09/30/15	GOLDEN STATE WATER	10181630000009	338.91				N	M	M	001.4415.022.004

*CHECK TOTAL

*CHECK TOTAL

*CHECK TOTAL

WARRANT DATE VENDOR

DISBURSEMENT JOURNAL

F 9 S ACCOUNT

PO#

CLAIM INVOICE

AMOUNT

DESCRIPTION

WARRANT DATE	VENDOR	DISBURSEMENT JOURNAL	AMOUNT	DESCRIPTION	CLAIM INVOICE	PO#	F 9 S ACCOUNT
25295	09/30/15	GOLDEN STATE WATER C	313.06	15093000006			N M 001.4415.022.004
25295	09/30/15	GOLDEN STATE WATER C	88.91	01248100008			N M 008.4415.022.004
			4,727.70	*CHECK TOTAL			
25296	09/30/15	U.S. BANK	4068713	TRUSTEE FEES AUG-JU 3,277.50	4068713 (2)		N M 038.4120.020.521
25297	09/30/15	VALDIVIA/STEVEN	5.00	OVERPYMT ON NSF PYMT			N M 001.4190.020.000
25297	09/30/15	VALDIVIA/STEVEN	3.20	STUDY SESSION SNACKS			N M 001.4190.020.000
25297	09/30/15	VALDIVIA/STEVEN	30.00	PKING MACHINE REFUND			N M 001.4190.020.000
25297	09/30/15	VALDIVIA/STEVEN	6.00	PKING MACHINE REFUND			N M 001.4190.020.000
25297	09/30/15	VALDIVIA/STEVEN	16.97	INTERVIEW PANEL LUNCH			N M 001.4190.033.000
25297	09/30/15	VALDIVIA/STEVEN	33.87	INTERVIEW PANEL LUNCH			N M 001.4308.021.000
25297	09/30/15	VALDIVIA/STEVEN	29.92	METROLINK MTG LUNCH			N M 001.4308.021.000
25297	09/30/15	VALDIVIA/STEVEN	47.70	METROLINK MTG LUNCH			N M 001.4308.021.000
25297	09/30/15	VALDIVIA/STEVEN	40.24	METROLINK TAC PKING MEAL			N M 001.4308.021.000
25297	09/30/15	VALDIVIA/STEVEN	8.00	POMONA CITY WORKSHOP			N M 001.4309.012.000
25297	09/30/15	VALDIVIA/STEVEN	18.50	TRAVEL TIP WORKSHOP			N M 001.4310.021.000
25297	09/30/15	VALDIVIA/STEVEN	244.45	PETTY CASH SHORT SEPT			N M 001.4190.020.000
				*CHECK TOTAL			
25298	09/30/15	PATEL/KRISHNA	25.00	TAC/LUNCH & MEETING			N M 001.4310.021.000
25298	09/30/15	PATEL/KRISHNA	81.88	CAR RENTAL APWA CONFER			N M 001.4310.021.000
25299	09/30/15	SAN DIMAS PAYROLL/CI	157,167.17	P/E 9/26/15			N M 001.110.004
25300	09/30/15	CA-STATE DISBURSEMEN	9,567.69	BIWKLY CHIL SUPP.PE 9			N M 001.210.004
25301	09/30/15	EMPLOYMENT DEVELOPME	8,425.61	SIT P/E 9/26			N M 001.210.004
25302	09/30/15	PERS RETIREMENT CONT	12,627.53	EMP PORTION 7% P/E			N M 001.210.004
25302	09/30/15	PERS RETIREMENT CONT	14,436.34	CITY PORTION P/E 9			N M 001.210.004
25302	09/30/15	PERS RETIREMENT CONT	48.87	SURVIVOR BENE P/E 9			N M 001.210.004
25302	09/30/15	PERS RETIREMENT CONT	9,226.03	PAYBACK P/E 9/26			N M 001.210.004
25302	09/30/15	PERS RETIREMENT CONT	1,171.44	OPTIONAL BENE P/E 9			N M 001.4190.200.002
25302	09/30/15	PERS RETIREMENT CONT	1,171.44	EMP PORTION P/E 9/2			N M 001.4190.004
25302	09/30/15	PERS RETIREMENT CONT	226.37	CITY PORTION P/E 9/2			N M 001.210.004
25302	09/30/15	PERS RETIREMENT CONT	29,525.18	SURVIVOR BENE. P/E 9/26			N M 001.4190.200.002
25303	09/30/15	PERS RETIREMENT CONT	906.97	EMP DED P/E 9/26			N M 001.210.014
25303	09/30/15	PERS RETIREMENT CONT	1,097.10	CITY PORTION P/E 9/26			N M 001.210.014
25304	09/30/15	WAGE WORKS INC	714.58	UNREIMB.MED P/E 9/26			N M 001.210.004
25305	09/30/15	AFLAC BENEFIT SERVIC	726.56	CANCER INS. SEPT 2015			N M 001.210.004
25305	09/30/15	AFLAC BENEFIT SERVIC	200.60	SPEC.EVENT INS. SEPT12			N M 001.210.004
25305	09/30/15	AFLAC BENEFIT SERVIC	446.28	ACCIDENT INS. SEPT2015			N M 001.210.004
25305	09/30/15	AFLAC BENEFIT SERVIC	592.58	HOOSP.INS. SEPT 2015			N M 001.210.004
25305	09/30/15	AFLAC BENEFIT SERVIC	112.40	VISION INS. SEPT 2015			N M 001.210.004

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
25305	09/30/15	AFLAC BENEFIT SERVIC	11077	OPTIONAL BENE. SEPT 2015	0.03CR		N M 001.4190.200.002
					2,078.37		*CHECK TOTAL
25306	09/30/15	CALIF PERS RETIREMEN	15048	EMP DED SEPT FOR OC	3,616.32		N M 001.210.004
25306	09/30/15	CALIF PERS RETIREMEN	15048	CITY PORTION SEPT	48,555.21		N M 001.212.001
25306	09/30/15	CALIF PERS RETIREMEN	15048	RETIRE FEE SEPT FOR	2,562.00		N M 001.4190.200.005
25306	09/30/15	CALIF PERS RETIREMEN	15048	ADMIN.FEE SEPT FOR	197.67		N M 001.4190.200.002
					54,931.20		*CHECK TOTAL
25307	09/30/15	DELTA DENTAL INSURAN	15140	CITY PORTION SEPT FOR	832.23		N M 001.212.001
25308	09/30/15	DELTA DENTAL OF CALI	11973	EMP DED SEPT FOR OCT	89.10		N M 001.210.004
25308	09/30/15	DELTA DENTAL OF CALI	11973	CITY PORTION SEPT F	2,471.13		N M 001.212.001
25308	09/30/15	DELTA DENTAL OF CALI	11973	EMP PYMT SEPT FOR	2,601.53		N M 001.4190.200.002
					2,601.53		*CHECK TOTAL
25309	09/30/15	GUARDIAN - APPLETON	12986	EMP DED SEPT FOR OCT	391.76		N M 001.210.004
25309	09/30/15	GUARDIAN - APPLETON	12986	CITY PORTION SEPT FO	7,562.82		N M 001.4190.200.018
					8,054.58		*CHECK TOTAL
25310	09/30/15	INLAND EMPIRE UNITED	17060	EMP DED SEPT FOR OCT	268.00		N M 001.210.004
25311	09/30/15	LINCOLN NATIONAL LIF	14286	EMP DED P/E 9/26	415.00		N M 001.210.004
25311	09/30/15	LINCOLN NATIONAL LIF	14286	CITY PORTION P/E 9/	1,422.82		N M 001.212.001
					1,422.82		*CHECK TOTAL
25312	09/30/15	NATIONWIDE RETIREMNT	14735	EMP DED P/E 9/26	8,559.78		N M 001.210.004
25312	09/30/15	NATIONWIDE RETIREMNT	14735	CITY PORTION 9/26	16,651.76		N M 001.212.001
					16,651.76		*CHECK TOTAL
25313	09/30/15	VANTAGEPOINT TRANSPE	17090	EMP DED P/E 9/26	2,951.92		N M 001.210.004
25313	09/30/15	VANTAGEPOINT TRANSPE	17090	CITY PORTION P/E 9/26	2,351.92		N M 001.212.001
					2,351.92		*CHECK TOTAL
25314	09/30/15	VISION SERVICE PLAN	17182	EMP DED SEPT FOR OCT	81.46		N M 001.210.004
25314	09/30/15	VISION SERVICE PLAN	17182	VISION INS. CITY PORT	903.48		N M 001.212.001
25314	09/30/15	VISION SERVICE PLAN	17182	EMP PYMT SEPT FOR	16.24		N M 001.4190.200.002
					1,001.18		*CHECK TOTAL
25315	09/30/15	WAGE WORKS INC	10677	ADMIN.FEE SEPT 2015	66.00		N M 001.210.004
25315	09/30/15	WAGE WORKS INC	10677	ADMIN.FEE/OPTIONAL	59.00		N M 001.4190.200.002
					125.00		*CHECK TOTAL
25316	09/30/15	MAGIC JUMP RENTALS I	10395	RENTAL FITNESS FEST	9 195.00		N M 001.4420.019.000
				TOTAL	753,034.39		

ACS FINANCIAL SYSTEM
10/01/2015 08:29:01
WARRANT DATE VENDOR
REPORT TOTALS:

GL540R-V07.27 PAGE 6
CITY OF SAN DIMAS
F 9 S ACCOUNT

DESCRIPTION Disbursement Journal
AMOUNT
753,034.39

CLAIM INVOICE

PO#

RECORDS PRINTED - 000171

FUND RECAP:
 FUND DESCRIPTION -----
 001 GENERAL FUND
 007 CITY WIDE LIGHTING DISTRICT
 008 LANDSCAPE PARCEL TAX
 038 SUCCESSOR AGENCY CG 2-1-12
 053 GOLF COURSE MAINT & OPERATIO
 070 EQUIPMENT REPLACEMENT
 072 PROP A LOCAL TRANSPORTATION
 TOTAL ALL FUNDS

DISBURSEMENTS
 728,592.67
 1,120.88
 1,277.80
 19,455.90
 125.00
 753,034.39

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

DISBURSEMENTS
 753,034.39
 753,034.39

10/15/2015

WARRANT REGISTER

Ck#'s 153016-153196

Total: \$600,563.62

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
153016	10/15/15	AA ASPHALT COATING	11154 430 S.SAN DIMAS AV 13,800.00		3982		N D 034.4802.864.506
153017	10/15/15	ACCELA, INC.	10129 PROFESSIONAL SVS AG 4,600.00		PS-23903		N D 001.4190.020.002
153018	10/15/15	ACCO ENGINEERED SYST	11121 ANN.PREV.MAINT.CONTRA 350.00		645888 AUG		N D 001.4411.015.000
153019	10/15/15	ADVANCED ELECTRONICS	12137 INSTALL DASHMOUNT R 1,113.17		0155396-IN		N D 070.4314.041.038
153019	10/15/15	ADVANCED ELECTRONICS	12137 INSTALL DASHMOUNT R 2,116.35		0155397-IN		N D 070.4314.041.038
153019	10/15/15	ADVANCED ELECTRONICS	12137 INSTALL DASHMOUNT R 5,345.87		0155398-IN		N D 070.4314.041.038
*CHECK TOTAL							
153020	10/15/15	AIRGAS USA	10165 SUPPLIES & PARTS 497.55		9043652651		N D 001.4342.033.000
153020	10/15/15	AIRGAS USA	10165 OBT LG PVC, BT CHEM ME 557.84		9043942863		N D 001.4341.033.000
*CHECK TOTAL							
153021	10/15/15	ALABBASI CONSTRUCTIO	11071 CC2014-01(M)BRIDG 149,315.96		6		N D 012.4841.662.000
153022	10/15/15	ALBERTSON'S	10488 EMP.BENE.FAIR SNACKS 62.08		016928		N D 001.4150.424.000
153022	10/15/15	ALBERTSON'S	10488 STUDY SESSION SNACKS 75.32		022074		N D 001.4110.021.000
153022	10/15/15	ALBERTSON'S	10488 SPLASH PARTY CAKE 168.39		029342		N D 001.4430.034.000
*CHECK TOTAL							
153023	10/15/15	ALESHIRE & WYNDER, L	10913 GENERAL 4,585.70		34447		N D 001.4170.020.000
153023	10/15/15	ALESHIRE & WYNDER, L	10913 PERSONNEL / LABOR 4,675.00		34448		N D 001.4170.020.000
153023	10/15/15	ALESHIRE & WYNDER, L	10913 PLANNING 3,277.50		34449		N D 001.4170.020.000
153023	10/15/15	ALESHIRE & WYNDER, L	10913 PUBLIC WORKS/ENGINEER 2,492.50		34450		N D 001.4170.020.000
153023	10/15/15	ALESHIRE & WYNDER, L	10913 SUCCESSOR AGENCY 225.00		34451		N D 001.4170.020.000
*CHECK TOTAL							
153024	10/15/15	AMERICAN PUBLIC WORK	10394 PW INSTITUTE T.GREGORY 399.00		58648		N D 001.4341.021.000
153025	10/15/15	AMERINATIONAL COMM.	12314 DEFERRED W/MONITOR 25.80		15-01608		N D 001.4190.020.030
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 10.50		1401174162		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 9.00		1401184339		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 9.00		1401189077		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 20.55		1401194498		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 4.80		1401194498		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 TOWELS 40.55		1401199500		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 20.55		1401199500		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 4.80		1401199500		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 TOWELS 41.80		1401204651		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 41.80		1401204651		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 TOWELS 41.80		1401209653		N D 001.4341.029.000
153026	10/15/15	AMERIPRIDE UNIFORM	10505 UNIFORMS 235.05		1401209653		N D 001.4341.029.000
*CHECK TOTAL							
153027	10/15/15	ARAMARK REFRESHMENT	10288 COFFEE SUPPLIES 271.03		1328921		N D 001.4190.033.000

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	PO#
153028	10/15/15	BANK OF AMERICA					
	10/15/15	ARANGUA/LISA	8.00				N D 001.367.002
153029	10/15/15	ARCHITERRA DESIGN GR	20.70	20323			N D 012.4841.692.001
153030	10/15/15	ASCAP	337.92				N D 001.4190.016.000
153031	10/15/15	AWAD/SANDY	8.00				N D 001.367.002
153032	10/15/15	BAKER COMMODITIES, I	250.00	18962003024337			N D 001.4411.020.000
153033	10/15/15	BALDERAMA/KATHERINE	12.00				N D 001.332.002
153034	10/15/15	BATTERY WORX, INC.	180.18	1-56113			N D 001.4342.033.000
153034	10/15/15	BATTERY WORX, INC.	312.55	1-56601			N D 001.4342.011.000
			392.73	*CHECK TOTAL			
153035	10/15/15	BAVCO	62.60	728717			N D 001.4415.033.000
153036	10/15/15	BERNARD/LISHA	40.00				N D 001.367.011
153037	10/15/15	BERTONE/DENIS	365.13				N D 001.4110.021.000
153038	10/15/15	BONITA UNIFIED SCH D	2,859.50	1053			N D 072.4125.434.000
153039	10/15/15	BOOMERANG BLUEPRINT	30.41	283346			N D 001.4310.033.000
153040	10/15/15	BOTTOM LINE FUMIGATI	1,432.00	35778-01			N D 034.4802.851.040
153041	10/15/15	BRADY/NONA	10.80				M D 001.4420.013.009
153042	10/15/15	BRATT/DAVID	50.00				M D 001.4309.021.001
153042	10/15/15	BRATT/DAVID	50.00				M D 001.4309.021.001
			100.00	*CHECK TOTAL			
153043	10/15/15	BRUNS/THERESA	45.00	09/02/2015			N D 001.4420.021.000
153044	10/15/15	BRYANT/ARIEL	50.04	10/03/2015			N D 001.4430.034.000
153045	10/15/15	BULHUSEN/BLANCA	8.00				N D 001.367.002
153046	10/15/15	CALIF CONTRACT CITIE	3,455.09	#SAN DIMAS			N D 001.4341.024.020
153047	10/15/15	CALIFORNIA BUILDING	332.10				N D 001.4311.020.003
153048	10/15/15	CALIFORNIA DESIGN PR	1,216.96	8134			N D 001.4150.018.000
153049	10/15/15	CARRILLO/EMMA	13.00				N D 001.367.002
153050	10/15/15	CASPER/THOMAS	8.00				N D 001.367.002

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

DESCRIPTION AMOUNT

CLAIM INVOICE

PO#

F 9 S ACCOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
153051 10/15/15	CENTER ICE	11519 INSTR.ICE SKATE SEPT- 200.60					N D 001.4420.020.000
153052 10/15/15	CHAN-ORTEGA/JAMIE	.00015 REFUND SUMMER DAYCAMP 8.00					N D 001.367.002
153053 10/15/15	CHARLES ABBOTT ASSOC	11523 NPDES/MS4 PMT VIOLATI 624.00			54960		N D 001.210.001
153054 10/15/15	CHAU ZHENG/MELISSA	.00016 REFUND SUMMER DAYCAMP 8.00					N D 001.367.002
153055 10/15/15	CM SCHOOL SUPPLY CO	11672 CRAFT SUPPLIES 129.49			270470		N D 001.4420.033.000
153056 10/15/15	COMMUNITY SENIOR SER	10620 GETABOUT TIX#79865-96 600.00			GATIX-915-8		N D 072.214.172
153056 10/15/15	COMMUNITY SENIOR SER	10620 GETABOUT TIX#79865-96 400.00			GATIX-915-8		N D 072.4125.442.000
			1,000.00	*CHECK TOTAL			
153057 10/15/15	CORPORATE BUSINESS I	10103 2DRAWER LATERAL FILE 505.15			41275		N D 001.4310.033.000
153058 10/15/15	COUNTRY ESTATE FENCE	10183 INSTALL FENCE & LAB 1,223.04			22146		N D 012.4410.929.002
153059 10/15/15	CSG CONSULTANTS INC	10871 BUILDING PLAN REVIE 1,232.50			B150544		N D 001.4311.020.001
153060 10/15/15	D&J FOOHILL ELECTRI	10782 REPLACE & REWIRE LIGH 300.50			5647		N D 008.4414.033.000
153061 10/15/15	DAILY BULLETIN	11961 CLASSIFIED ADVERTISING 699.92			0000244875		N D 001.4120.010.000
153062 10/15/15	DAPER,ROSENBLIT & L	11960 AUG M.C.PROSECUTION 1,331.93			10494		N D 001.4170.020.001
153063 10/15/15	DAVIS/JOHN	11847 DAVIS MTG 8/20 50.00					M D 001.4309.021.001
153063 10/15/15	DAVIS/JOHN	11847 DAVIS MTG 9/3 & 9/17 150.00					M D 001.4309.021.001
			150.00	*CHECK TOTAL			
153064 10/15/15	DAY/STACY	.00017 REFUND SUMMER DAYCAMP 8.00					N D 001.367.002
153065 10/15/15	DEPARTMENT OF CONSER	10180 SMI FEE RPT JULY-SE 1,360.92					N D 001.210.002
153065 10/15/15	DEPARTMENT OF CONSER	10180 SMI FEE RPT JULY-SEPT 1,292.87					N D 001.321.103
				*CHECK TOTAL			
153066 10/15/15	DIAZ/MABEL	.00018 REFUND SUMMER DAYCAMP 8.00					N D 001.367.002
153067 10/15/15	DIXON/KELLY	.00019 REFUND SUMMER DAYCAMP 54.00					N D 001.367.002
153068 10/15/15	ED'S AUTO PARTS	12188 WIPER REFILL 21.69			135066		N D 001.4342.011.000
153069 10/15/15	EMERGENCY COMMUNICAT	11928 CODE RED EXTENSION 15,000.00			ECN-021052		N D 001.4210.020.026
153070 10/15/15	ESCOBEDO/GUADALUPE	.00020 REFUND SUMMER DAYCAMP 5.00					N D 001.367.002
153071 10/15/15	EWING IRRIGATION PRO	12340 IRRIGATION SUPPLIES 122.96			404023		N D 001.4415.033.000
153071 10/15/15	EWING IRRIGATION PRO	12340 IRRIGATION SUPPLIES 25.24			442405		N D 020.4410.927.003
			148.20	*CHECK TOTAL			

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
153072	10/15/15	FISHER ASSOCIATES/RI	11036	MARCHANT PK REHAB.P	4,276.00		N D 022.210.001
153073	10/15/15	FISHER/JOHN	.00006	REFUND,CUSTOMER W/DRE	122.00		N D 001.367.002
153074	10/15/15	FLEETSERV	10795	LEVEL 11 DIESEL FILTE	375.00		N D 001.4342.020.001
153074	10/15/15	FLEETSERV	10795	LEVEL 11 DIESEL FILTE	750.00		N D 001.4342.020.001
*CHECK TOTAL							
153075	10/15/15	FLW, INC.	11129	BARKSDALE SWITCH	319.14		N D 001.4411.023.000
153076	10/15/15	FOSTER/MARICELA	.00021	REFUND SUMMER DAYCAMP	13.00		N D 001.367.002
153077	10/15/15	GARCIA/ANN FRANCES	11926	REIMB.MILEAGE JULY-AUG	93.15		N D 001.4308.021.000
153077	10/15/15	GARCIA/ANN FRANCES	11926	REIMB.MILEAGE AUG-SEPT	91.42		N D 001.4308.021.000
153077	10/15/15	GARCIA/ANN FRANCES	11926	REIMB.MILEAGE SEPT	48.30		N D 001.4308.021.000
*CHECK TOTAL							
153078	10/15/15	GARWICK/SHARI	11857	NPDES OUTREACH MATERIA	72.16	8/29/2015	N D 001.4341.024.010
153079	10/15/15	GAS COMPANY/THE	16323	163 717 4800 1	390.13		N D 001.4430.022.002
153079	10/15/15	GAS COMPANY/THE	16323	105 017 1500 6	364.82		N D 001.4410.022.002
153079	10/15/15	GAS COMPANY/THE	16323	132 417 3300 8	105.51		N D 001.4411.022.002
153079	10/15/15	GAS COMPANY/THE	16323	128 217 3300 8	63.49		N D 001.4412.022.002
153079	10/15/15	GAS COMPANY/THE	16323	111 417 2800 3	19.57		N D 001.4410.022.002
153079	10/15/15	GAS COMPANY/THE	16323	134 517 3300 6	19.57		N D 001.4411.022.002
153079	10/15/15	GAS COMPANY/THE	16323	151 3317 33000 6	50.13		N D 001.4411.022.002
*CHECK TOTAL							
153080	10/15/15	GENTRY BROTHERS INC	12535	CC2015-03PAVEMENT PRO	406.00		N D 012.210.003
153080	10/15/15	GENTRY BROTHERS INC	12535	CC2015-03PAVEMENT P	8,913.61		N D 002.210.003
*CHECK TOTAL							
153081	10/15/15	GEO-ADVANTEC INC.	10932	SOLIS TEST, ALLEY	2,690.00		N D 012.210.003
153082	10/15/15	GLENDALE CENTRE THEA	10212	ADMIN.ARSENIC & OLD L	903.00	11/07/2015	N D 001.4420.034.002
153083	10/15/15	GLOBAL SWEEPING SOLU	10520	LINEAR ACTUATOR	517.68		N D 001.4342.011.002
153084	10/15/15	GRAINGER	12944	PLUG ADAPTOR KIT, CARTR	96.50		N D 001.4410.033.000
153084	10/15/15	GRAINGER	12944	ITEM RTN/CREDIT	60.14		N D 001.4410.033.000
153084	10/15/15	GRAINGER	12944	DRUM SPILL PALLET/DOL	868.45		N D 001.4410.033.000
153084	10/15/15	GRAINGER	12944	DRUM SPILL PALLET/DOL	904.81		N D 001.4410.033.000
*CHECK TOTAL							
153085	10/15/15	GREEN/MARGIE	12496	GREEN MTG 8/30	50.00		M D 001.4309.021.001
153085	10/15/15	GREEN/MARGIE	12496	GREEN MTG 9/3 & 9/17	150.00		M D 001.4309.021.001
*CHECK TOTAL							
153086	10/15/15	HARRINGTON AUTOMOTIV	13607	SVS,RPR,LABOR UNIT#68	40.00		M D 001.4342.020.001
153087	10/15/15	HART/RAYMOND	11157	HALLOWEEN DANCE 10/22	50.00		M D 001.4420.013.003

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
153088	10/15/15	BANK OF AMERICA	13195 SS-1H EMULSION 5 GAL.	311.04		7566673		N D 001.4341.033.000
153088	10/15/15	HOME DEPOT CREDIT SE	CUSTODIAL SUPPLIES	47.03		5081385		N D 001.4410.023.000
153088	10/12/15	HOME DEPOT CREDIT SE	CUSTODIAL SUPPLIES	21.58		5081385		NNND 001.4411.033.000
153088	10/12/15	HOME DEPOT CREDIT SE	CUSTODIAL SUPPLIES	2.10		5081385		NNND 001.4410.033.000
153088	10/15/15	HOME DEPOT CREDIT SE	DUST MOP HANDLE	25.85		7085728		NNND 001.4411.031.000
			*CHECK TOTAL	143.58				
153090	10/15/15	INLAND OFFICE	RTN ITEM/CREDIT	12.12				N D 001.4190.030.000
153090	10/12/15	INLAND OFFICE	OFFICE SUPPLIES	418.71		870766		NNND 001.4190.030.000
153090	10/12/15	INLAND OFFICE	OFFICE SUPPLIES	160.99		870766		NNND 001.4190.030.000
153090	10/12/15	INLAND OFFICE	OFFICE SUPPLIES	61.59		870766		NNND 001.4190.030.000
153090	10/12/15	INLAND OFFICE	OFFICE SUPPLIES	1.1518.56		8711010		NNND 001.4190.030.000
153090	10/12/15	INLAND OFFICE	OFFICE SUPPLIES	1515.30		8711260		NNND 001.4190.030.000
153090	10/12/15	INLAND OFFICE	OFFICE SUPPLIES	189.71		8711288		NNND 001.4190.030.000
153090	10/12/15	INLAND OFFICE	OFFICE SUPPLIES	28.38		8711290		NNND 001.4190.030.000
153090	10/15/15	INLAND OFFICE	OFFICE SUPPLIES	27.57		8711378		NNND 001.4190.030.000
			*CHECK TOTAL	2,548.69				
153091	10/15/15	JAIMIE JR'S MOBILE HO	10273 1205 CYPRESS ST. #2	1,875.00		2883573		M D 034.4802.851.040
153092	10/15/15	JAMES/KRISTIN	.00022 REFUND SUMMER DAYCAMP	8.00				N D 001.367.002
153093	10/15/15	JOBS AVAILABLE INC	14548 JOB AD/PUBLIC WORKS I	312.00		1520039		N D 001.4150.010.000
153094	10/15/15	JOHNNY ALLEN TENNIS	11772 INSTR.TENNIS SEPT-O	1,766.64				M D 001.4420.020.000
153095	10/15/15	JOHNSON/BARBARA	12574 SR. GIFT BOUTIQUE SALE	44.55				M D 001.4420.013.009
153096	10/15/15	JONG/MARK	.00023 REFUND SUMMER DAYCAMP	8.00				N D 001.367.002
153097	10/15/15	KALMAR/ERNEST	.00024 REFUND SUMMER DAYCAMP	24.00				N D 001.367.002
153098	10/15/15	KNOX/JAMES	11014 GIS CONSULTING SVS	1,184.00		14		M D 001.4310.020.007
153099	10/15/15	KRUEGER INTERNATIONAL	11804 ARM CHAIR,FOLDING C	6,873.19		13543757		N D 001.4412.041.000
153100	10/15/15	L.A. COUNTY ASSESSOR	14300 MAPS BY E-MAIL	8.00		16ASRE049		N D 001.4309.016.000
153101	10/15/15	LA VERNE/CITY OF	13976 SAN DIMAS COST SHAR	2,211.35		1662430B		N D 001.4341.024.020
153102	10/15/15	LAND DESIGN CONSULTA	10830 ENGINEER CONSULTING	280.00		1508037		N D 012.210.001
153103	10/15/15	LAYTON/JEREMY	.00025 REFUND SUMMER DAYCAMP	16.00				N D 001.367.002
153104	10/15/15	LEPE/MAURO	14068 AUG LANDSCAPE SERVICE	65.00				M D 034.4802.015.000
153105	10/15/15	LIFT TEK	10249 FACILITY SUPPLIES	185.64		A12847		M D 001.4342.031.000
153105	10/15/15	LIFT TEK	10249 FACILITY SUPPLIES	262.97		A12847		M D 001.4342.033.000

WARRANT DATE VENDOR
BANK OF AMERICA

Disbursement Journal

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT
153105	10/15/15	LIFT TEK	271.26
153106	10/15/15	LOS ANGELES SUPERIOR	719.87
153107	10/15/15	LOWE'S HOME IMPROVEM	5,129.60
153107	10/15/15	LOWE'S HOME IMPROVEM	6,412.00
153107	10/15/15	LOWE'S HOME IMPROVEM	13.71
153107	10/15/15	LOWE'S HOME IMPROVEM	79.61
153107	10/15/15	LOWE'S HOME IMPROVEM	124.13
153107	10/15/15	LOWE'S HOME IMPROVEM	20.47
153107	10/15/15	LOWE'S HOME IMPROVEM	9.30
153107	10/15/15	LOWE'S HOME IMPROVEM	35.97
153108	10/15/15	LOZANO/GILBERT LEDES	283.19
153109	10/15/15	MACKENZIE/CHRIS	500.00
153110	10/15/15	MAR-CO EQUIPMENT CO	272.32
153111	10/15/15	MARCHADO/JACQUELINE	846.10
153112	10/15/15	MARIPOSA LANDSCAPES	2,001.10
153112	10/15/15	MARIPOSA LANDSCAPES	45.00
153112	10/15/15	MARIPOSA LANDSCAPES	2,531.87
153112	10/15/15	MARIPOSA LANDSCAPES	6,305.96
153112	10/15/15	MARIPOSA LANDSCAPES	7,600.69
153112	10/15/15	MARIPOSA LANDSCAPES	3,010.09
153112	10/15/15	MARIPOSA LANDSCAPES	881.09
153112	10/15/15	MARIPOSA LANDSCAPES	975.77
153112	10/15/15	MARIPOSA LANDSCAPES	3,383.45
153112	10/15/15	MARIPOSA LANDSCAPES	999.45
153112	10/15/15	MARIPOSA LANDSCAPES	2,645.28
153112	10/15/15	MARIPOSA LANDSCAPES	317.87
153112	10/15/15	MARIPOSA LANDSCAPES	91.53
153112	10/15/15	MARIPOSA LANDSCAPES	33,019.05
153113	10/15/15	MARKOSSIAN/ANNETTE H	1,155.60
153114	10/15/15	MARSAN TURF & IRRIGA	88.70
153114	10/15/15	MARSAN TURF & IRRIGA	921.44
153114	10/15/15	MARSAN TURF & IRRIGA	66.33
153114	10/15/15	MARSAN TURF & IRRIGA	37.55
153115	10/15/15	MARTINEZ/MARIANNA	1,114.02
153116	10/15/15	MATHISEN OIL COMPANY	16.00
153116	10/15/15	MATHISEN OIL COMPANY	2,200.40

PO#	F 9 S ACCOUNT	CLAIM	INVOICE
	M D 001.4342.031.000	*CHECK	A12859
	N D 001.332.001	*CHECK TOTAL	
	N D 001.4341.033.000		01637
	N D 001.4430.033.000		02639
	N D 001.4430.015.000		09087
	N D 001.4430.033.000		10601
	N D 001.4411.023.000		60438
	N D 001.4410.033.000	*CHECK TOTAL	60691
	N D 001.341.002		
	N D 001.4210.428.000		
	N D 001.4342.011.002		127269
	N D 001.4342.020.001	*CHECK TOTAL	
	N D 001.368.021		
	N D 001.4414.020.004		70156
	N D 001.4415.020.002		70156
	N D 008.4414.020.001		70156
	N D 008.4414.020.002		70156
	N D 008.4415.020.005		70156
	N D 008.4415.020.015		70156
	N D 008.4415.020.019		70156
	N D 072.4125.453.002		70156
	N D 075.4443.020.000	*CHECK TOTAL	70157
	M D 001.4420.020.000		
	N D 008.4414.033.000		406137
	N D 008.4415.033.000		406330
	N D 008.4415.033.000		406347
	N D 008.4415.033.000	*CHECK TOTAL	406357
	N D 001.367.002		
	N D 001.4342.011.001		9126187

Disbursement Journal

AMOUNT

DESCRIPTION

CLAIM INVOICE

PO#

F 9 S ACCOUNT

14565 DIESEL FUEL 648.03
14565 KEG/CARBONS, FEES 512.68
14565 UMPIRE FORFEIT FEE 9/2 3,361.11
14580 PREVENTIVE MAINT. AUG 883.00
14580 GOLF COURSE A/C REPAI 885.00
14580 PREVENTIVE MAINT. SEPT 883.00
14580 UMPIRE FORFEIT FEE 9/1 20.00
14599 CB TABLES & CHAIRS 5,959.03
11143 MOLINA MTG 8/20 50.00
11143 MOLINA MTG 9/3 & 9/17 150.00
12278 SVS, RPR, LABOR UNIT#62 443.75
11141 INSTALL ARC GIS SE 11,800.00
10510 SR. GIFT BOUTIQUE SALE 22.50
100028 REFUND SUMMER DAYCAMP 8.00
100029 REFUND SUMMER DAYCAMP 8.00
10885 OFFICE SUPPLIES 167.18
100003 REFUND, CUSTOMER W/DREW 39.50
10419 TIMING FEE-FAMILY FIT 193.00
11815 PAVEMENT REPAIRS 1,676.25
100030 REFUND SUMMER DAYCAMP 8.00
12381 ADMINISTRATIVE CITATIO 22.12
12381 REGULAR CITATIONS 1,110.12
100031 REFUND SUMMER DAYCAMP 8.00
15093 BRASS PARTS 130.56

N D 001.4342.011.001
N D 001.4342.011.001
N D 001.367.003
N D 003.4410.015.000
N D 053.4410.023.000
N D 003.4410.015.000
N D 001.367.003
N D 001.367.002
N D 001.4411.041.000
M D 001.4309.021.001
M D 001.4309.021.001
N D 001.341.002
N D 001.4342.020.001
N D 001.4190.020.035
M D 001.4420.013.009
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N D 001.367.002
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N D 001.367.002
M D 001.4420.020.000
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N D 001.4210.411.000
N D 001.367.002
N D 001.4430.015.000

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BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT

PO#

CLAIM INVOICE

AMOUNT

DESCRIPTION

WARRANT DATE	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
153137 10/15/15	POMONA VALLEY TRANSF	43,436.00			N D 072.4125.433.000
153137 10/15/15	POMONA VALLEY TRANSF	68,250.00			N D 072.4125.445.000
153137 10/15/15	POMONA VALLEY TRANSF	2,350.00			N D 072.4125.041.001
	CAPITAL 2ND QTR	112,036.00	*CHECK TOTAL		
153138 10/15/15	POMONA WHOLESALE ELE	110.44	S22229611.001		N D 003.4410.023.001
153139 10/15/15	POPKINS/ADRIANE	16.00			N D 001.367.002
153140 10/15/15	PORTER BOILER SERVIC	836.62	48433		N D 001.4430.015.000
153141 10/15/15	PRECISION CONCRETE C	2,485.16	91915		N D 012.4841.692.001
153141 10/15/15	PRECISION CONCRETE C	2,472.66	92015		N D 012.4841.692.001
153141 10/15/15	PRECISION CONCRETE C	2,426.56	922115		N D 012.4841.692.001
153141 10/15/15	PRECISION CONCRETE C	2,478.91	922315		N D 012.4841.692.001
153141 10/15/15	PRECISION CONCRETE C	2,451.56	92415		N D 012.4841.692.001
153141 10/15/15	PRECISION CONCRETE C	17,249.22	92515		N D 012.4841.692.001
	*CHECK TOTAL				
153142 10/15/15	PRINT CONNECTION	261.60	12544		M D 001.4420.018.000
153142 10/15/15	PRINT CONNECTION	3,041.10	12578		M D 001.4420.034.010
153142 10/15/15	PRINT CONNECTION	3,759.96	12621		M D 001.4420.018.000
	*CHECK TOTAL				
153143 10/15/15	PRUDENTIAL OVERALL S	22.93	22105831		N D 001.4430.019.000
153143 10/15/15	PRUDENTIAL OVERALL S	22.93	22109144		N D 001.4430.019.000
153143 10/15/15	PRUDENTIAL OVERALL S	22.93	22113097		N D 001.4430.019.000
153143 10/15/15	PRUDENTIAL OVERALL S	22.93	22117153		N D 001.4430.019.000
153143 10/15/15	PRUDENTIAL OVERALL S	114.65	22120653		N D 001.4430.019.000
	*CHECK TOTAL				
153144 10/15/15	QUALITY INSTANT PRIN	46.87	36739		N D 001.4190.018.000
153144 10/15/15	QUALITY INSTANT PRIN	81.75	36926		N D 001.4190.018.000
	*CHECK TOTAL				
153145 10/15/15	QUINTANAR/CARMEN	8.00			N D 001.367.002
153146 10/15/15	RECONCILED TERMITE &	30.00	7003		M D 001.4411.023.000
153146 10/15/15	RECONCILED TERMITE &	45.00	7003		M D 001.4411.023.000
153146 10/15/15	RECONCILED TERMITE &	35.00	7003		M D 001.4411.023.000
153146 10/15/15	RECONCILED TERMITE &	35.00	7003		M D 001.4411.023.000
153146 10/15/15	RECONCILED TERMITE &	100.00	7003		M D 001.4411.023.000
153146 10/15/15	RECONCILED TERMITE &	28.00	7003/LADEFA PK		M D 001.4411.023.000
153146 10/15/15	RECONCILED TERMITE &	329.00	7003/LONE HILL		M D 001.4411.023.000
	*CHECK TOTAL				
153147 10/15/15	RICOH USA, INC	294.05	5038051266		N D 001.4190.015.000
153147 10/15/15	RICOH USA, INC	42.99	5038076554		N D 001.4190.015.000

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
153147	RICOH USA, INC	SEPT IMAGES #3333044	131.95		5038076586		N D 001.4190.015.000
153147	RICOH USA, INC	SEPT IMAGES #3333031	22.02		5038076692		N D 001.4190.015.000
153147	RICOH USA, INC	SEPT IMAGES #33381035	1,016.52		50380765474		N D 001.4190.015.000
153147	RICOH USA, INC	SEPT IMAGES #3337607	1,996.93		50380765041		N D 001.4190.015.000
153147	RICOH USA, INC	SEPT IMAGES #33370163	134.69		50380765047		N D 001.4190.015.000
153147	RICOH USA, INC	SEPT IMAGES #33367617	2,334.69		50380765144		N D 001.4190.015.000
		*CHECK TOTAL	7,038.03				
153148	RIESAU/VICTOR D.	CATCHING FROGS / F 14,814.00	14,814.00				N D 001.210.001
153149	RIGHT OF WAY INC	TRAFFIC CONTROL SIGNS	198.00		18308		N D 001.4345.033.000
153149	RIGHT OF WAY INC	TRAFFIC CONTROL SIGNS	73.50		19155		N D 001.4345.033.000
153149	RIGHT OF WAY INC	STREET CONTROL SIGN	330.00		19264		N D 001.4345.020.001
153149	RIGHT OF WAY INC	TRAFFIC CONTROL SIGNS	1,621.53		19264		N D 001.4345.020.001
153150	RKA CONSULTING GROUP	ON-CALL BUILD PL CK J	440.00		24051		N D 001.4311.020.001
153150	RKA CONSULTING GROUP	DEV SVS NEDS/ ENGS JU	655.00		24052		N D 001.4308.020.002
153150	RKA CONSULTING GROUP	PL CKS NEDS/ SVS SMP	406.00		24053		N D 001.4341.812
153150	RKA CONSULTING GROUP	CITY ENGINEER SVS JULY	73.50		24054		N D 001.4308.020.002
153150	RKA CONSULTING GROUP	CITY ENGINEER SVS J 2,7	782.75		24055		N D 001.4308.020.002
153150	RKA CONSULTING GROUP	GRADING PLAN CHECKS	173.50		24056		N D 001.4311.020.003
153150	RKA CONSULTING GROUP	GRADING PLAN CHECKS	73.50		24056		N D 001.4311.020.003
153150	RKA CONSULTING GROUP	RESTROOM IMPROVEMENT	588.00		24058		N D 001.4311.922.002
153150	RKA CONSULTING GROUP	RESTROOM IMPROVEMENT	1,340.50		24058		N D 001.4311.922.002
153151	ROBINSON/LUCILLE MAY	REFUND SUMMER DAYCAMP	8.00				N D 001.367.002
153152	ROSS/TED	ROSS MTG 8/30 & 9/17	100.00				M D 001.4309.021.001
153152	ROSS/TED	ROSS MTG 9/3 & 9/17	150.00				M D 001.4309.021.001
153153	ROWLANDS/JENNIFER	REFUND, CUSTOMER W/DREW	51.50				N D 001.367.002
153154	RTC MEMORIAL MARKERS	ENGRAVED PLAQUE	709.30		15/4485		N D 001.4414.033.000
153155	RUIZ/LORI	REFUND SUMMER DAYCAMP	24.00				N D 001.367.002
153156	SAMAAN/RENEE	REFUND SUMMER DAYCAMP	8.00				N D 001.367.002
153157	SAN DIMAS COMMUNITY	LIGHT REPLACEMENT	140.65		9		N D 001.4410.033.000
153158	SAN DIMAS GROVE STAT	OCT H.O.A.234 S.S.D.A	297.47				N D 034.4802.865.512
153158	SAN DIMAS GROVE STAT	OCT H.O.A.264 S.S.D.A	296.55				N D 034.4802.865.512
153158	SAN DIMAS GROVE STAT	OCT H.O.A.334 S.S.D.A	296.87				N D 034.4802.865.512
153158	SAN DIMAS GROVE STAT	OCT H.O.A.354 S.S.D.A	296.62				N D 034.4802.865.512
153159	SAN DIMAS HARDWARE I	PAINT STRAINER	9.82		3250172006		N D 001.4345.033.000

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
153160	BANK OF AMERICA						
10/15/15	SAN DIMAS VILLAGE WA	OCT 166 COMMERCIAL	243.74				N D 034 4802 865 513
10/15/15	SAN DIMAS VILLAGE WA	OCT 168 COMMERCIAL	243.74				N D 034 4802 865 513
10/15/15	SAN DIMAS VILLAGE WA	OCT 182 COMMERCIAL	243.74				N D 034 4802 865 513
10/15/15	SAN DIMAS VILLAGE WA	OCT 187 COMMERCIAL	243.74				N D 034 4802 865 513
		1,218.70		*CHECK TOTAL			
153161	SAN GABRIEL VALLEY	INTERVALE SR.SVS SEPT	520.00				N D 001 4420 013 003
10/15/15	SANDERS TOWING INC	CHEK UNIT # 23	43.70		101573		N D 001 4342 020 001
10/15/15	SANDERS TOWING INC	CHEK UNIT # 23	43.70		101573		N D 001 4342 020 001
10/15/15	SANDERS TOWING INC	CHEK UNIT # 32	43.70		101573		N D 001 4342 020 001
10/15/15	SANDERS TOWING INC	CHEK UNIT # 67	43.70		101573		N D 001 4342 020 001
10/15/15	SANDERS TOWING INC	CHEK UNIT # 32	43.70		101573		N D 001 4342 020 001
10/15/15	SANDERS TOWING INC	CHEK UNIT # 48	43.70		101573		N D 001 4342 020 001
10/15/15	SANDERS TOWING INC	CHEK UNIT # 67	43.70		101573		N D 001 4342 020 001
		638.22		*CHECK TOTAL			
153163	SANTANA/ROSALBA	REFUND, CUSTOMER CANCEL	50.00				N D 001 341 002
153164	SCHLUETER/VILIJA	REFUND-CREATIVE QUILTS	75.00				N D 001 367 001
153165	SCHWEITZER/DORA	TINY TOTS 8/17-10/9	1,412.40				M D 001 4420 020 000
153166	SIDEPAATH, INC.	RENEW DELL EQUALLOG	2,692.60		4034		N D 001 4190 020 002
153167	SMART & FINAL	INVOICE # 12165	5.00				N D 001 4420 034 003
10/15/15	SMART & FINAL	STUDENT UNION SNACK BLS	57.37		160529		N D 001 4420 034 003
10/15/15	SMART & FINAL	STUDENT PARTY SUPPLIES	150.55		160529		N D 001 4420 034 003
10/15/15	SMART & FINAL	STUDENT PARTY SUPPLIES	53.06		160529		N D 001 4420 034 003
10/15/15	SMART & FINAL	STUDENT PARTY SUPPLIES	53.06		160529		N D 001 4420 034 003
10/15/15	SMART & FINAL	STUDENT PARTY SUPPLIES	193.16		160529		N D 001 4420 034 003
10/15/15	SMART & FINAL	STUDENT PARTY SUPPLIES	143.89		160529		N D 001 4420 034 003
10/15/15	SMART & FINAL	STUDENT PARTY SUPPLIES	530.89		160529		N D 001 4420 034 003
153168	SMOKEHOUSE RESTAURAN	FINAL PYMT SMOKE HO	1,020.96		11/07/2015		N D 001 4420 034 002
10/15/15	SOUTHERN CALIF EDISON	2-18-370-826817	357.54				N D 071 4190 015 004
10/15/15	SOUTHERN CALIF EDISON	2-18-390-226377	375.69				N D 071 4190 015 004
10/15/15	SOUTHERN CALIF EDISON	2-18-390-226377	10,785.49				N D 071 4190 015 004
10/15/15	SOUTHERN CALIF EDISON	2-18-390-226377	28,488.99				N D 071 4190 015 004
10/15/15	SOUTHERN CALIF EDISON	2-18-390-226377	7,541.30				N D 071 4190 015 004
10/15/15	SOUTHERN CALIF EDISON	2-18-390-226377	1,903.70				N D 071 4190 015 004
10/15/15	SOUTHERN CALIF EDISON	2-18-390-226377	1,375.54				N D 071 4190 015 004

WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F	S	ACCOUNT
BANK OF AMERICA										
153185	10/15/15	VERIZON CALIFORNIA	17164 909 305-4876	47.22				N	D	001.4410.022.003
153185	10/15/15	VERIZON CALIFORNIA	17164 909 592-8556	47.27				N	D	001.4410.022.003
				94.49	*CHECK	TOTAL				
153186	10/15/15	VILLALTA/CLAUDIA	.00039 REFUND SUMMER DAYCAMP	8.00				N	D	001.367.002
153187	10/15/15	VISTA PAINT CORPORAT	17172 PAINT SUPPLIES	65.38		2015-314501-00		N	D	001.4345.033.000
153187	10/15/15	VISTA PAINT CORPORAT	17172 PAINT SUPPLIES	66.32		2015-353060-00		N	D	001.4345.033.000
				131.70	*CHECK	TOTAL				
153188	10/15/15	VMI INC	10293 LIVE WEB STREAMING	7,084.71		234969		N	D	001.4190.038.001
153189	10/15/15	VOLZ DESIGN/DAVID	10983 LANDSCAPE ARCHITEC	3,017.75	421285	421285		N	D	012.210.001
153190	10/15/15	WALTERS WHOLESAL E	10860 PHIL MH1000/U 6PK	478.52		2313925-00		N	D	008.4414.033.000
153190	10/15/15	WALTERS WHOLESAL E	10860 PHIL MH1000/U 6PK	79.76		2314024-00		N	D	008.4414.033.000
				558.28	*CHECK	TOTAL				
153191	10/15/15	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION	435.39		5317358		N	D	001.4430.033.000
153191	10/15/15	WATERLINE TECHNOLOGI	10242 CAM LOCK MALE CAP COM	24.72		5317983		N	D	001.4430.033.000
153191	10/15/15	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION	178.76		5318026		N	D	001.4430.033.000
153191	10/15/15	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION	264.56		5318101		N	D	001.4430.033.000
153191	10/15/15	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE ACID	40.28		5318366		N	D	001.4430.033.000
153191	10/15/15	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION	380.16		5318580		N	D	001.4430.033.000
153191	10/15/15	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION	1,474.37		5318797		N	D	001.4430.033.000
				938.40	*CHECK	TOTAL				
153192	10/15/15	WEST COAST ARBORISTS	12070 15-16 TREE MAINTENANC	67.75		107337		N	D	008.4415.020.013
153192	10/15/15	WEST COAST ARBORISTS	12070 15-16 TREE MAINTENANC	303.25		107337		N	D	008.4415.020.008
153192	10/15/15	WEST COAST ARBORISTS	12070 15-16 TREE MAINTENA	1,407.60		108297		N	D	008.4415.020.013
153192	10/15/15	WEST COAST ARBORISTS	12070 15-16 TREE MAINTENA	1,876.80		108297		N	D	008.4415.020.013
				5,593.80	*CHECK	TOTAL				
153193	10/15/15	WESTERN ENVIRONMENTA	10319 NON-HAZ.WASTE RMVL	800.00		20673		N	D	001.4341.028.000
153194	10/15/15	XEROX CORPORATION	17425 6204CP COPIER W/OUT SV	38.00		701901312		N	D	001.4190.015.000
153194	10/15/15	XEROX CORPORATION	17425 WC7428P PRINTER	161.50		701901312		N	D	001.4190.015.000
				199.50	*CHECK	TOTAL				
153195	10/15/15	YSLAVA/ELYCIA	.00040 REFUND SUMMER DAYCAMP	38.00				N	D	001.367.002
153196	10/15/15	ZAMORA/ALICIA	.00041 REFUND SUMMER DAYCAMP	8.00				N	D	001.367.002
		BANK OF AMERICA	TOTAL	600,563.62						

ACS FINANCIAL SYSTEM
10/07/2015 15:01:33
WARRANT DATE VENDOR
REPORT TOTALS:

Disbursement Journal
DESCRIPTION AMOUNT
600,563.62

GL540R-V07.27 PAGE 14
CITY OF SAN DIMAS
F 9 S ACCOUNT
PO# CLAIM INVOICE

RECORDS PRINTED - 000418

FUND RECAP: -----
 FUND DESCRIPTION -----
 001 GENERAL FUND
 002 STATE GAS TAX
 003 WALKER HOUSING LLC FUND
 006 SEWER EXPANSION
 007 CITY WIDE LIGHTING DISTRICT
 008 LANDSCAPE PARCEL TAX
 012 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
 070 EQUIPMENT REPLACEMENT
 071 AIR QUALITY MANAGEMENT DIST
 072 PROP A LOCAL TRANSPORTATION
 075 LANDSCAPE MAINTENANCE DIST
 110 TRUST AND AGENCY
 TOTAL ALL FUNDS

DISBURSEMENTS
 210,278.92
 8,913.61
 4,386.74
 1,676.25
 4,498.24
 29,684.31
 175,340.67
 4,276.00
 4,81.70
 19,864.96
 9,225.08
 9,704.58
 5,473.43
 3,357.50
 118,304.90
 4,329.99
 4,440.03
 600,563.62

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

DISBURSEMENTS
 600,563.62
 600,563.62



MINUTES
SPECIAL CITY COUNCIL MEETING
TUESDAY, SEPTEMBER 22, 2015 5:30 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

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

City Manager Blaine Michaelis
Assistant City Manager Ken Duran
City Attorney Mark Steres
Assistant City Manager for Community Development Larry Stevens
Director of Parks and Recreation Theresa Bruns

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 5:30 p.m.

2. ORAL COMMUNICATIONS

None

3. RECEIVE RESULTS OF A HOTEL FEASIBILITY STUDY FOR THE SAN DIMAS MARKET. REVIEW THE RELATED ISSUES AND PROCEDURES TO CONSIDER A HOTEL DEVELOPMENT PROJECT. PROVIDE DIRECTION AS REQUESTED/DESIRED

City Manager Michaelis stated that the purpose of the Study Session is to present the results of the hotel feasibility study that has been conducted by a consultant and discuss the results as it relates to the Bonita/Cataract property and possibly other properties.

City Attorney Steres commented that Councilmember Ebiner owns property within 500 feet of the Bonita/Cataract property so he can participate in the generic discussion of the study but when it comes time to discuss the specific property he will recuse himself from the discussion.

Mr. Michaelis reviewed the scope of the study as outlined in his staff report. He also summarized the results of the study as described in the staff report. He summarized the conclusion of the study is that there is market capacity to absorb a moderately priced limited service hotel in the range of approximately 80 rooms.

In response to a question Mr. Michaelis commented that the general conclusion to absorb the capacity of a new hotel is not necessarily site specific but within the market region. In response to another question he commented that the consultants did not specifically look at a boutique model hotel but they were more familiar with chain brands. In response to a comment regarding the impact on hotels due to increases in minimum wage he commented that wages were factored into revenue projections.

(Councilmember Ebner left the room at 6:00 p.m.)

The discussion focused on the Bonita/Cataract site as a potential site for a hotel.

In response to a question Mr. Michaelis commented that the study indicates that a hotel of the proposed size would utilize about 1 $\frac{3}{4}$ acres of the 4.5 acre site. He summarized the existing zoning and permitted uses for the site and that a hotel is not an existed permitted use so a zone change would be required.

Mr. Michaelis discussed that there may be future impacts on the site due to the Gold Line extension but the specific impacts are unknown at this point. Mr. Stevens added that given the unknown impacts the City would need to disclose to a potential developer the future Gold Line plans. Mayor Morris commented that the City should not allow anything the Gold Line does to destroy the intersection. There was some discussion on the potential impacts of the intersection with the Gold Line options that have been discussed.

Mr. Michaelis commented that the study indicates that the preferred portion of the property for a hotel would most likely be the west side of the site.

Councilmember Badar commented that he thinks we should look at the surrounding properties as well to decide what this section of town should look like. Mr. Stevens commented that that is a question, what land uses are acceptable. Councilmember Badar responded that he feels the need to long range a larger plan for the area.

Mayor Morris commented that if we look at residential uses for the site it does not generate the economic benefits to the city and we should look at the economic impacts of the land use. Mr. Stevens commented that the City Council has previously turned down residential projects in SP 22. He added that there has been some interest expressed by a developer for a mixed use project on the M & E property. He added that a developer has also expressed interest in a residential project on the bowling alley property and were told that from past discussions with the City Council there is no interest in residential on that site.

Mr. Michaelis commented that staff is seeking direction from the Council on what types of uses do we want to consider on the balance of the Bonita/Cataract property to put into the parameters for a Request for Qualifications.

Mayor Pro Tem Templeman commented that he views this property as the front door to the downtown, design is important and doesn't want the building right on the sidewalk.

Mr. Stevens explained that the site design will be important and explained that there is a storm drain across the west end of the site that may constrain the site design.

Mayor Morris commented that we need to recognize that we don't have much chance to influence development post Redevelopment and he is opposed to high density housing on the Bonita/Cataract and bowling alley sites.

Mayor Pro Tem Templeman asked if the consultant gave any feedback on whether restaurants are a compatible use to a hotel. Mr. Michaelis responded that the type of additional uses will be up to the developer but the consultant said that restaurants are compatible.

Mr. Stevens also suggested that we could look at using some of the land on the site to add to an expansion of the park. Mayor Morris added we could trade the cost of the land for dedicating park land but would need to get approval by the Oversight Board.

Mayor Morris commented that we should begin the zone change process now to add hotels as a conditional use so it is already in place. Mr. Stevens commented that doing the zone concurrent with an application won't delay the process. Mayor Morris responded that it would be good to say to developers it is an allowable use.

Mr. Michaelis explained the Request for Qualifications process and the options of keeping it open and except proposals with any range of uses in addition to a hotel or to be specific as to what types of uses would or wouldn't be considered.

Councilmember Bertone commented that he thinks a hotel is a good use.

Mayor Morris reiterated that he thinks we need something that brings economic benefit to the community. Mayor Pro Tem Templeman added that he does not like the idea of high density housing there.

Councilmember Badar commented that he is supportive of the concept of a hotel but feels we need to decide what we want with surrounding properties.

Mr. Michaelis commented that the advantage of accepting proposals is it gives an indication as to what developers see is viable for the property.

Mayor Pro Tem Templeman commented that his desire is to have a plan for the entire 4 ½ acres but could also support a proposal for only the hotel.

Mr. Stevens asked if the majority of the Council would consider high density residential on the balance of the site. Mayor Morris, Mayor Pro Tem Templeman and Councilmember Bertone said they would not consider high density residential on the site. Councilmember Badar commented that he is not sure; he may not be opposed to some type of residential project. There was some further discussion.

Mr. Michaelis summarized that the consensus of the Council is to market the site through an RFQ process to include a hotel and restaurants or other compatible commercial uses but not residential.

(Councilmember Ebner returned to room at 6:50 p.m.)

Mr. Michaelis asked if the Council would also be interested in receiving proposals for the other former Agency property on Bonita and Eucla.

Mayor Morris commented that the City does not have a way to facilitate accepting proposals because of the private properties. A proposal needs to come from the bowling alley owner. Mr. Michaelis asked that if the bowling alley owner came forward with a proposal for residential would the Council consider it.

Mayor Morris commented that he would be opposed to high density residential. Councilmember Ebner commented that he would be open to considering residential.

Mayor Pro Tem Templeman commented that if the property owner has a concept plan he would be willing to talk.

Mayor Morris commented that he feels the value of the former Agency vacant land is minimal because of constraints; he is more concerned with the right use.

Councilmember Ebner commented that having additional residents in the area would be good for the downtown. Councilmember Badar commented he may consider a type of project like the Grove Station.

Mr. Stevens commented that staff was presented a concept proposal by the property owner that was all residential. He added that staff discouraged residential because of prior Council discussions.

Mayor Morris commented that the Council had previously set a precedent with denial the other incompatible residential projects but the property can make a request to apply for a zone change. There was further discussion on the Council's desire to consider residential. The consensus of the Council is they not inclined to consider a residential use but that does not preclude the property owner to submit a concept plan for further consideration.

4. ADJOURNMENT

There being no further business the meeting was adjourned at 7:05 p.m.

Respectfully submitted,

Ken Duran, City Clerk



MINUTES
REGULAR CITY COUNCIL
HOUSING AUTHORITY MEETING
TUESDAY SEPTEMBER 22, 2015, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

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

STAFF:

City Manager Blaine Michaelis
Assistant City Manager Development Services Larry Stevens
Assistant City Manager Administrative Services Ken Duran
City Attorney Mark Steres
Director of Parks & Recreation Theresa Bruns
Director of Public Works Krishna Patel
Senior Planner Marco Espinoza
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 7:09 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) Parks and Recreation Manager Leon Raya announced upcoming Family Fitness Festival, 5k, 1mile and Bike Ride
- 2) Cheryl Panzer, San Dimas Chamber of Commerce Chair announced upcoming San Dimas Western Days October 3 and 4, 2015
- 3) Margie Green Sharp Shooter Amateur Photo Exhibition at the Western Days Event
- 4) Nora Chen San Dimas Library announcements and activities

- 5) Danielle Alexander resident on Railway Street read letter presented to Council regarding three properties on Railway Street.
- 6) Ted Powl with the Inland Valley Home Partners announced the Walk for the Hungry in the City of Claremont and explained other programs offered.
- 7) Matthew Lyon representative for Assemblymember Chris Holden, thanked city staff and the chamber for their involvement with the small business event held at the Community Center and shared upcoming activities Mr. Holden will be participating in.
- 8) Ben Wong with SCE announced upcoming changes next month on the company's transition to new model processes.

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.)

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

- (1) **RESOLUTION NO. 2015- 48**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING CERTAIN DEMANDS FOR THE MONTH OF SEPTEMBER 2015

- b. Approval of minutes for regular City Council meeting of September 8, 2015.

- c. **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 (**SECOND READING AND ADOPTION**)

- d. Denial of Claim Sigala vs. City of San Dimas

Councilmembers Bertone and Templeman announced their recusal from approval of the September 2015 Warrant Register because of items 152994, page 9 and item 152912, page 1 reimbursements.

MOTION: Motion made by Councilmember Badar, second by Councilmember Ebner to approve the consent calendar with recusals announcements from Councilmembers Bertone and Templeman. The motion carried by vote of 5-0.

Yes: Badar, Bertone, Ebner, Templeman, Morris

No: None

END OF CONSENT CALENDAR

4. PLANNING MATTERS

- a. Request to initiate a Municipal Code Text Amendment application to allow for the off-site sale of beer and wine (Type 20) and other minor cleanup changes within Specific Plan No. 17, Area 1, Code Section 18.528 (76 Gas Station at 1790 S. San Dimas Avenue (APN: 8396-017-025)) in conjunction with existing an conditionally permitted convenience store and gas service station.

Senior Planner Marco Espinoza presented staff's report on this item.

Recommended Action: Direct staff to start the process of initiating a Municipal Code Text Amendment application for this item.

MOTION: A motion was made by Councilmember Bertone seconded by Councilmember Badar to direct staff to start the process of initiating a Municipal Code Text Amendment and other minor cleanup changes. The motion carried by vote of 5-0.

YES: Badar, Bertone, Ebner, Templeman, Morris
Noes: None

MOTION: A motion was made by Councilmember Ebner seconded by Council Bertone to expand the notification radius to 500 feet. The motion carried by vote of 3-0.

Yes: Badar, Bertone, Ebner
Noes: Templeman, Morris

Councilmember Templeman expressed concern with consistency in expanding for all projects as Larry mentioned and will not vote for expanding the radius.

Mayor Morris agreed this could be problematic and would not vote for expanding the radius.

5. OTHER BUSINESS

- a. Approval of San Dimas Senior Citizen Commission Foundation Amended and Restated Bylaws

Recommended Action: Approve the Amended and Restated Bylaws of the San Dimas Senior Citizens Commission Foundation dated September 3, 2015 and approved by the Commission on September 3, 2015.

Parks and Recreation Manager Leon Raya presented staff's report on this item.

MOTION: A motion was made by Councilmember Templeman seconded by Councilmember Ebner to approve the Amended and Restated Bylaws of the San Dimas Senior Citizens Commission Foundation. The motion carried by vote of 5-0.

Yes: Badar, Bertone, Ebner, Templeman, Morris
Noes: None

The City Council meeting recessed to the San Dimas Housing Authority meeting at 7:42 p.m.

Mayor Morris asked for oral communications from the audience.

No one came forward.

6. HOUSING AUTHORITY

- a. Award Cash Contract 2015-05 Monte Vista Apartments Re-Roof Project

Recommended Action: Award Cash Contract 2015-05 to Bell Roof Company, Inc. for the total contract price of \$109,277, with a total budget allocation of \$150,000 which includes a thirty-eight (38%) contingency of \$40,723.

Facilities Manager Karon De Leon presented staff's report on this item.

MOTION: A motion was made by Councilmember Templeman seconded by Councilmember Bertone to award Cash Contract 2015-05 to Bell Roof Company, Inc. for the total contract price of \$109,277, with a total budget allocation of \$150,000 which includes a thirty-eight (38%) contingency of \$40,723. The motion carried by vote of 5-0.

Yes: Badar, Bertone, Ebner, Templeman, Morris
Noes: None

Mayor Morris adjourned the San Dimas Housing Authority meeting and reconvened the City Council meeting at 7:45 p.m.

7. ORAL COMMUNICATIONS

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

No one came forward.

- b. City Manager

Set Fall Retreat date and time. Recommendations:

- Monday, November 2, 2015, 5:00 p.m.
- Monday, November 9, 2015, 5:00 p.m.
- Monday, November 16, 2015, 5:00 p.m.

The date of Monday, November 9, 2015 at 9:00 p.m. was selected for the retreat.

- b. City Attorney

Noted that Assistant City Attorney Lindsey Tabaian assisted with the Bylaws revision and also provided training on The Brown Act for the Planning Commission.

- d. Members of the City Council

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

Nothing to report

2) Individual Members' comments and updates.

Councilmember Templeman attended the Ad Hoc meeting with school district and reported that a positive relationship with community continues.

Councilmember Ebiner announced – Family Fitness Festival

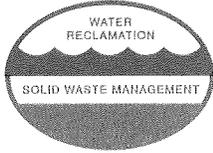
Councilmember Bertone announced the honorees recognized at the San Dimas Day at the Fair.

8. ADJOURNMENT

The meeting adjourned at 8:00 p.m. The next meeting will be on October 13, 2015 at 7:00 p.m.

Respectfully submitted,

Debra Black, Assistant City Clerk



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

September 16, 2015

General Annexation File

Ms. Debra Black, Deputy City Clerk
City of San Dimas
245 East Bonita Avenue
San Dimas, CA 91773

Dear Ms. Black:

Tax Sharing Resolutions

Thank you for signing and returning the last joint resolutions that were submitted to your office for tax sharing purposes.

Enclosed, in triplicate, is a Joint Tax Sharing Resolution (resolution) involving your city and others. The applicant has requested, in writing, annexation of his property into the County Sanitation District No. 22 (District) in order to receive off-site disposal of sewage. Please see the table below for the annexation and its associated project. The annexation process requires that a resolution for property tax revenue exchange be adopted by all the affected local agencies before an annexation may be approved. For any jurisdictional change which will result in a special district providing new service not previously provided to an area, the law requires the governing bodies of all local agencies that receive an apportionment of the property tax from the area to determine by resolution the amount of the annual tax increment to be transferred to the special district (Revenue and Taxation Code Section 99.01). Please note that by sharing the property tax increment with the District resulting from this annexation, your city will not lose any existing ad valorem tax revenue it currently receives from the affected territory. Your city would only be giving up a portion of the revenues it would receive on increased assessed valuation.

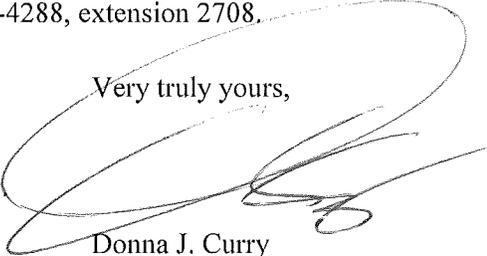
<u>Annexation No.</u>	<u>Type of Project</u>
22-423	one proposed single-family home

Also, attached for the annexation is a copy of the applicable worksheet and map showing the location of the annexation. The worksheet lists the annual tax increment to be exchanged between your city, other affected taxing entities, and the District. The tax sharing ratios listed in the worksheet were calculated by the County Auditor Controller by specific Tax Rate Area (TRA). For example, if the annexing territory were to lie within two separate TRAs, there would be a worksheet for each TRA. The Los Angeles County Chief Executive Office (CEO) is requiring the District to implement the worksheet for all District annexations in order to increase efficiency for the calculation of property tax sharing ratios.

The resolution is being distributed to all parties for signature in counterpart. Therefore, you will only be receiving a signature page for your city. Enclosed are three sets of the resolution. One set of the resolution is for your files and the other two sets of the resolution need to be returned to the District. Please execute the two sets of the resolution and return them to the undersigned within 60 days as required by the Government Code. In addition, the County CEO's legal counsel is also requesting that the signature pages be properly executed from all affected agencies. Therefore, please have the Attest line signed by the appropriate person. Upon completion of the annexation process, your office will receive a fully executed copy of the tax sharing resolution for your files.

Your continued cooperation in this matter is very much appreciated. If you have any questions, please do not hesitate to call me at (562) 908-4288, extension 2708.

Very truly yours,



Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:

Enclosures: 22-423

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of San Dimas

San Dimas Lighting District - Zone B

Three Valleys Municipal Water District

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 22.

"ANNEXATION NO. 423"

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 22 entitled *Annexation No. 423*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 22 in the annexation entitled *Annexation No. 423* is approved and accepted.

2. For each fiscal year commencing on and after July 1, 2015 or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 22 a total of 0.5060079 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 423* as shown on the attached Worksheet.

3. No additional transfer of property tax revenues shall be made from any other tax agencies to County Sanitation District No. 22 as a result of annexation entitled *Annexation No. 423*.

4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 22 of Los Angeles County, and the governing bodies of City of San Dimas, San Dimas Lighting District - Zone B, and Three Valleys Municipal Water District, signatory hereto.

CITY OF SAN DIMAS

SIGNATURE

ATTEST:

PRINT NAME AND TITLE

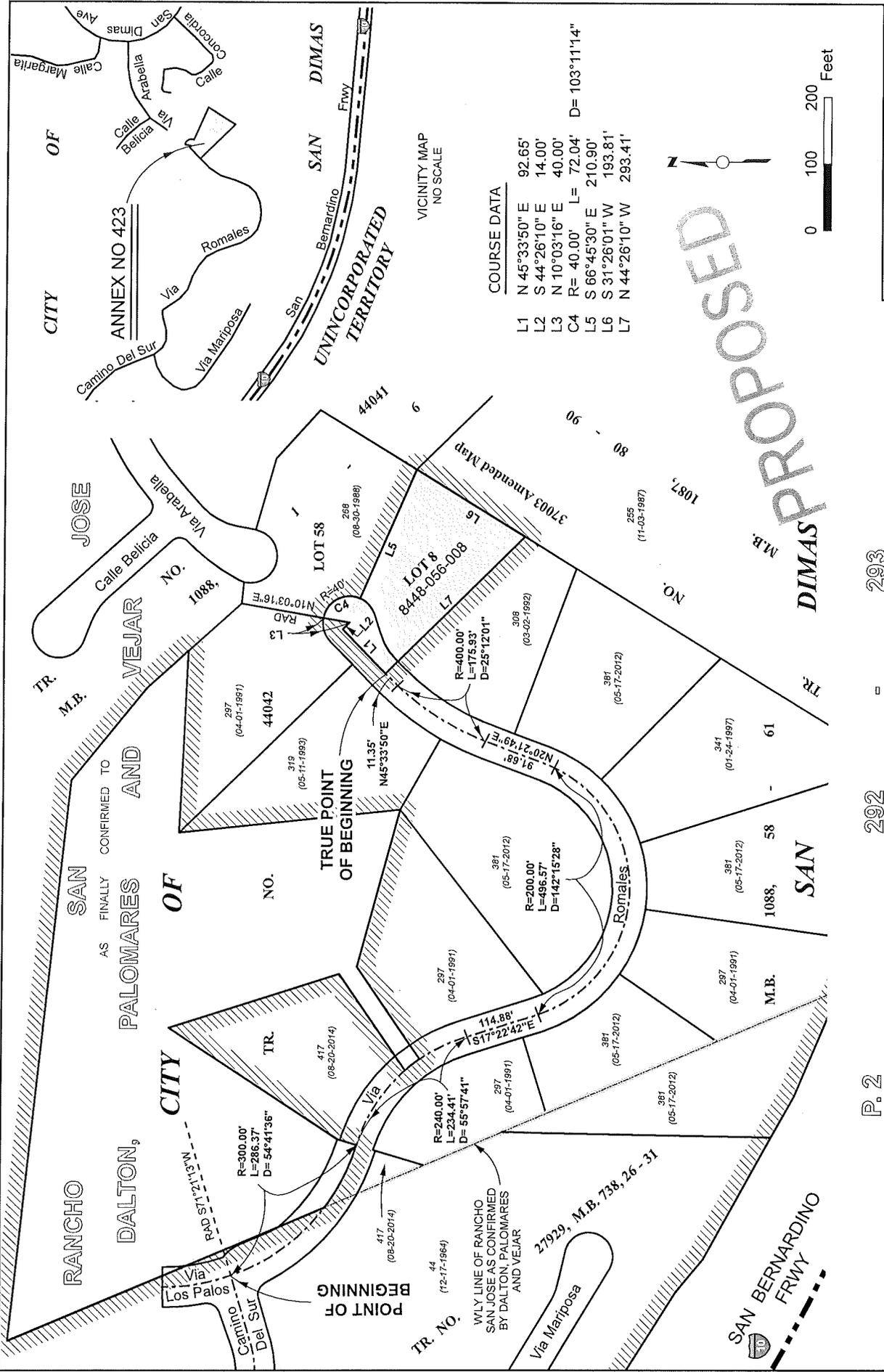
Secretary

Date

(SIGNED IN COUNTERPART)

ANNEXATION TO: CO.SANITATION DIST.NO 22 DEBT S.
 ACCOUNT NUMBER: 066.85
 TRA: 11060
 EFFECTIVE DATE: 07/01/2015
 ANNEXATION NUMBER: 423 PROJECT NAME: A-22-423
 DISTRICT SHARE: 0.008872886

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
001.05	LOS ANGELES COUNTY GENERAL	0.285279266	28.5287 %	0.008872886	0.002531257	-0.002590344	0.282688922
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000107185	0.0107 %	0.008872886	0.000000951	0.000000000	0.000107185
003.01	L A COUNTY LIBRARY	0.021500226	2.1500 %	0.008872886	0.000190769	-0.000190769	0.021309457
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.164145617	16.4145 %	0.008872886	0.001456445	-0.001456445	0.162689172
007.31	L A C FIRE-FFW	0.006552193	0.6552 %	0.008872886	0.000058136	0.000000000	0.006552193
030.10	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001563042	0.1563 %	0.008872886	0.000013868	-0.000013868	0.001549174
030.70	LA CO FLOOD CONTROL MAINT	0.008848649	0.8848 %	0.008872886	0.000078513	-0.000078513	0.008770136
241.01	CITY-SAN DIMAS TD #1	0.070379041	7.0379 %	0.008872886	0.000624465	-0.000624465	0.069754576
241.62	CITY-SAN DIMAS LT DIST ZN B	0.007993092	0.7993 %	0.008872886	0.000070921	-0.000070921	0.007922171
365.05	THREE VALLEY MWD ORIG AREA	0.003916978	0.3916 %	0.008872886	0.000034754	-0.000034754	0.003882224
400.00	EDUCATIONAL REV AUGMENTATION FD	0.072845328	7.2845 %	0.008872886	0.000646348	EXEMPT	0.072845328
400.01	EDUCATIONAL AUG FD IMPOUND	0.155376505	15.5376 %	0.008872886	0.001378638	EXEMPT	0.155376505
400.15	COUNTY SCHOOL SERVICES	0.001323551	0.1323 %	0.008872886	0.000011743	EXEMPT	0.001323551
400.21	CHILDREN'S INSTIL TUITION FUND	0.002627833	0.2627 %	0.008872886	0.000023316	EXEMPT	0.002627833
809.04	MT.SAN ANTONIO COMMUNITY COLLEGE	0.028358195	2.8358 %	0.008872886	0.000251619	EXEMPT	0.028358195
809.20	MT SAN ANTONIO CHILDRENS CTR FD	0.000273381	0.0273 %	0.008872886	0.000002425	EXEMPT	0.000273381
830.03	BONITA UNIFIED SCHOOL DISTRICT	0.161451546	16.1451 %	0.008872886	0.001432541	EXEMPT	0.161451546
830.06	CO.SCH.SERV.FD.- BONITA	0.006711692	0.6711 %	0.008872886	0.000059552	EXEMPT	0.006711692
830.07	DEV.CTR.HDCPD.MINOR-BONITA	0.000746680	0.0746 %	0.008872886	0.000006625	EXEMPT	0.000746680



COURSE DATA

L1	N 45°33'50" E	92.65'
L2	S 44°26'10" E	14.00'
L3	N 10°03'16" E	40.00'
C4	R = 40.00' L = 72.04'	D = 103°11'14"
L5	S 66°45'30" E	210.90'
L6	S 31°26'01" W	193.81'
L7	N 44°26'10" W	293.41'



P. 2

293

- Annexation No. 423 shown thus
- Boundary of Sanitation District No. 22 prior to Annexation No. 423 shown thus
- City Boundary
- Prior Annexations shown thus
- Area of Annexation 0.912 Acres

COUNTY SANITATION DISTRICT NO. 22
 OF LOS ANGELES COUNTY, CA
 OFFICE OF CHIEF ENGINEER
 GRACE ROBINSON HYDE
 CHIEF ENGINEER & GENERAL MANAGER

ANNEXATION NO. 423
 TO
 COUNTY SANITATION DISTRICT NO. 22
 Recorded:

LA County Assessor Landbase 2014,
 CAMS Centerline, DPW City boundary
 LA County Sanitation Districts:
 Annexation Layer and District Layer



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

September 16, 2015

General Annexation File

Ms. Debra Black, Deputy City Clerk
San Dimas Lighting District - Zone B
245 East Bonita Avenue
San Dimas, CA 91773

Dear Ms. Black:

Tax Sharing Resolutions

Thank you for signing and returning the last joint resolutions that were submitted to your office for tax sharing purposes.

Enclosed, in triplicate, is a Joint Tax Sharing Resolution (resolution) involving your agency and others. The applicant has requested, in writing, annexation of his property into the County Sanitation District No. 22 (District) in order to receive off-site disposal of sewage. Please see the table below for the annexation and its associated project. The annexation process requires that a resolution for property tax revenue exchange be adopted by all the affected local agencies before an annexation may be approved. For any jurisdictional change which will result in a special district providing new service not previously provided to an area, the law requires the governing bodies of all local agencies that receive an apportionment of the property tax from the area to determine by resolution the amount of the annual tax increment to be transferred to the special district (Revenue and Taxation Code Section 99.01). Please note that by sharing the property tax increment with the District resulting from this annexation, your agency will not lose any existing ad valorem tax revenue it currently receives from the affected territory. Your agency would only be giving up a portion of the revenues it would receive on increased assessed valuation.

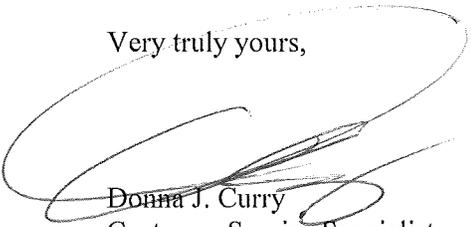
<u>Annexation No.</u>	<u>Type of Project</u>
22-423	one proposed single-family home

Also, attached for the annexation is a copy of the applicable worksheet and map showing the location of the annexation. The worksheet lists the annual tax increment to be exchanged between your agency, other affected taxing entities, and the District. The tax sharing ratios listed in the worksheet were calculated by the County Auditor Controller by specific Tax Rate Area (TRA). For example, if the annexing territory were to lie within two separate TRAs, there would be a worksheet for each TRA. The Los Angeles County Chief Executive Office (CEO) is requiring the District to implement the worksheet for all District annexations in order to increase efficiency for the calculation of property tax sharing ratios.

The resolution is being distributed to all parties for signature in counterpart. Therefore, you will only be receiving a signature page for your agency. Enclosed are three sets of the resolution. One set of the resolution is for your files and the other two sets of the resolution need to be returned to the District. Please execute the two sets of the resolution and return them to the undersigned within 60 days as required by the Government Code. In addition, the County CEO's legal counsel is also requesting that the signature pages be properly executed from all affected agencies. Therefore, please have the Attest line signed by the appropriate person. Upon completion of the annexation process, your office will receive a fully executed copy of the tax sharing resolution for your files.

Your continued cooperation in this matter is very much appreciated. If you have any questions, please do not hesitate to call me at (562) 908-4288, extension 2708.

Very truly yours,



Donna J. Curry
Customer Service Specialist
Facilities Planning Department

DC:

Enclosures: 22-423

JOINT RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES
ACTING IN BEHALF OF

Los Angeles County General Fund

Los Angeles County Library

Los Angeles County Consolidated Fire Protection District

Los Angeles County Flood Control

THE BOARD OF DIRECTORS OF COUNTY SANITATION DISTRICT NO. 22 OF LOS ANGELES
COUNTY, AND THE GOVERNING BODIES OF

City of San Dimas

San Dimas Lighting District - Zone B

Three Valleys Municipal Water District

APPROVING AND ACCEPTING NEGOTIATED EXCHANGE OF PROPERTY TAX REVENUES
RESULTING FROM ANNEXATION TO COUNTY SANITATION DISTRICT NO. 22.

"ANNEXATION NO. 423"

WHEREAS, pursuant to Section 99 and 99.01 of the Revenue and Taxation Code, prior to the effective date of any jurisdictional change which will result in a special district providing a new service, the governing bodies of all local agencies that receive an apportionment of the property tax from the area must determine the amount of property tax revenues from the annual tax increment to be exchanged between the affected agencies and approve and accept the negotiated exchange of property tax revenues by resolution; and

WHEREAS, the governing bodies of the agencies signatory hereto have made determinations of the amount of property tax revenues from the annual tax increments to be exchanged as a result of the annexation to County Sanitation District No. 22 entitled *Annexation No. 423*;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The negotiated exchange of property tax revenues resulting from the annexation of territory to County Sanitation District No. 22 in the annexation entitled *Annexation No. 423* is approved and accepted.

2. For each fiscal year commencing on and after July 1, 2015 or after the effective date of this jurisdictional change, whichever is later, the County Auditor shall transfer to County Sanitation District No. 22 a total of 0.5060079 percent of the annual tax increment attributable to the land area encompassed within *Annexation No. 423* as shown on the attached Worksheet.

3. No additional transfer of property tax revenues shall be made from any other tax agencies to County Sanitation District No. 22 as a result of annexation entitled *Annexation No. 423*.

4. No transfer of property tax increments from properties within a community redevelopment project, which are legally committed to a Community Redevelopment Agency, shall be made during the period that such tax increment is legally committed for repayment of the redevelopment project costs.

5. If at any time after the effective date of this resolution, the calculations used herein to determine initial property tax transfers or the data used to perform those calculations are found to be incorrect thus producing an improper or inaccurate property tax transfer, the property tax transfer shall be recalculated and the corrected transfer shall be implemented for the next fiscal year, and any amounts of property tax received in excess of that which is proper shall be refunded to the appropriate agency.

The foregoing resolution was adopted by the Board of Supervisors of the County of Los Angeles, the Board of Directors of County Sanitation District No. 22 of Los Angeles County, and the governing bodies of City of San Dimas, San Dimas Lighting District - Zone B, and Three Valleys Municipal Water District, signatory hereto.

SAN DIMAS LIGHTING DISTRICT - ZONE B

SIGNATURE

ATTEST:

PRINT NAME AND TITLE

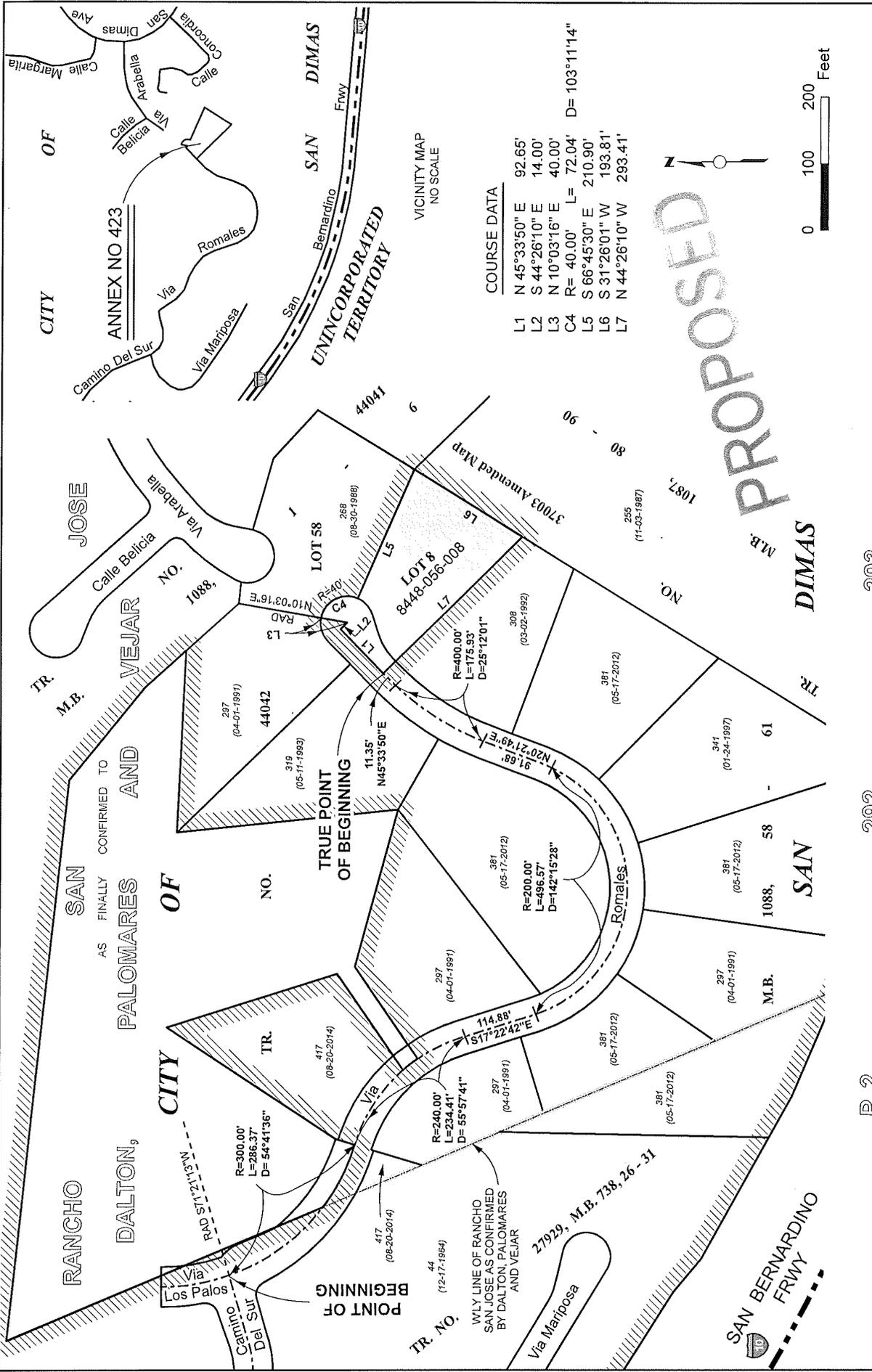
Secretary

Date

(SIGNED IN COUNTERPART)

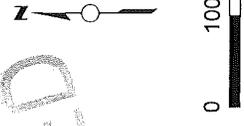
ANNEXATION TO: CO.SANITATION DIST.NO 22 DEBT S.
 ACCOUNT NUMBER: 066.85
 TRA: 11060
 EFFECTIVE DATE: 07/01/2015
 ANNEXATION NUMBER: 423
 PROJECT NAME: A-22-423
 DISTRICT SHARE: 0.008872886

ACCOUNT #	TAXING AGENCY	CURRENT TAX SHARE	PERCENT	PROPOSED DIST SHARE	ALLOCATED SHARE	ADJUSTMENTS	NET SHARE
001.05	LOS ANGELES COUNTY GENERAL	0.285279266	28.5287 %	0.008872886	0.002531257	-0.002590344	0.282688922
001.20	L.A. COUNTY ACCUM CAP OUTLAY	0.000107185	0.0107 %	0.008872886	0.000000951	0.000000000	0.000107185
003.01	L A COUNTY LIBRARY	0.021500226	2.1500 %	0.008872886	0.000190769	-0.000190769	0.021309457
007.30	CONSOL. FIRE PRO.DIST.OF L.A.CO.	0.164145617	16.4145 %	0.008872886	0.001456445	-0.001456445	0.162689172
007.31	L A C FIRE-PFW	0.006552193	0.6552 %	0.008872886	0.000058136	0.000000000	0.006552193
030.10	L.A.CO.FL.CON.DR.IMP.DIST.MAINT.	0.001563042	0.1563 %	0.008872886	0.000013868	-0.000013868	0.001549174
030.70	LA CO FLOOD CONTROL MAINT	0.008848649	0.8848 %	0.008872886	0.000078513	-0.000078513	0.008770136
241.01	CITY-SAN DIMAS TD #1	0.070379041	7.0379 %	0.008872886	0.000624465	-0.000624465	0.069754576
241.62	CITY-SAN DIMAS LT DIST ZN B	0.007993092	0.7993 %	0.008872886	0.000070921	-0.000070921	0.007922171
365.05	THREE VALLEY MWD ORIG AREA	0.003916978	0.3916 %	0.008872886	0.000034754	-0.000034754	0.003882224
400.00	EDUCATIONAL REV AUGMENTATION FD	0.072845328	7.2845 %	0.008872886	0.000646348	EXEMPT	0.072845328
400.01	EDUCATIONAL AUG FD IMPOUND	0.155376505	15.5376 %	0.008872886	0.001378638	EXEMPT	0.155376505
400.15	COUNTY SCHOOL SERVICES	0.001323551	0.1323 %	0.008872886	0.000011743	EXEMPT	0.001323551
400.21	CHILDREN'S INSTIL TUITION FUND	0.002627833	0.2627 %	0.008872886	0.000023316	EXEMPT	0.002627833
809.04	MT.SAN ANTONIO COMMUNITY COLLEGE	0.028358195	2.8358 %	0.008872886	0.000251619	EXEMPT	0.028358195
809.20	MT SAN ANTONIO CHILDRENS CTR FD	0.000273381	0.0273 %	0.008872886	0.000002425	EXEMPT	0.000273381
830.03	BONITA UNIFIED SCHOOL DISTRICT	0.161451546	16.1451 %	0.008872886	0.001432541	EXEMPT	0.161451546
830.06	CO.SCH.SERV.FD.- BONITA	0.005711692	0.6711 %	0.008872886	0.000059552	EXEMPT	0.006711692
830.07	DEV.CTR.HDCPD.MINOR-BONITA	0.000746680	0.0746 %	0.008872886	0.000006625	EXEMPT	0.000746680



COURSE DATA

L1	N 45°33'50" E	92.65'
L2	S 44°26'10" E	14.00'
L3	N 10°03'16" E	40.00'
C4	R= 40.00' L= 72.04' D= 103°11'14"	
L5	S 66°45'30" E	210.90'
L6	S 31°26'01" W	193.81'
L7	N 44°26'10" W	293.41'



PROPOSED

P. 2

292 = 293

Annexation No. 423 shown thus -----

Boundary of Sanitation District No. 22 prior to Annexation No. 423 shown thus -----

City Boundary -----

Prior Annexations shown thus -----

Area of Annexation ----- 0.912 Acres

COUNTY SANITATION DISTRICT NO. 22
 OF LOS ANGELES COUNTY, CA
 OFFICE OF CHIEF ENGINEER
 GRACE ROBINSON HYDE
 CHIEF ENGINEER & GENERAL MANAGER

ANNEXATION NO. 423
 TO
 COUNTY SANITATION DISTRICT NO. 22

Recorded:

LA County Assessor Landbase 2014,
 CAMS Centerline, DPW City boundary
 LA County Sanitation Districts:
 Annexation, Layer and District Layer



October 2015

Governing Board Appoints Philip A. Hawkey Executive Director



On October 1st, Philip A. Hawkey joined the SGVCOG as the new Executive Director. Hawkey, Executive Vice President Emeritus for the University of La Verne and former City Manager of Pasadena, will manage the SGVCOG under a two-year contract with Kelly and Associates.

Hawkey retired this past summer from the University of La Verne, where he served in multiple leadership capacities, over the years, and where he continues to teach graduate classes in Public Administration. Before joining

the University, he was City Manager of Pasadena from 1990-1998; City Manager of Toledo from 1986-1990; and Deputy City Manager of Cincinnati from 1982-1986.

To find out more about our new Executive Director read our interview with him below or read his full biography on the COG's website.

What are your major goals as incoming Executive Director?

Most of the issues that are important to the quality of life of local communities also have a regional dimension. Very few aspects of life in an urban region are confined to city borders, and in the San Gabriel Valley where life and commerce circulates constantly through the various cities, the need for regional cooperation is important for the vitality and livability of the region. Thus, the pursuit of a better quality of life involves the need for intergovernmental and regional cooperation.

My goal as Executive Director of the San Gabriel Valley Council of Governments is to facilitate and support the interaction, communication and coordination of the 31 cities, the County Supervisor Districts and the Water Districts of the San Gabriel (continued on page 6)



Valley Voice

The Pulse of the San Gabriel Valley

VOLUME 3, ISSUE 6



SGVCOG 11th Annual Leadership Awards Ceremony, pg. 2-3

Also in the issue...

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Governing Board Summary.....	6
Environment & Water Update.....	7
Upcoming Meetings.....	8



SGVCOG 11th Annual Leadership Awards Ceremony

On Thursday, September 17th, the SGVCOG hosted its 11th Annual Leadership Awards. This event recognizes individuals and projects that have had a significant impact on improving the quality of life for

residents in the San Gabriel Valley. The five different awards recognize individuals and programs in the following areas: sustainability; consensus-building; spirit of service; innovation and leadership.

Additionally, this event recognizes Board members and city staff that dedicate time to serve in leadership positions at the COG. SGVCOG President Gene Murabito serves as master of ceremonies for the event.

Sustainability Award: Upper San Gabriel Valley Municipal Water District

This award recognizes an agency for a project or program that exemplifies sustainability in one of the following areas: water, energy, solid waste, open space or air quality. This year, the Upper San Gabriel Valley Municipal Water District was selected for its "San Gabriel Valley Water Smart City Challenge".

This program was launched in January 2014, and was aimed at encouraging cities within the Upper District's service territory to lead by example and adopt best practices for water conservation. Twelve cities signed on and went on to complete eight out twelve challenge requirements.

Key successes of the program include:

- Rebates paid to residents in Upper District's service territory increased by nearly 1,100%;
- 10 California Friendly Landscape Training classes were hosted;
- Over 5,000 water wasting devices were retrofitted with new water efficient models;
- More than 345,000 sq. ft. of turf were removed, leading to another 45 acre feet of water in savings
- 26 large landscape surveys were completed at various city parks and facilities. Of those, 18 were retrofitted with annual with an annual water savings of 160 acre feet; and
- And 24 city council members and 26 city staff were educated through the Upper District's water-

related forums and events.

All of this amounts to savings of more than 350 acre feet of water (or 113 million gallons) a year!



EENR Chair Denis Bertone with Shane Champan, USGVMWD General Manager

Spirit of Service Award: Barbara Messina



Council Member Barbara Messina with SGVCOG President Gene Murabito

This award recognizes an individual that represents the spirit of service and volunteerism as well as their commitment to their local community and the larger San Gabriel Valley. This award was presented to Barbara Messina, Vice-Mayor of the City of Alhambra and former President of the SGVCOG.

Barbara Messina has dedicated over 40 years to public service and has worked tirelessly to ensure public safety, devoted herself to the needs of the young and old, worked to preserve and protect residential neighborhoods, improved recreational facilities,

expanded business and job opportunities, advocated for regional transportation issues.

She has also dedicated her time to serving on a variety of governing and non-profit boards, including those SCAG; League of California Cities; the YMCA Board of Directors; and the Alhambra Soroptimist Club. She is an active member of All Souls Church, serving as a lector since 1975 and has been a volunteer for the Junior Blind Foundation and League of Women Voters.

Consensus-Building Award: Tim Spohn

This award recognizes an individual that represents the spirit of cooperation and collaboration by outreaching to various stakeholders in order to further projects and programs that benefit the San Gabriel Valley. This award was presented to Tim Spohn, former Mayor of the City of Industry, Chair of the ACE Board of Directors, and Vice-President of the SGVCOG Governing Board.

Tim Spohn was known as a champion of the San Gabriel Valley's transportation

issues, tirelessly representing the region at both the State and Federal level and working to secure hundreds of millions of dollars for the region's transportation needs. His leadership and selfless service are missed greatly by the San Gabriel Valley Cities. In particular, he provided critical leadership on behalf of ACE in moving forward the City of Montebello's grade separation project.



Mark Christoffels, ACE CEO, with Tim Spohn

Jack Phillips Award: Bill Bogaard

This award recognizes an individual that championed innovation in the planning, design or delivery of a project or programs that benefits the San Gabriel Valley. This year, Bill Bogaard, former Mayor of Pasadena was selected as the recipient for this award for his leadership and innovation in environmental issues, transportation, economic development, and housing.

Some of Mayor Bogaard's key accomplishments during his 25 years of public service include:

- Leading the fight to obtain approval of the Foothill Gold Line Extension light rail service out to Pasadena from Union Station;
- Overseeing Pasadena's city hall

renovation for both seismic, and LEED Green certification;

- Supporting the preservation of Open Space such as the Hahamonga Annex and Annandale Canyon
- Promoting Active Transportation through programs such as Bike to Work Pasadena, and the Way Finding signage program;
- Championing the renovation and expansion of the Pasadena Convention Center; and
- Expanding services to the homeless and providing for additional affordable housing and transportation-oriented units in the City of Pasadena.



Bill Bogaard with Pasadena Mayor Terry Tornek

Judy Wright Award: Cynthia Kurtz

Judy Wright Award recognizes an individual that has demonstrated outstanding leadership in the San Gabriel Valley. This year, this award was given to Cynthia Kurtz, CEO of the San Gabriel Valley Economic Partnership (SGVEP) and former City Manager of the City of Pasadena.

As President and CEO of the SGVEP Cynthia Kurtz has been at the forefront of enhanced economic development for the cities in the San Gabriel Valley as well as assisting the businesses that call the San Gabriel Valley their home.

Key accomplishments include:

- The SGVEP Business Assistance Program, which has visited close to 1,000 businesses in the last 4-years;
- The "Discover the SGV" marketing campaign, which markets business and tourism opportunities; and
- Diverse participation in the SGVEP, including 108 Active Business members, 28 governmental entities, 14 educational institutions, and 14 non-profit organizations.



David Reyno, Foothill Transit, and Cynthia Kurtz

Transportation Update

Below please find updates about the COG's transportation activities, as well as other relevant regional and statewide updates.



Bike Hub Opens at El Monte Transit Center



On September 14, Metro officially opened its very first "Bike Hub," a dedicated, full-service, secure-access, high-capacity bicycle parking facility at the El Monte Station, the busiest transit hub in the San Gabriel Valley.

The new \$635,000, 1,100+ square-foot facility is located at the front of El Monte Station, the largest bus facility west of Chicago. The facility will provide a full suite of bicycle-related services including controlled entry for 56 bicycles under closed-circuit TV surveillance, peak-hour staff availability, folding bike rentals, same-day repairs, accessory sales and bike-related classes. The facility adds 60 percent greater bicycle parking capacity to the station.



Similarly operated Metro Bike Hubs are planned to serve the Hollywood/Vine Metro Red Line Station in mid-2016, and the Culver City Expo Line Station in late 2016. Combined, these Bike Hubs will add nearly 700 new safe, secure bicycle parking amenities at key transit hubs on the Metro system.



Bike Hubs provide an attractive option for commuters who typically drive and park at congested Metro park & ride lots especially for those that live within a bikeable distance. Commuters who bicycle to the station instead may no longer need to take their bicycles on the transit system and have the assurance that their bike is parked in a securely controlled environment.



"This is the first time Metro has built a dedicated, secure-access bike parking facility directly at a transit station, and no better place to do it than at the El Monte Transit Station – one of our largest and busiest stations" said Mark Ridley-Thomas, L.A. County Supervisor and Metro Board Chair. "This bike hub

is a win-win. It will make our system more bike friendly and allow more commuters to ditch their cars. Not only that, it will reduce air pollution, and offer our commuters quick and easy access to this regionally important transit hub."

Similar to Metro's current bike locker program, Bike Hub access will be available for registered users who pay a small \$5 weekly, \$12 monthly or \$60 yearly fee. Only registered users can park in the facility, which is accessible 24/7 and where surveillance cameras and intrusion detection provide added security measures. Users can register online at metro.net/bikehub or on-site. Users then present their driver's license or Metro Bike Hub card to enter the facility. Users are responsible for locking their bike and gear to the racks.

Metro has contracted with "BikeHub," the nation's largest bike station operator to provide controlled access parking and operations for El Monte Station. BikeHub utilizes cutting edge access-control technology that the company says will ensure unparalleled security and customer service. Its system employs a space-efficient design that provides full repair and retail services in a small space, as well as cost-efficient staffing during the peak hours of 7 a.m. to 11 a.m., which includes face-to-face interactions with 90 percent of all patrons on a daily basis to perform repairs, answer questions and provide direct communication and encouragement to new bike commuters. The company is also a participant of Metro's new Bike Share project team that will pilot bikesharing in Downtown Los Angeles in mid-2016.

For more information, visit www.metro.net/bikehub.



Design Works Starts on Montebello Corridor Project

An engineering firm has started design of the \$142 million Montebello Corridor project to improve the four at-grade freight rail crossings in the City of Montebello. Conceptual design plans are anticipated to be ready by spring 2016 and construction is anticipated to begin in 2019, contingent on funding.

“Montebello has for too long experienced traffic delays, collisions and train horn noise at our crossings due to frequent freight trains along the railroad which divides our city. Today is an historic day for Montebello as we finally, after 15 years of delays and dissension, move forward on the Montebello Corridor project supported by our community and leaders,” Jack Hadjinian, Mayor of Montebello and Chair of the ACE Board of Directors said when the ACE Board in July authorized a

\$1.9 million conceptual design services contract with Moffatt & Nichol.

Over the last two decades, five crossing collisions have been recorded in Montebello with one pedestrian killed and another pedestrian and motorist

injured. By 2025, traffic is projected to increase from the current 49 trains per day to 91 trains per day, resulting in a doubling of vehicle delay, more horn noise and greater likelihood of collisions at crossings.



San Gabriel Valley Secures \$31.9M in Call for Projects

At its September meeting, the Metro Board of Directors awarded a total of \$201 million to 88 projects Countywide under the 2015 Call for Projects.

In response to the Metro’s 2015 Call for Projects, 178 applications were submitted requesting a total of \$473 million. Across the San Gabriel Valley, 36 projects were submitted, requesting \$71 million in funding, and 13 were initially recommended for \$31.9 million in funding. Combined, the San Gabriel Valley represented 14% of both the submitted and funded applications, 15% of the funding requested, and 16% of the funding recommended. The San Gabriel Valley represents approximately 16% of the County’s population. The Metro Board of Directors adopted the final awards at their September 24, 2015 meeting.

San Gabriel Valley projects that were awarded funded by category are shown in the table at right.

Category	Applicant	Project	Funding
Regional Surface Transportation Improvements	Rosemead	Garvey Ave. Regional Access & Capacity Improvement	\$2.3M
	Caltrans	Michillinda Ave. Intersection Improvements	\$907K
Signal Sync. & Bus Speed Improvements	Caltrans	1-210 Connected Corridors	\$6.4M
	LA County	SGV Traffic Signal Forum	\$7.3M
Transportation Demand Management	Pasadena	Shared EV Employer Demonstration Project	\$335K
Bicycle Improvements	Pasadena	Bikeshare Start Up	\$954K
	Pasadena	Union St. 2-Way Cycle Track	\$2.7M
	LA County	E. Pasadena/E. San Gabriel Bikeway Access Improvements	\$1.8M
	Pomona	Phase 2 Bicycle Network	\$2.8M
	Monterey Park	Monterey Pass Road Complete	\$1.9M
Transit Capital	Pasadena	Bus Purchase	\$1.3M

Interview with Phil Hawkey (continued)

(Continued from pg. 1) Valley Council of Governments, so that the region can be effective in having influence and attracting funding to pursue our regional goals.

The San Gabriel Valley is an amazing region, with notable assets in business, finance, technology, science, entertainment, recreation, education and civic leadership. These great resources of the San Gabriel Valley can be leveraged to gain the attention and support that is needed to address regional problems.

For the 25 years I have been actively involved in the San Gabriel Valley, I have seen the benefit of regional cooperation in securing the Gold Line and the formation of the ACE Construction Authority, addressing regional water issues, improving the environment, and creating opportunities for business growth. Each community in the San Gabriel Valley is expected to pursue self interest in building their local quality of life, but it is clear that the local quality of life in the San Gabriel Valley has been greatly benefitted by regional cooperation.

What are you most excited about coming into this new position?

I enjoy working on public policy issues with an eye towards turning policy into action that benefits local communities. The interaction and dialogue among the members of the San Gabriel Valley Council of Governments about important regional

issues can create a greater understanding of the nature of these issues and can give guidance on actions that should be taken. The members of the COG Governing Board are collectively very experienced and intelligent about many of the issues confronting our communities and the region, and the interaction among members can be useful in creating a common purpose that can produce joint solutions. I hope I can help identify some of the common threads that will produce the strong fabric of a healthy and vital region.

What do you consider one of your most meaningful professional accomplishments?

My career has involved mostly the complexity of administration as a city manager and the administration of a medium-sized university. In addition to the general finance, human resources and operational responsibility of executive management, I mostly enjoyed envisioning and planning for a desirable future. I spent much of my career building facilities and encouraging economic development, such as Old Pasadena, but my most fulfilling work was in developing organizational strategies that involved identifying opportunities and action plans that capitalized on organizational assets. I hope that some of my work at the San Gabriel Valley Council of Governments will involve the discernment of opportunities for the region to work together in ways that

brings value to all of the communities in the region.

What are your favorite hobbies or interests?

My happiest times are when I am with my wife, children and grandchildren. All three of my children, their spouses, and our three grandchildren, live within a couple of miles from my home. We have two more babies that will be joining our family in the next few months.

I like to read history and politics, and I am old fashioned because I still enjoy reading home delivered newspapers in the morning. I like going to movies, live theatre and music concerts. I have been a runner for many years, primarily to stay healthy and get private stress reducing time. I have run 5 marathons and several half-marathons.

At the University of La Verne I am an assistant professor of Public Administration and teach in the Masters of Public Administration program, where I enjoy helping students to appreciate the fulfillment from a career in public service.

I am active in the Pasadena Rotary Club. My work on the Board of the Rose Bowl Operating Company gets me involved in interesting projects, such as guiding the maintenance and repair of the Rose Bowl Stadium and the Brookside Golf Course. An interesting project that I am involved with is the proposed annual Arroyo Seco Music Festival scheduled for June of 2017 at the Rose Bowl.

September 2015 Governing Board Meeting Summary

Below please find an overview of the actions at the September 17, 2015, Governing Board meeting.

⇒ **Board Authorizes Submittal of CalTrans Sustainable Transportation Planning Grant**

The Board voted to approve Resolution 15-26, authorizing the Executive Director to submit a grant application under the CalTrans Sustainable Transportation Planning Grant Program.

⇒ **Board Votes to Support Fix Our Roads Campaign**

The Governing Board adopted Resolution 15-27 in support of the Fix Our Road Campaign, aimed at identifying long-term solutions to the transportation infrastructure problems facing the State of California.

⇒ **Contract with Kelly & Associates Management Group Approved**

The Board approved a two-year contract with KAMG for Executive Director services.

Environment & Water Update

Below please find updates about the COG's activities, as well as other energy, environment, natural resources and water updates.

Comment Deadline Approaching for California Water Fix

On April 30, 2015 Governor Brown announced a revised version of the Bay Delta Conservation Plan (BDCP) in response to public comments and further scientific research. The new plan aims to accelerate long-delayed Sacramento-San Joaquin Delta (Bay Delta) environmental projects, including critical habitat, wetlands and floodplain restoration, while fixing California's aging and environmentally damaging water delivery system. The revised plan proposes to separate the conveyance facility and habitat restoration efforts into two separate programs, "California WaterFix" and "California EcoRestore".

CALIFORNIA WATERFIX

"California WaterFix" (WaterFix) is designed to address the mounting problems facing California's water infrastructure. The existing system is inefficient and in need of repairs that would enable it to withstand the impacts of climate change and seismic events, while reducing negative impacts on fish. If improvements are not made to the existing system, both the environment and the state's economy are at risk of water disruption, job loss, higher food and water prices, and significant species decline. In addition, California needs to prepare for the potential impacts of climate change – rising sea levels, intense storms, and floods that cause levees to fail – that could disrupt water service to 25 million Californians. WaterFix focuses on resolving these critical issues, while simultaneously protecting fish populations.

The WaterFix program focuses on five main areas: water security, climate change adaptation, environmental protection, seismic safety, and affordability. Key components of the plan include:

- Two tunnels up to 150' below ground designed to protect California's water supplies
- Three new intakes

- Reinstatement of a more natural direction of river flows in the South Delta
- New criteria to protect spring outflow to San Francisco Bay
- Criteria to protect Sacramento River flows and fish
- 15,600 total acres of ecosystem restoration and protection

The estimated cost of this package of projects is estimated to be \$14.9 billion and will be paid for by public water agencies that utilize the Bay Delta. Water agencies will also be responsible for funding all habitat and restoration projects associated with WaterFix.

Additional information is available at <http://www.californiawaterfix.com/>.

CALIFORNIA ECORESTORE

The goal of the "California EcoRestore" (EcoRestore) program is to implement habitat restoration projects across at least 30,000 acres of the Bay Delta over the next five years. The projects will be aimed at addressing aquatic, sub-tidal, tidal, riparian, flood plain, and upland ecosystem needs. EcoRestore is separate from any habitat restoration that may be required as part of the WaterFix projects, such as the new water conveyance system. EcoRestore will address these critical issues and will help to mitigate the impact of state and federal water projects.

Funding for the proposed restoration projects will come from a variety of sources, including state and federal public water agencies currently required to mitigate the ecological impacts of the State Water Project and the Central Valley Project in the Bay Delta. Additional funding will be provided by Propositions 1 and 1E, the AB 32 Greenhouse Gas Reduction Fund, and local, federal, and private investment. EcoRestore costs are estimated to be \$300 million at a minimum.

Additional information is available at <http://resources.ca.gov/ecorestore/>.

PUBLIC COMMENT PERIOD

The public comment period on the Partially Recirculated Draft Environmental Impact Report (RDEIR)/ Supplemental Draft Environmental Impact Statement (SDEIS) on the Bay Delta Conservation Plan/California WaterFix ends on October 30, 2015. The RDEIR/SDEIS can be accessed at <http://baydeltaconservationplan.com/2015PublicReview/PublicReviewRDEIRSDEIS/PublicReviewRDEIRSDEISLinks.aspx>.

The additional time allows for the public, government agencies, and others to assess the changes made to the plan.



Upcoming Meetings

Wednesday, November 4, 12 noon
City Managers' Steering Committee
11333 Valley Boulevard, El Monte, CA

Monday, November 2, 4:00 pm
Executive Committee
1000 S. Fremont Ave., Alhambra, CA

Wednesday, November 18, 10:00 p.m.
Water Committee/TAC
602 E. Huntington Dr., Monrovia, CA

Thursday, November 19, 6:00 p.m.
Governing Board
602 E. Huntington Dr., Monrovia, CA

Monday, November 16, 12 noon
Public Works TAC
211 E. Huntington Dr., Arcadia, CA

Monday, November 23, 12 noon
Housing Committee
119 W. Palm Ave; Monrovia, CA

We encourage you to attend any of these meetings to find out more about what's going on at the COG!



**Valley
Voice**
*The Pulse of the
San Gabriel Valley*

1000 S. Fremont Ave.
Bldg A-10N, Suite 10-210
Alhambra, CA 91803



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of October 13, 2015

FROM: Blaine Michaelis, City Manager

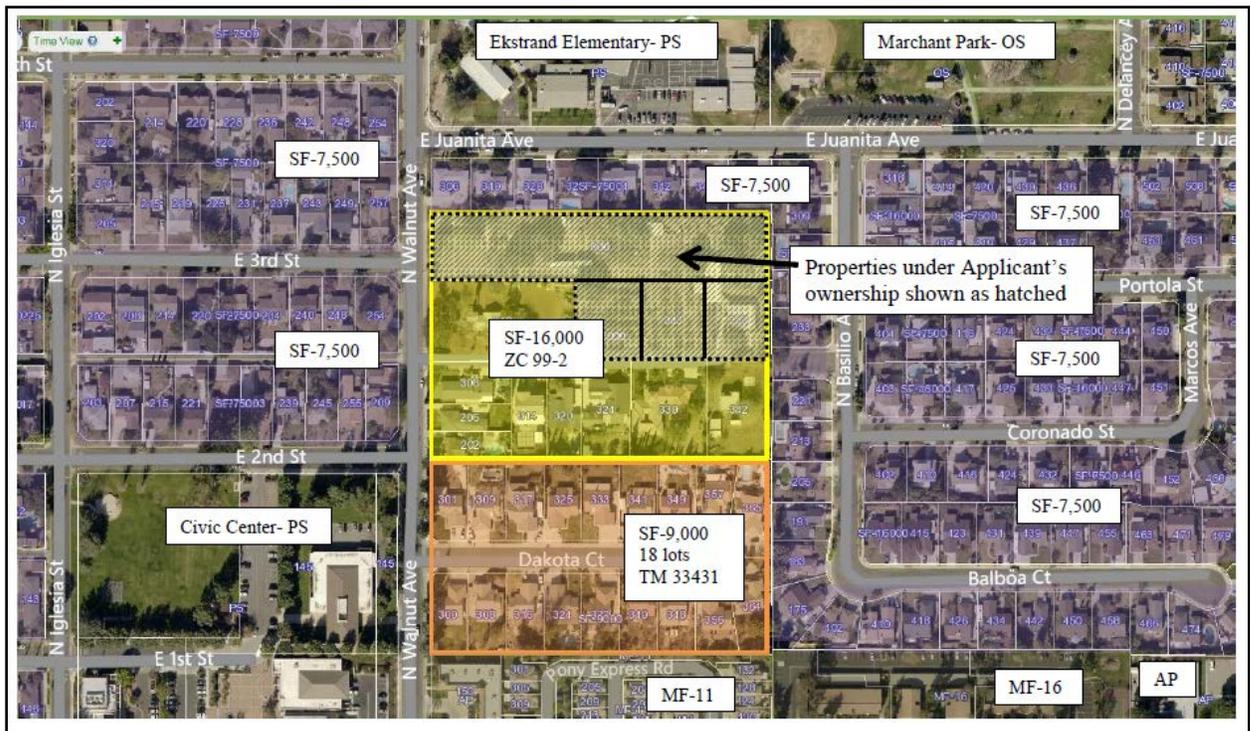
INITIATED BY: Community Development Department at the Request of JB Development Co.

SUBJECT: Request for Joint City Council / Planning Commission Study Session

SUMMARY

The Applicant is requesting the City Council grant a Study Session for the consideration of a proposed Zone Change.

On behalf of Alliance Property LLC, JB Development Co. has requested a Study Session for a Zone Change from SF-16,000 to SF-7,500 for properties located near Moore Lane, specifically east of Walnut, south of Juanita, and north of Dakota Court.



The Applicant has acquired 4 properties totaling just under 3 acres:

<u>Parcels under ownership of Alliance Property LLC:</u>			<u>Remainder Parcel North of Moore Lane:</u>	
1.	300 N. Walnut	APN 8390-009-013	1.76 Acres	216 N. Walnut Ave APN 8390-009-030
2.	343 Moore Lane	APN 8390-009-010	0.4 Acres	Owner: Mark Bailey 0.92 Acres
3.	No Address	APN 8390-009-011	0.4 Acres	
4.	No Address	APN 8390-009-031	0.41 Acres	

The area had previously been zoned SF-7,500 until 1999 when Zone Change 99-2 downzoned the area from SF-7,500 to SF-16,000. Zone Change 99-2 was a City-initiated zone change for the properties abutting Moore Lane to reduce the potential for future subdivisions within the immediate neighborhood. It was initiated in reaction to three separate Tentative Parcel Map denials for a property that abutted Moore Lane. TPM applications 89-07, 94-01, and 98-02 all proposed to subdivide the property at 330 Moore Lane from one 21,392 square foot lot into two 10,696 square foot lots. The request was denied each time by the City Council for lack of sufficient infrastructure including:

1. Insufficient road width and condition, and inability of project applicant to correct due to private ownership of Moore Lane;
2. Lack of curb and gutter on Moore Lane creating poor drainage;
3. Inability of project applicant to provide required Fire Department improvements, including fire hydrant due to undersized two-inch water main;
4. Inconsistency with General Plan policy that “the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access.”

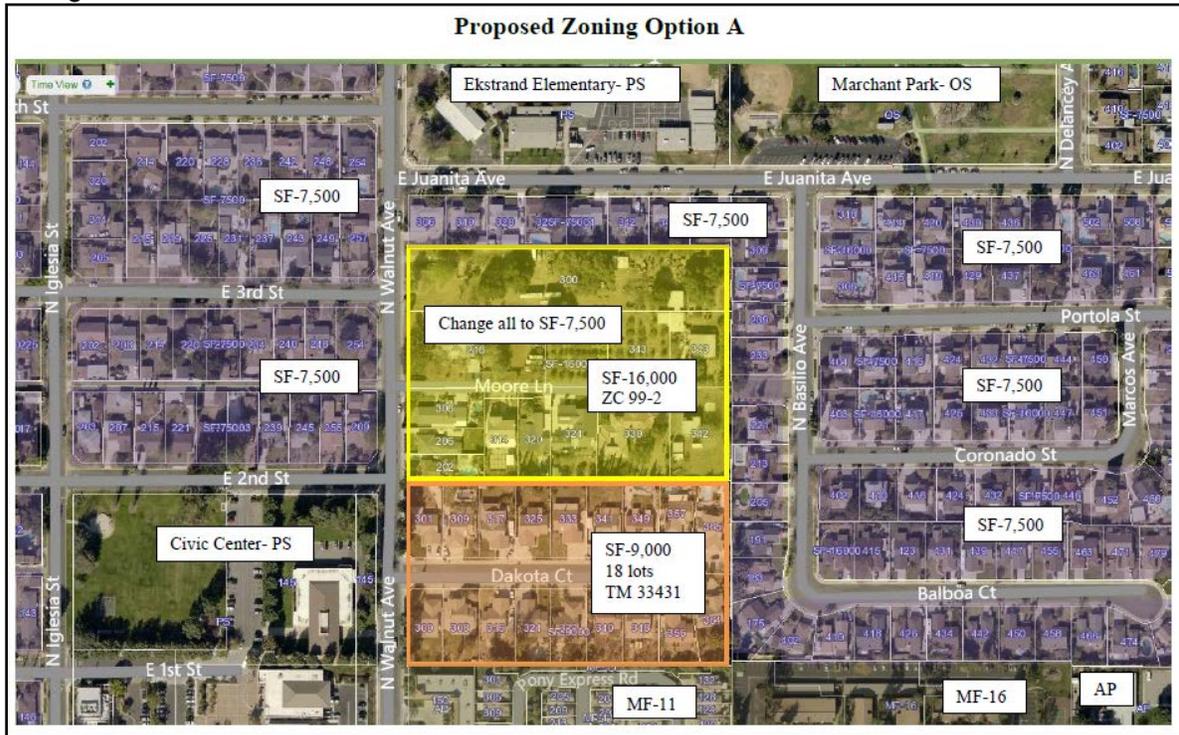
As Zone Change 99-2 increased the minimum lot size from 7,500 square feet to 16,000 square feet, it reduced the potential for future subdivisions and therefore potential impacts on the insufficient infrastructure.

The City Council Ordinance, Planning Commission Resolution, and the Staff Reports and Minutes of the related meetings for Zone Change 99-2 are included as Exhibit D. Also included as Exhibit E are Staff Reports, Minutes, and Resolutions from prior related Tentative Parcel Map applications that spurred the zone change.

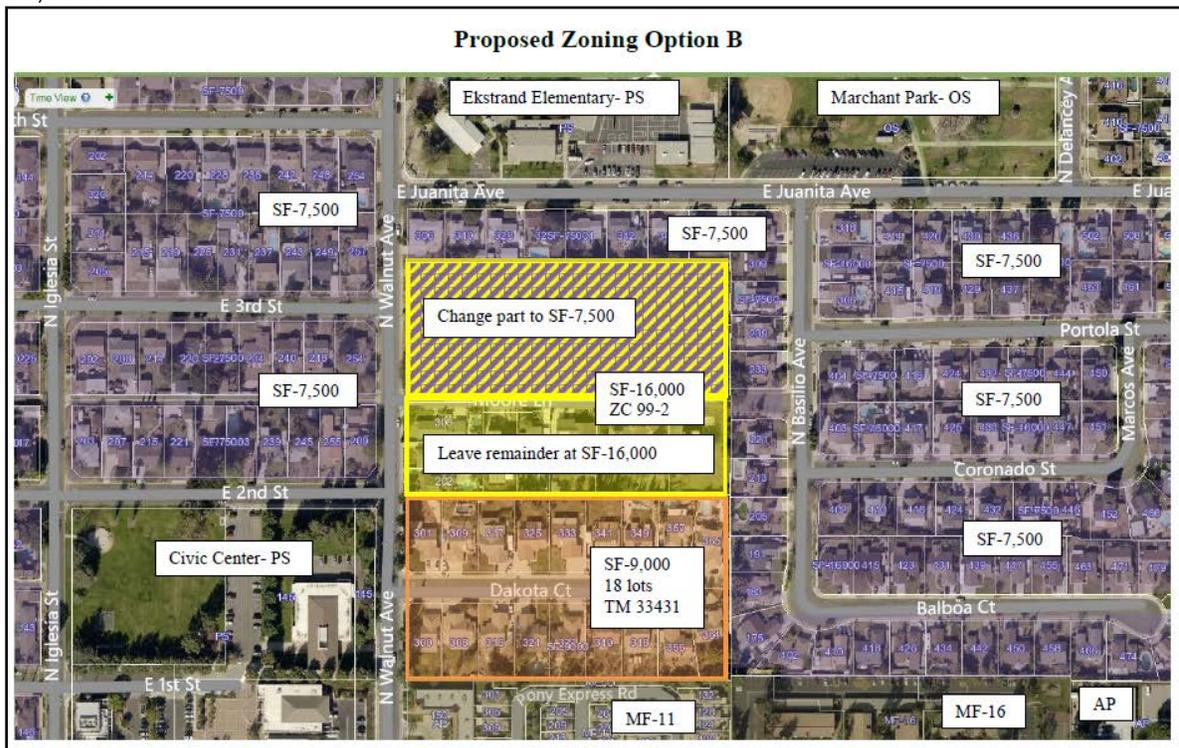
It is important to note that the current proposal differs from the prior Tentative Parcel Map applications in that the proposed access and utilities for the subject development would come from a newly developed public street that would be a continuation of 3rd Street. The proposed development would abandon access rights from Moore Lane and therefore would not result in an increase in vehicular trips on Moore Lane, which again is a private street.

Due to the issues raised in the abovementioned applications, Staff will be presenting two re-zoning scenarios to the City Council for consideration as shown on the following page:

Proposed **Zoning Option A** demonstrates the entire area shown in yellow below be changed back to SF-7,500 from the current SF-16,000.



Proposed **Zoning Option B** demonstrates only the properties North of Moore Lane as shown in yellow and purple hatching be changed back to SF-7,500 from the current SF-16,000.



Should the City Council wish to grant the Applicant's request for a Study Session, Staff will prepared a detailed report analyzing the Applicant's letter of request and preliminary proposal in light of the recently adopted City Council policy on Study Sessions including the 8 Generalized Criteria/Overriding Principles. It is important to note that, while a conceptual layout for the proposed tract is included as Attachment 2 for reference, the subdivision design will require some adjustments and will be refined at a later date and at the time of formal application should the City Council choose to initiate the Applicant's request for a zone change.

Staff has identified the following as possible meeting dates for a Study Session.

Possible Meeting Dates:

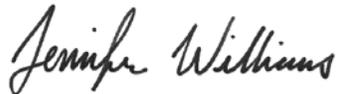
City Council Meeting Dates

- October 27, 2015 (Study Session for Fiscal Year Closeout Already Scheduled)
- November 10, 2015
- November 24, 2015

Recommendation

Provide direction to Staff on whether the City Council will grant a Study Session for the proposed Zone Change and, if so, set a meeting date.

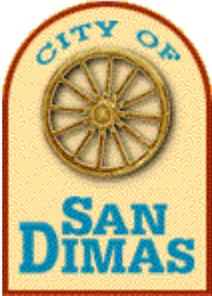
Respectfully Submitted,



Jennifer Williams
Associate Planner

Exhibits:

- A. City Council Policy on Study Sessions
- B. Applicant's Letter of Request
- C. Conceptual Layout
- D. Zone Change 99-2 Historical Information
 - 1. City Council Ordinance No. 1108
 - 2. City Council Staff Report
 - 3. City Council Minutes
 - 4. Planning Commission Resolution PC-1206
 - 5. Planning Commission Staff Report
 - 6. Planning Commission Minutes
- E. Tentative Parcel Maps Historical Information
 - 1. Minutes, Resolutions, and Staff Reports of the City Council and Planning Commission related to:
 - i. TPM 98-02
 - ii. TPM 94-01
 - iii. TPM 89-07



CITY COUNCIL POLICY – STUDY SESSIONS

PURPOSE

1. To accommodate preliminary consideration by the City Council and/or Planning Commission prior to application processing for specified development projects.
2. To consider a petition for a zone change or amendment pursuant to Zoning Code Section 18.208.020.
3. To maximize opportunities for meaningful public discussions at the earliest feasible time.

ELIGIBLE APPLICATIONS

Proposed development projects involving a change in the existing Land Use designation on the General Plan, a change in zoning, a new Specific Plan (or amendment to an existing Specific Plan) where properties are greater than two (2) acres in size.

TIMING

Requests for Study Sessions shall occur during the pre-application stage or immediately upon a determination of completeness for an eligible application.

PARTICIPANTS

As determined by the City Council when establishing a date for a requested Study Session, the Council may determine that the Session shall be held jointly with the Planning Commission.

PUBLIC NOTICE

No mailed notice to surrounding property owners is required other than posting on a published agenda. The Council, at a Study Session, may direct the holding of a neighborhood/community meeting and may withhold its comments and/or petition consideration until such a meeting has been held. Any such meeting shall be hosted by City Staff.

SUBMITTAL REQUIREMENTS

1. A detailed written statement describing the proposed project and all amendments and changes required.
2. A detailed written statement of the reasons for the request setting forth the changed conditions warranting such changes or amendments, describing the potential effects on and compatibility with adjacent and nearby properties, stating public benefits that may occur as a result of the changes and/or amendments, and any other information deemed beneficial to understanding the proposals.
3. A conceptual site plan and conceptual building plans.

STUDY SESSION PROCEDURES

City Staff will prepare a written summary of the proposed changes and a discussion description of land use and/or zoning alternatives. Said discussion shall consider whether the scope of the proposed changes shall be expanded.

The project proponent or any interested party may provide oral or written comments for consideration at a Study Session. Subsequent City Staff reports shall summarize and comments made during the Study session process.

Study Sessions shall not be for the purpose of taking evidence regarding any proposal. Neither the City Council, nor any City Board or Commission, or Staff may rely upon the information obtained or comments made during a Study Session for any final decision, unless such information or comments are reintroduced during a subsequent noticed public hearing on the merits of the proposed changes.

LIMITATIONS ON CONSIDERATIONS

All parties shall understand that no project decisions or direction can be made at a Study Session since those determinations are properly made at noticed public hearings. Nothing in this policy is intended to constitute, permit or result in any binding determination of the rights, interests or entitlements of the City, project proponents or any interested person for any proposal considered at a Study session. Except for the authority set forth in Section 18.208.020, no project proponent shall be bound by any directions, comments or other information resulting from a Study Session and project proponents may, but are not required to modify their proposals. The Council is however authorized to determine that there is not sufficient merit to allow an application to proceed to hearing. The Council may also determine that the scope of any requested change or amendment would better serve the public need by either being increased or decreased in area. The Council may direct a community meeting prior to final determinations on these matters.

GENERALIZED CRITERIA/OVERRIDING PRINCIPLES

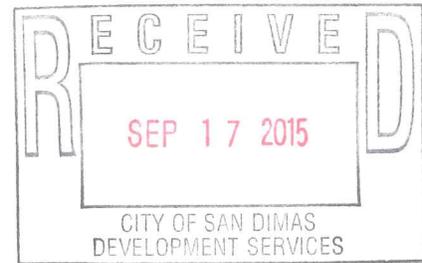
1. Must be compatible with surrounding area by density, building height, and housing type.
2. Must seamlessly integrate any existing uses that will remain.
3. Must be orderly and efficient particularly to coordinate access/circulation/roads and utilities/infrastructure.
4. Must have coordinated phasing in a geographic area and may need to upsize to accommodate needs of surrounding areas.
5. Must demonstrate economically viable for any targeted market and may need to provide adequate analysis, affordability, and/or other guarantees.
6. Clearly identify the need for and reasons to support a change.
7. Demonstrate community support for the change.
8. Demonstrate community benefits that would result from any change.



Contractors, Inc.

9-17-15

City of San Dimas
245 E. Bonita Ave
San Dimas CA. 91773



Re: 343 Moore Lane Development Study Session

Dear City Council and Planning Commission,

JB Contractors is proposing a 12 lot, single family, 2 story, 3-5 bedroom with 3 car garage, 2965 sq' to 3324 sq' detached residential home development with lot sizes averaging a little over 7500 square feet. 7500 square feet is the majority of the surrounding property lot sizes in the neighborhood. We feel this development will enhance the area by cleaning up a blighted site, raise property values and provide some new quality homes for existing residents and the City along with fixing a badly needed Moore Lane.

The proposed project will require a zone change from the current SF-16,000 back to its original zoning of SF-7500, (See Resolution PC-1206) a Tentative & Final Tract Map, Environmental review, a tree removal application, DPRB approval to demolish, remove or relocate the existing insignificant historical houses located at 300 N. Walnut & 343 Moore Lane along with approving the design of the new track.

The previous zone change (99-2) from SF-7500 to SF-16,000 back in 1999 (according to the previous owner) was an attempt to prevent the neighbor to the South from splitting his lot and building 2 homes for himself and another family member. A long feud between these neighbors created this original zone change request. It was never used to build large estate style homes as this zoning would generally require and would better fit the area by conforming back to the uniform R-7500 lot size of the surrounding properties to the North, East and West. The zone change is also required to achieve the number of homes required to make this project a successful venture. From reading the previous zone change (99-2) the arguments for this zone change was to reduce potential future impacts on infrastructure. The infrastructure they were talking about is on Moore Lane, our new track is not intending on using any of Moore Lane's infrastructure because we are installing all new infrastructure along with creating our own new street for ingress & egress. No additional traffic or burden of any sort will affect Moore Lane with the approval of this zone change & track map design, in fact with this design we are willing to give up any access rights from Moore lane to ensure this fact. "Will Serve" letters will be obtained from all the utility companies to ensure future service to this new track without affecting any of Moore Lane's existing utilities and infrastructure. Moore lane's residents will benefit tremendously from this development by receiving a new 32' (minimum 32') wide completed Moore Lane with sidewalk that is safe to walk, bike, or drive on compared to their 15' wide 1/2 completed street currently. We are confident when the benefits are explained to these neighbors they will support the project whole heartedly.

The site is currently made up of 4 connecting parcels totaling approximately 3 acres, occupied by 2 insignificant historical homes in which one of them (300 N. Walnut) had previously been approved for demolition by the DPRB but has since expired. Numerous lime and lemon trees that (according to the previous owner) had reached their fruit producing life expectancy several years ago also inhabit the site. This proposed Development was intentionally designed to incorporate as many of the existing 12 mature oak trees that occupy the site as possible but unfortunately 4-5 are located in areas impossible to design around. We were very conscious of all the neighboring homes when designing our product, by insuring that all 4 elevations have decorative trim, the second floors are set back from the ground floor and the minimum amount of windows and bedrooms face neighboring back yards. We feel this will lower any impact a 2 story home may have on the 7 single story neighbors to the North. The site is basically flat and already sloped in the correct direction for drainage (South West) and will require very minimal grading. Utilities are readily available and accessible thus making this proposed development physically possible without any special challenges.

The size, style and features of these homes were designed for the buyer who wants comfort, luxury and room without a ridiculous amount of yard to water and maintain. Our research has shown that San Dimas is a City that home owners tend to permanently stay for many years, this is one of the primary reason we have designed these homes with the square footages proposed. We feel with these new homes a mature family will have room to stay as long as they choose and not outgrow their home or feel the need to add on. The most recent residential project in San Dimas (Lone Hill & Arrow Hwy) with this same zoning and similar home sizes sold out in less than 9 months during difficult financial times, this proves the need and demand for this type of housing.

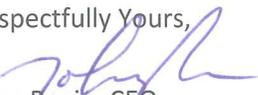
Allowing this development will benefit all the surrounding property owners and create jobs that the City, County and State badly need. The following are just a few of the benefits that will occur if this project is approved; (a) Correct the zoning and lot size to match 90% of the surrounding neighbors. (b) Replace the adjoining neighbors dilapidated rear yard wood fencing with permanent decorative block walls, (c) Curb, Gutter, Pave and improve the existing neighboring street to the South (Moore Lane) that is currently 50% dirt & gravel along with fixing the sewer manholes that stick up and create a major safety hazard even though we will not be using this street. This should have been the previous developer of Moore Lanes responsibility, or the applicant that requested zone change 99-2. (d) Raise neighboring property values due to the higher anticipated new home sale prices. (e) Clean up a piece of property that had previously been used as a junk yard for old inoperable tractors and whatever else the previous owner could find. (f) New home construction is the catalyst for economic growth; dozens of local businesses in town will see an increase in sales as a result of the construction and existence of this project.

We realize these homes are larger in size and 2 story in height compared to the existing single story homes in some of the adjacent areas that were built 30 to 60 years ago but with proper design the two types can co exist together and not burden each other. We have identified over 75 existing homes that are within ½ mile of the site that are 2 story and some even abut this site. These homes are primarily to the North and East of this site and are mixed with single & two story homes, so we feel this project will blend in very easily. We also believe a property owner should have the right to develop his or her property in a manner that new home buyers want. The actual square footage of a home should not be the main determining factor for deciding compatibility for an infill project.

We feel if the project is meeting the setbacks, City codes and designed similar to other successful projects approved in the City, that those items should be the factors for approval or disapproval of a development and to be honest it is extremely difficult to know the actual square footage size of a home by its outside appearance.

Thank you for your consideration regarding this project, I look forward to working with you.

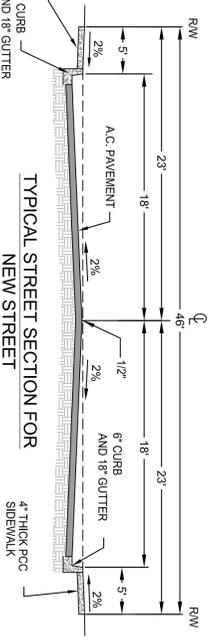
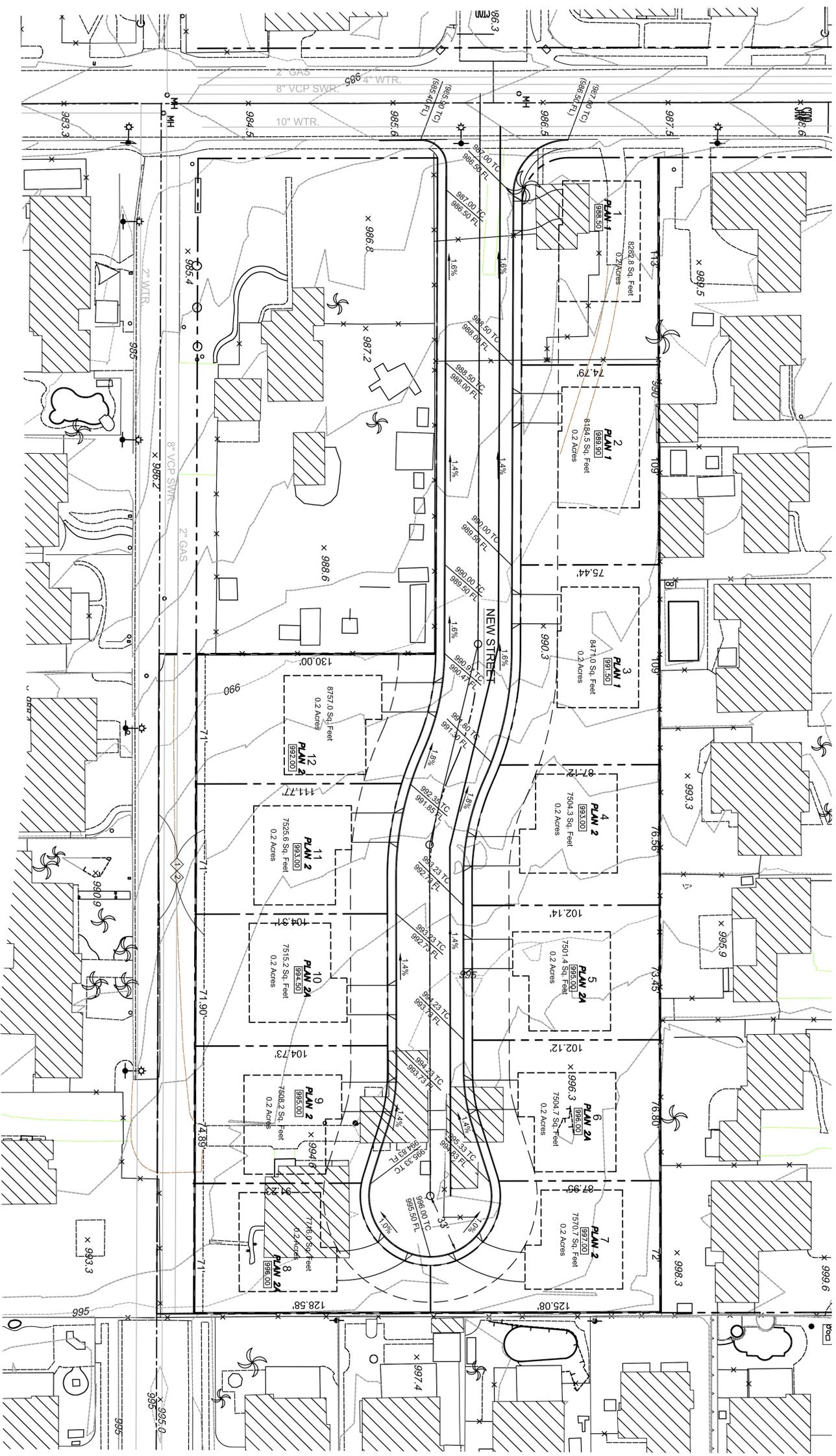
Respectfully Yours,



John Begin, CEO

909-261-6802

TENTATIVE TRACT NO. 73584



PUBLIC UTILITY COMPANIES

GAS:
 SO. CALIFORNIA GAS
 1881 W. LUGONIA AVE, BOX 3003
 REDLANDS, CA 92373-0306
 (909) 535-7134

ELECTRIC:
 SOUTHERN CALIFORNIA EDISON
 800 W. CIENEGA AVE
 SAN DIMAS, CA 91773
 (800) 655-4555

WATER:
 CALIFORNIA WATER
 121 EXCHANGE PLACE
 SAN DIMAS, CA 91773
 (909) 599-1289

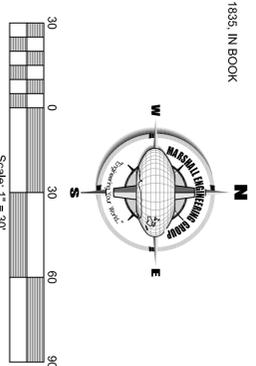
TELEPHONE:
 VERIZON
 P.O. BOX 30001
 INGLEWOOD, CA 90313
 (800) 483-1000

CABLE:
 SATELLITE
 701 E. ALICOSTA AVE
 GLENORA, CA 91740
 (909) 591-4519

SEWER:
 LA COUNTY SANITATION DISTRICT
 1927 W. SAN BERNARDINO ROAD
 WEST COVINA, CA 91790
 (261) 962-8605

EASEMENTS

- WATER EASEMENT TO SAN JOSE RANCH COMPANY, RECORDED IN BOOK 817 PAGE 31 AND BOOK 1302 PAGE 1 OF DEEDS OFFICIAL RECORDS, NOT PLOTTABLE.
- WATER EASEMENT TO SAN DIMAS IRRIGATION COMPANY, RECORDED IN BOOK 1004 PAGE 90 OF DEEDS OFFICIAL RECORDS, NOT PLOTTABLE.
- PUBLIC STREET EASEMENT AS RECORDED ON MAY 20, 1927 AS DOCUMENT NO. 120738.
- UNDER CERTIFICATE NO. EG-44489 OF TORRENS.
- SEWER AGREEMENT AS RECORDED MARCH 18, 1964, AS INSTRUMENT NO. 1835, IN BOOK M1477, PAGE 525 OF OFFICIAL RECORDS.



CONTOUR INTERVAL = 1'
 DATE OF PHOTOGRAPHY: 03-18-15
 EXISTING MAP INFORMATION COMPILED BY INLAND AERIAL SURVEYS INC.
 CONTROL PROVIDED BY: MARSHALL ENGINEERING GROUP, INC.

ADDRESS	343 MOORE PLACE & 300 N. WALNUT SAN DIMAS, CA, 917
ASSESSOR'S PARCEL NUMBERS	8390-009-010, 011, 013, 031
PROJECT AREA CALCULATIONS	TOTAL SITE AREA: 2.84 AC 123,552 SF
LEGAL DESCRIPTION	

PARCEL 1:
 VILLA LOT 25, OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPT THEREFROM THE PORTION OF SAID LOT 1.

PARCEL 2:
 THE NORTHERLY 32 FEET OF VILLA LOT 24, OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3:
 THE WEST HALF OF THE SOUTHERLY 160 FEET OF THE NORTHERLY 162 FEET OF VILLA LOT 24, OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT THE WESTERLY 390 FEET OF SAID LAND.

GENERAL NOTES

- EXISTING LAND USE: EXISTING RESIDENTIAL HOMES EXISTING ZONING DISTRICT: SINGLE FAMILY
- (SF) RESIDENTIAL ZONE, SF - 7,500
- PROPOSED LAND USE: 12 LOT SF RESIDENTIAL SUBDIVISION

LEGEND

- EXISTING TREES (SEE TREE STUDY/EXHIBIT FOR DETAILS)
- EXISTING 5' CONTOURS
- EXISTING 1' CONTOURS
- CENTERLINE
- PROPOSED STORM DRAIN
- PROPOSED SEWER
- PROPOSED WATER
- PROPOSED ACCESS GATE
- PROPOSED SOIL RETENTION WALL (HEIGHT VARIES)
- PROPOSED RETAINING WALL (HEIGHT VARIES)
- PROPOSED 8\"/>

OWNERS(S) OF PROPERTY

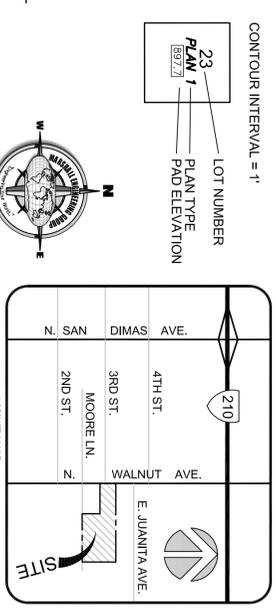
ALLIANCE PROPERTY LLC
 CONTACT: OLIU
 100 N. BARRANCA AVE, SUITE 800
 WEST COVINA, CA, 91791

AUTHORIZED REPRESENTATIVE

JOHN BEGIN
 JB CONTRACTORS, INC.
 133 EAST BONITA AVE, SUITE 201
 SAN DIMAS, CA, 91773
 (909) 592-3900 PHONE; (909) 394-6733 FAX

CIVIL ENGINEER

MARSHALL ENGINEERING GROUP, INC.
 625 E. ARROW HWY., STE. 7
 GLENORA, CA 91740
 PH: (626) 914-5788
 FAX: (626) 914-5757



REGISTERED PROFESSIONAL ENGINEER
 WILLIAM M. RANDOLPH JR.
 No. 9789
 12/31/2015
 CIVIL ENGINEER
 STATE OF CALIFORNIA

DATE REVISED: 06 Oct 15 - 1:55 pm
 FILE NO: 15-014
 SHEET 1 OF 7

ORDINANCE NO. 1108

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING OF CERTAIN PROPERTY, -EAST OF WALNUT AVENUE, NORTH OF DAKOTA COURT AND SOUTH OF JUANITA AVENUE (ALL PROPERTIES FRONT ONTO MOORE PLACE OR WALNUT AVENUE)-, FROM SF-7,500 TO SF-16,000.

THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Section 18.16.010 of the San Dimas Municipal Code is hereby amended by amending the Official Zoning Map of the City of San Dimas as shown on 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, APPROVED AND ADOPTED THIS 13th day of July, 1999.



CURTIS W. MORRIS
MAYOR OF THE CITY OF SAN DIMAS

ATTEST:

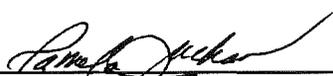


Pamela Jackson, City Clerk

I, PAMELA JACKSON, CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1108 was regularly introduced at the regular meeting of the City Council on June 22, 1999, and was thereafter adopted and passed at the regular meeting of the City Council held on July 13, 1999 by the following vote:

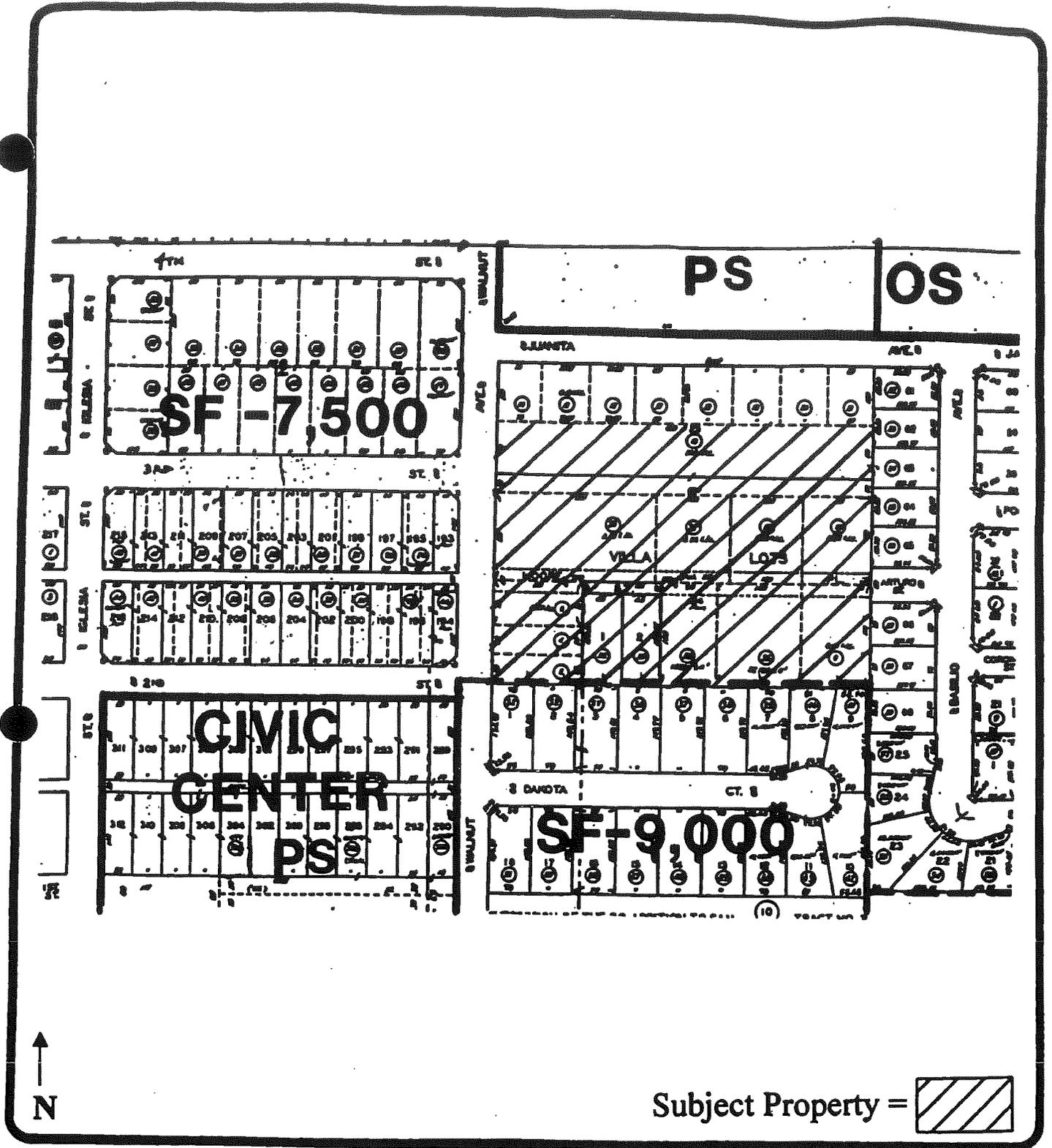
AYES: Councilmembers Bertone, Templeman, Morris
NOES: None
ABSENT: Councilmember McHenry
ABSTAIN: Councilmember Ebner

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1108 to be published in the Inland Valley Daily Bulletin.



Pamela Jackson, City Clerk

Exhibit D



CASE NUMBER:
Zone Change
99-2

ZONING MAP
EXHIBIT A

LOCATION:
 East of Walnut Avenue,
 North of Dakota Court
 and South of Juanita Avenue.
 (All properties front onto
 Moore Place or Walnut Avenue.)

MEMORANDUM

DATE: June 22, 1999
TO: City Council
FROM: Don Pryun, City Manager *O.P.*
INITIATED BY: Planning Department
SUBJECT: Zone Change 99-2
Change the Zone on all properties abutting Moore Lane from SF-7,500 to SF-16,000

At its meeting February 9, 1999, City Council directed Staff to study a Zone Change for the properties abutting Moore Lane. The current zoning is SF-7,500 and the desire was to increase the minimum lot size required in this area. The properties are located East of Walnut Avenue, North of Dakota Court and South of Juanita Avenue, (All properties front onto Moore Lane or Walnut Avenue).

This Zone Change was initiated to address development issues of the properties abutting Moore Lane. A zone change of the area to a Single Family-16,000 zoning designation will reduce the potential for future lot splits and subdivisions within the immediate neighborhood of Moore Lane, thereby reducing potential future impacts on the existing infrastructure. A zone change of these properties to SF-16,000 will allow for the possibility of lot splits on only two of all the existing lots. This is because of the minimum lot size and lot width requirements of the SF-16,000 zone.

Based on the current SF-7,500 zoning of these properties, four (4) parcels in this study area are legal nonconforming lots. With a zone change to SF-16,000 only two (2) additional nonconforming lots will be created; both of these lots would not be able to meet the 100' lot width requirement. In relation to residential land use, the proposed Zone Change will not result in negative impacts for the property owners. Currently, City Code allows structures on nonconforming lots to be modified as long as lots exceed 7,000 square feet.

The General Plan Land Use Designation for the properties in question is Single Family-Low. A Zone Change of this area to Single Family-16,000 is consistent with the existing Single Family-Low General Plan Land Use Designation.

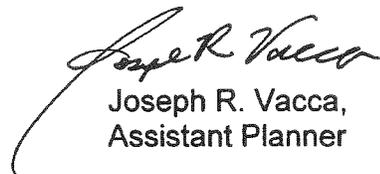
On March 8, 1999 the Environmental Review Committee reviewed this project in conjunction with California Environmental Quality Act requirements and San Dimas' environmental guidelines; the committee recommended adoption of a Negative Declaration.

On April 21, 1999, the Planning Commission reviewed this project and voted for a recommendation of approval of the Negative Declaration and of Zone Change 99-2, to change the zone to SF-16,000.

Zone Change 99-2 will reduce the allowed density of the properties which abut Moore Lane. By changing the current zoning of SF-7,500 to SF-16,000, the possibility for future lot splits and subdivisions of the large parcels in this neighborhood will be reduced. Adoption of this Zone Change will reduce the potential for increased impacts on the existing infrastructure which is not suitable to support additional development.

Based on the findings contained in the Planning Commission Staff report, Staff recommends approval of Zone Change 99-2, changing the zoning designation of the properties in question to Single Family-16,000. Staff also recommends adoption of the Negative Declaration for Zone Change 99-2.

Respectfully Submitted,



Joseph R. Vacca,
Assistant Planner

Attachments: Exhibit A - Planning Commission Staff Report (4/21/99)
 Exhibit B - Planning Commission Minutes (2/17/99)
 Exhibit C - Resolution 99-18
 Exhibit D - Proposed Negative Declaration

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Ebner, to approve the following Consent Calendar items:

- d. Ordinances read by title, further reading waived, passage and adoption as follows:
- (1) ORDINANCE NO. 1105, Amending the Official Zoning Map to change the zoning of certain property in the Northern Foothills from SF-hb (PH) to Specific Plan No. 25 (Zone Change 99-1)
 - (2) ORDINANCE NO. 1106, Adding Chapter 18.542 (Specific Plan No. 25) to the San Dimas Municipal Code (Municipal Code Text Amendment 99-1)

The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris
NOES: None
ABSENT: Councilmember Templeman
ABSTAIN: Councilmember McHenry

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Ebner, to approve the following Consent Calendar item:

- e. Approving City participation in Pomona First Federal Bank and Trust's Commercial Business Rehabilitation Loan Program.

The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, McHenry
NOES: None
ABSENT: Councilmember Templeman
ABSTAIN: Mayor Morris

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember McHenry, to approve the following Consent Calendar item:

- f. Approving Certificate of Compliance 99-1 (217-233 Commercial Street).

The motion carried by the following vote:

AYES: Councilmembers Bertone, McHenry, Morris
NOES: None
ABSENT: Councilmember Templeman
ABSTAIN: Councilmember Ebner

4. PUBLIC HEARINGS

a. **Zone Change 99-2**

Location: East of Walnut Avenue, north of Dakota Court and south of Juanita Avenue. (All properties front onto Moore Place or Walnut Avenue).

Request: Zone change above-referenced properties from Single Family 7500 zone to Single Family 10,000 or Single Family 16,000 Zone

Environmental: Negative Declaration

Applicant: City of San Dimas

ORDINANCE NO. 1108, Approving Zone Change 99-2

Councilmember Ebner stated he owns property in the subject area, and therefore will not participate in the subject zone change discussion.

Assistant Planner Vacca presented the staff report dated June 22, 1999 explaining the subject zone change.

Mayor Morris opened the public hearing and asked if anyone wished to speak regarding the subject zone change. He stated for the record that the City Council received a letter on June 21, 1999 from Marjorie V. Kettler, 502 San Pablo Court, in support of Zone Change 99-2.

There being no one wishing to speak, the public hearing was closed.

After the title was read, it was moved by Mayor Pro Tem Bertone, seconded by Councilmember McHenry, to waive further reading and introduce ORDINANCE NO. 1108, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING OF CERTAIN PROPERTY EAST OF WALNUT AVENUE, NORTH OF DAKOTA COURT AND SOUTH OF JUANITA AVENUE (ALL PROPERTIES FRONT ONTO MOORE PLACE OR WALNUT AVENUE) FROM SF-7500 TO SF-16,000, and adopting a Negative Declaration for Zone Change 99-2. The motion carried by the following vote:

AYES: Councilmembers Bertone, McHenry, Morris

NOES: None

ABSENT: Councilmember Templeman

ABSTAIN: Councilmember Ebner

5. MEETING OF SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris adjourned the City Council meeting at 7:25 p.m. and convened a meeting of the San Dimas Redevelopment Agency Board of Directors. The City Council meeting reconvened at 7:28 p.m.

6. ORAL COMMUNICATIONS

a. Members of the Audience

No one

b. City Manager

- (1) Award of contract for engineering and design of Sycamore Canyon Equestrian Trail to Bellfree Contractors, Inc. for a total cost of \$8,500. (continued from June 8, 1999)**

RESOLUTION PC-1206

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 99-2; A REQUEST TO CHANGE THE ZONING FROM SINGLE FAMILY 7,500 TO SINGLE FAMILY 16,000, ON THE PROPERTY LOCATED EAST OF WALNUT AVENUE, NORTH OF DAKOTA COURT AND SOUTH OF JUANITA AVENUE (ALL PROPERTIES FRONT ONTO MOORE PLACE OR WALNUT AVENUE)

WHEREAS, a zone change has been duly initiated by City Council;

WHEREAS, the zone change is described as a request to change the zone from Single Family 7,500 to Single Family 16,000;

WHEREAS, the zone change would affect the area east of Walnut Avenue, north of Dakota Court and south of Juanita Avenue (all properties front onto Moore Place or Walnut Avenue);

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on April 21, 1999 at the hour of 7:30 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 zone change will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed zone change from SF 7,500 to SF 16,000, coincides with the existing density of the immediate neighborhood of the properties in question. This zone change will ensure that the area's infrastructure will not incur any detrimental affects that may result from the occurrence of future lot splits.

B. The proposed zone change will further the public health, safety and general welfare.

The zone change from SF 7,500 to SF 16,000 will reduce impacts on existing infrastructure by maintaining a low density.

C. The proposed zone change is consistent with the General Plan.

The General Plan designates this area as Residential Single-Family Low. Based on the circulation element of the General Plan, Moore Place is not of sufficient capacity or level of improvement at this time to service additional parcels in an acceptable manner.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Zone Change 99-2 as indicated in Exhibit A.

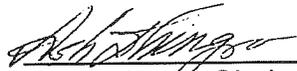
PASSED, APPROVED and ADOPTED, the 19th day of May, 1999 by the following vote:

AYES: BADAR, BILLS, DHINGRA, and VALLECORSA

NOES: DAVIS

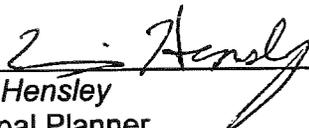
ABSTAIN:

ABSENT:

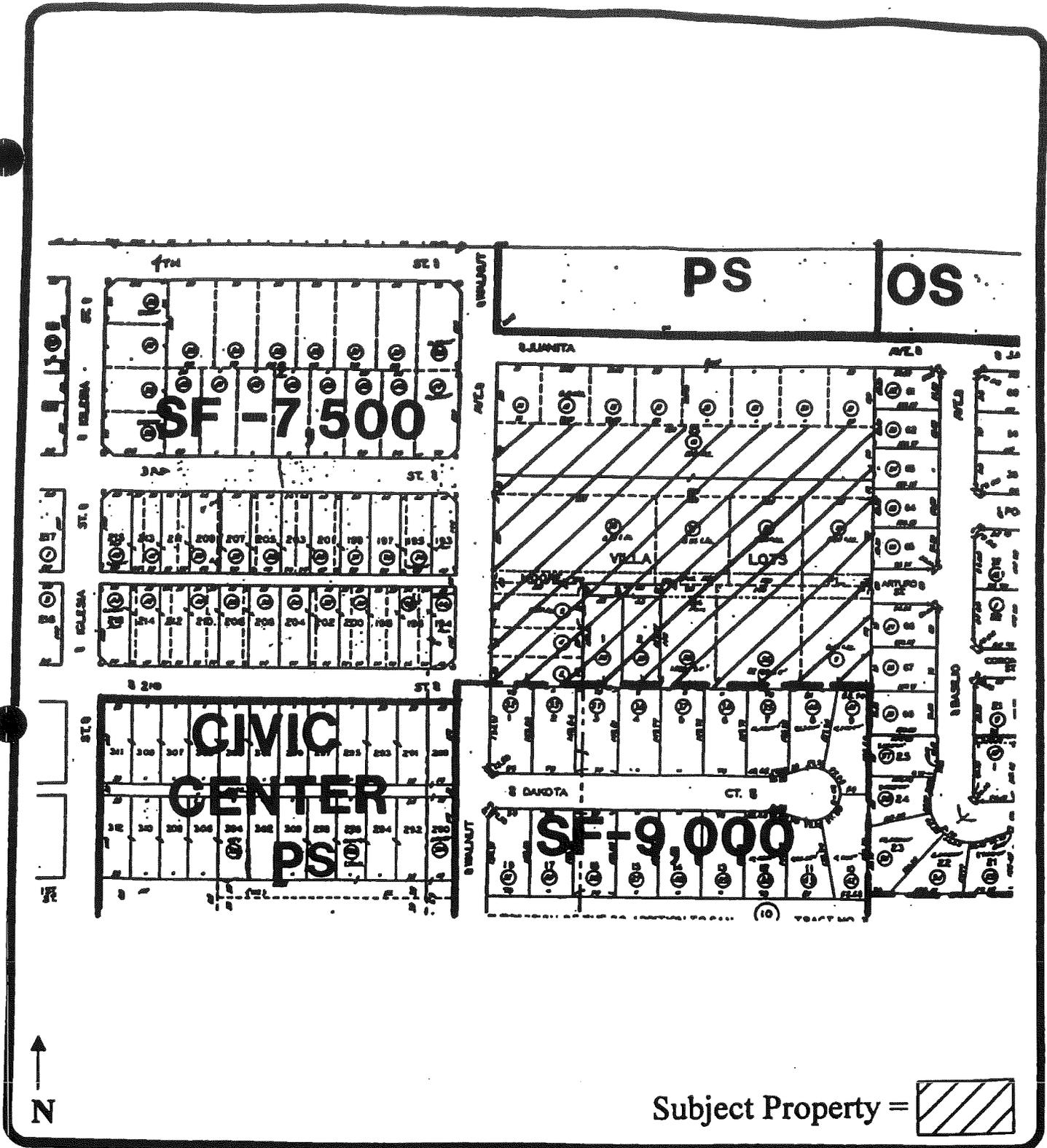


Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:



Craig Hensley
Principal Planner



CASE NUMBER:
Zone Change
99-2

ZONING MAP
EXHIBIT A

LOCATION:
 East of Walnut Avenue,
 North of Dakota Court
 and South of Juanita Avenue.
 (All properties front onto
 Moore Place or Walnut Avenue.)



Planning Commission Staff Report

DATE: April 21, 1999

TO: Planning Commission

FROM: Planning Department

SUBJECT: Zone Change 99-2
Change the Zone on all properties abutting Moore Lane from SF-7,500 to SF-16,000.

SUMMARY

At its February 9th meeting, City Council directed Staff to study a Zone Change of the properties abutting Moore Lane (Private Street) from SF-7,500 to SF-16,000. This Zone Change was initiated to address development issues of the properties abutting Moore Lane.

The Environmental Review Committee recommended a Negative Declaration on March 8, 1999.

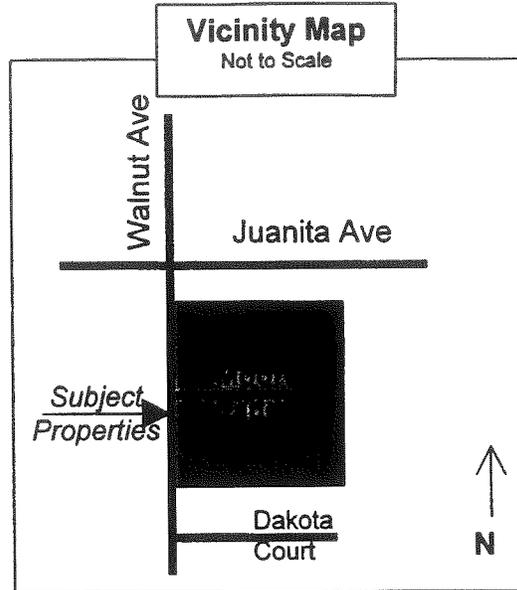
Staff is recommending approval of Zone Change 99-2

BACKGROUND

The City Council has initiated a Zone Change for the properties East of Walnut Avenue, North of Dakota Court and South of Juanita Avenue, (All properties front onto Moore Lane or Walnut Avenue); this Zone Change includes all of the properties abutting Moore Lane-a Private Street. The current zoning designation of these properties is Single Family-7,500. The intent of a Zone Change is to reduce the permitted density for the area. To analyze a possible Zone Change, Staff has considered zoning designations from Single Family-10,000 to Single Family-16,000.

The neighborhood surrounding Moore Lane has a long history of proposed subdivisions, all of which have been denied by City Council. As a result, City Council has directed planning Staff to prepare a Zone Change which would reduce the maximum density of the area in question.

1989- The property owner of 330 E. Moore Lane submitted a parcel map to subdivide the property into two lots, the City Council denied the application. At the City Council meeting the neighborhood residents expressed interest in re-zoning the properties of the area to a lower density. Staff held a neighborhood meeting to discuss the possibility of a Zone Change. The majority of residents at the meeting were in support of a re-zoning to SF-15,000. The residents never filed an application to change the zoning.



1995- The property owner of 330 E. Moore Lane again submitted a parcel map to subdivide the property into two lots. At this time the City Council denied the application for a second time. As of that time in 1995, the citizens of the neighborhood had not filed an application for a Zone Change

1999- The property owner of 330 E. Moore Lane again submitted a parcel map to subdivide the property into two lots, this was the third time. The City Council denied the lot split again based on a lack of sufficient infrastructure necessary for development. Ten years after the first lot split was proposed the citizens of this area had not yet filed an application for a Zone Change, as a result members of the City Council directed Staff to initiate a Zone Change for this area.

ANALYSIS

A Zone Change of the area to a Single Family-10,000 or a Single Family-16,000 zoning designation will reduce the potential for future lot splits and subdivisions within the immediate neighborhood of Moore Lane. This in turn will reduce the potential for future impacts on the existing infrastructure.

INFRASTRUCTURE-

- Access to the properties abutting Moore Lane is dependent upon the use of Moore Lane, a marginally-improved street in private ownership.

- Moore Lane is only paved on the South side of the street, approximately in length of 150 feet East of Walnut Avenue. The paving is approximately 15 feet in width. The remainder of the street is slag and gravel. The slag and gravel portions contain potholes which may be hazardous to vehicles and pedestrians. Slag and gravel further generate dirt and dust in the immediate vicinity.
- Moore Lane does not have curb and gutter along the North side of the street. The lack of curb and gutter exacerbates problems of water pooling in the street and possibly flooding during heavy rains.
- Moore Lane's improvement status is comparable to a private driveway, not a street. Eight residences currently utilize Moore Lane for access. It is not appropriate to increase the number of residences relying on the use of Moore Lane until Moore Lane is improved to a street standard.
- Moore Lane currently has a two-inch water main. The existing two-inch main is inadequate to support a new fire hydrant at the Easterly end of Moore Lane, as recommended by the Los Angeles County Fire Department for fire protection service.
- The properties of this area are not physically suited for lot splits and/or subdivisions due to access and drainage difficulties.

Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner.

ZONING

All of the areas to the North, East and West of the area of this proposed Zone Change are zoned Single Family-7,500. The property to the immediate south of the property in question is zoned Single Family-9,000.

Table 1 and Table 2 demonstrate the existing lot sizes of the properties in question. These tables also show if future lot splits or subdivisions of these parcels will be permissible with a zoning designation of SF-10,000 or SF-16,000.

TABLE 1
Zone Change from SF-7,500 to SF-10,000

ADDRESS	ASSESORS PARCEL NUMBER	EXISTING LOT SIZE In SQUARE FEET	PRIVATE STREET EASEMENT In SQUARE FEET	FUTURE LOT SPLITS PERMITTED BASED ON ZONING
202 Walnut Ave.	8390-009-003	7,500	0	NO
206 Walnut Ave.	8390-009-004	7,500	0	NO
216 Walnut Ave.	8390-009-030	35,100	5,400	YES
300 Walnut Ave.	8390-009-013	76,860	0	YES-(Maybe)
306 Moore Lane	8390-009-005	8,700	3,000	NO
314 Moore Lane	8390-009-052	10,257	1,400	NO
320 Moore Lane	8390-009-053	10,257	1,400	NO
324 Moore Lane	8390-009-055	14,220	1,800	NO
330 Moore Lane	8390-009-056	22,120	2,800	NO
342 Moore Lane	8390-009-009	18,960	2,400	NO
343 Moore Lane	8390-009-010	15,600	2,400	NO
343 Moore Lane	8390-009-011	15,600	2,400	NO
343 Moore Lane	8390-009-031	15,600	2,400	NO

In the SF-10,000 zone the minimum required lot size is 10,000 square feet and the minimum required lot width is 80 feet. The majority of the properties involved in this Zone Change could not accommodate future lot splits or subdivisions based on the minimum lot size requirement and the 80 foot lot width requirement. If the current zoning of SF-7,500 is changed to SF-10, 000 the only lots that will have the potential for future lot splits will be properties: 216 and 300 Walnut Avenue.

- **216 Walnut Ave.** has the potential for future lot split based on its existing lot width of 270 feet and its current lot size of 40,500 square feet.
- **300 Walnut Ave.** may have the potential for future lot split based on its existing lot width of 630 feet and its current lot size of 76,860 square feet. Due to this Lot's configuration future lot splits may not be permitted based on access.

TABLE 2
Zone Change from SF-7,500 to SF-16,000

ADDRESS	ASSESORS PARCEL NUMBER	EXISTING LOT SIZE In SQUARE FEET	PRIVATE STREET EASEMENT In SQUARE FEET	FUTURE LOT SPLITS PERMITTED BASED ON ZONING
202 Walnut Ave.	8390-009-003	7,500	0	NO
206 Walnut Ave.	8390-009-004	7,500	0	NO
216 Walnut Ave.	8390-009-030	35,100	5,400	YES
300 Walnut Ave.	8390-009-053	76,860	0	YES-(Maybe)
306 Moore Lane	8390-009-005	8,700	3,000	NO
314 Moore Lane	8390-009-052	10,257	1,400	NO
320 Moore Lane	8390-009-053	10,257	1,400	NO
324 Moore Lane	8390-009-055	14,220	1,800	NO
330 Moore Lane	8390-009-056	22,120	2,800	NO
342 Moore Lane	8390-009-009	18,960	2,400	NO
343 Moore Lane	8390-009-010	15,600	2,400	NO
343 Moore Lane	8390-009-011	15,600	2,400	NO
343 Moore Lane	8390-009-031	15,600	2,400	NO

In the SF-16,000 zone the minimum required lot size is 16,000 square feet and the minimum required lot width is 100 feet. The majority of the properties involved in this Zone Change could not accommodate subdivisions or lot splits based on the 100 foot lot width requirement and the 16,000 square feet lot size requirement. If the current zoning of SF-7,500 is changed to SF-16,000 the only lots that will have the potential for future lot splits will be properties: 216 and 300 Walnut Avenue.

- **216 Walnut Avenue** will be able to be split based on its existing lot width of 270 feet and its current lot size of 40,500 square feet.
- **300 Walnut Avenue** may have the potential for future lot split based on its existing lot width of 630 feet and its current lot size of 76,860 square feet. Due to this Lot's configuration future lot splits may not be permitted based on access.

NONCONFORMING LOTS

Currently four (4) parcels involved in this Zone Change are legal nonconforming lots based on the current SF-7,500 zoning designation. The existing nonconforming lots are nonconforming due to their lot widths, which currently do not meet the 70' width requirement.

- If a Zone Change to SF-10,000 is adopted there will be five (5) legal nonconforming lots. Only one additional nonconforming lot will be created, it will be nonconforming because this lot will not meet the 80' lot width requirement of the SF-10,000 zoning designation.
- If a Zone Change to SF-16,000 is adopted there will be six (6) legal nonconforming lots. Only two additional nonconforming lot will be created, these lots will be nonconforming because they will not meet the 100' lot width requirement of the SF-16,000 zoning designation.

Some additional lots will become nonconforming with the proposed Zone Change, but there will be no real impacts on the properties. City Code allows structures on nonconforming lots to be modified as long as lots exceed 7,000 square feet.

GENERAL PLAN

The General Plan Land Use Designation for the properties of the area in question is Single Family-Low which allows a density of three(3) to six(6) dwelling units per acre. All of the residential properties surrounding the area of this proposed Zone Change are also designated as Single Family-Low according to the General Plan. The proposed Zone Change of this area to Single Family -16,000 is consistent with the existing Single Family-Low General Plan Land Use Designation.

- General Plan Policy 1.1.2 of the Circulation Element states "the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access". Moore Lane is not of adequate capacity and design standards at this time to provide reasonable access.

Based on the General Plan Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner, therefore approval of this Zone Change is consistent with the Goals, Objectives and Policies of the General Plan.

CONCLUSIONS

On March 8, 1999 the Environmental Review Committee reviewed this project in conjunction with California Environmental Quality Act requirements and San Dimas' environmental guidelines; the committee recommended adoption of a Negative Declaration.

Zone Change 99-2 will reduce the density of the neighborhood properties which abut Moore Lane. By changing the current zone of SF-7,500 to SF-16,000, the possibility for future lot splits and subdivisions of the large parcels in this neighborhood will be reduced. Adoption of this Zone Change will reduce the potential for increased impacts on the existing infrastructure which is not suitable to support additional development.

RECOMMENDATION

Staff recommends approval of Zone Change 99-2 changing the property in question to a Single Family-16,000 zoning designation; and adoption of a Negative Declaration.

FINDINGS –

- A. The proposed Zone Change will not adversely affect the adjoining properties as to value, precedent or be detrimental to any area.

The proposed Zone Change to the properties abutting Moore Lane from SF-7,500 to SF-16,000 coincides with the existing density of the immediate neighborhood of the property in question. This Zone Change will ensure that the area's infrastructure will not incur any detrimental affects that may result from the occurrence of future lot splits.

- B. The proposed Zone Change will further the public health, safety and general welfare.

The Zone Change from SF-7,500 to SF-16,000 will reduce impacts on existing infrastructure by maintaining a low density.

- C. The proposed Zone Change is consistent with the General Plan.

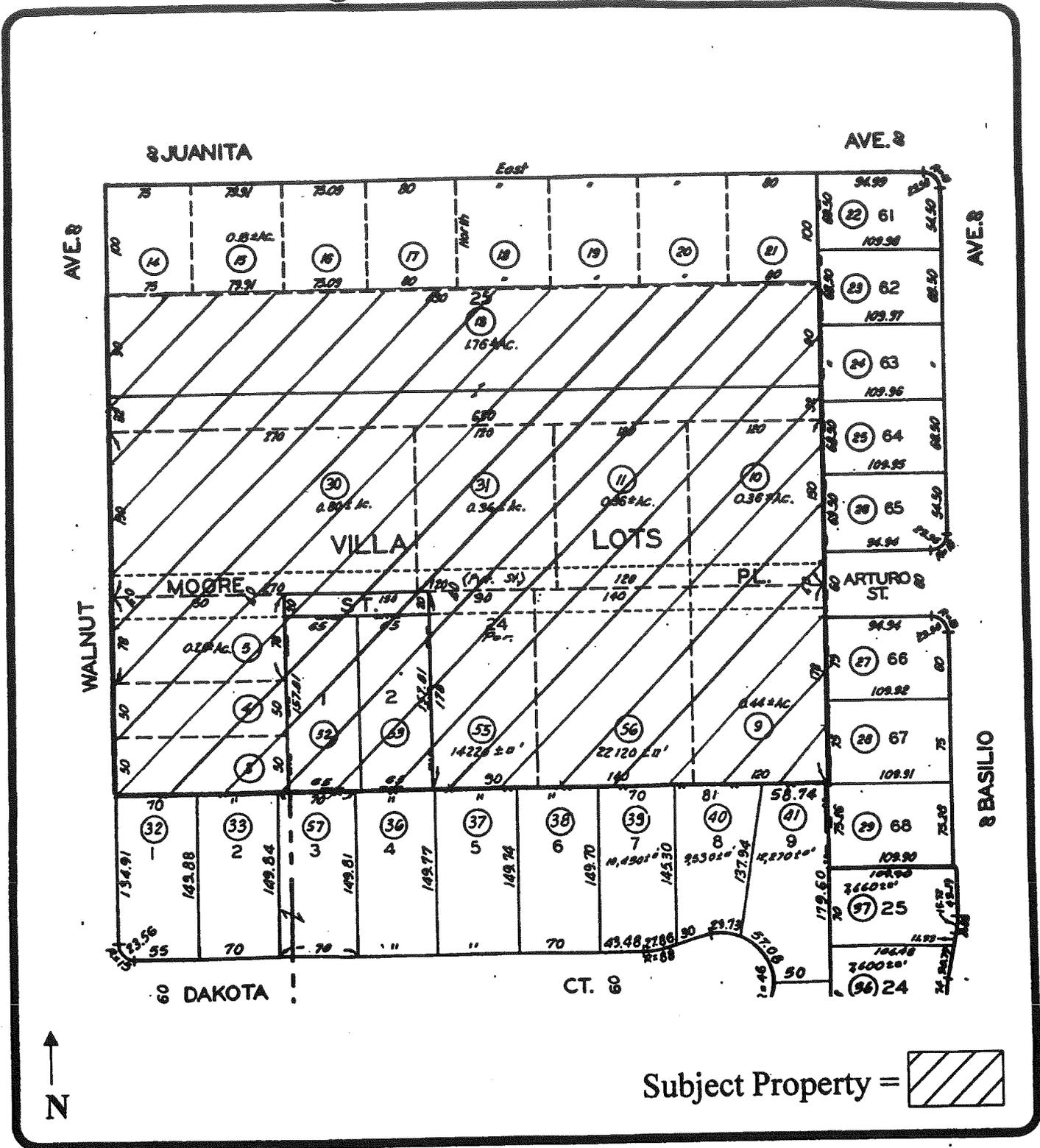
According to San Dimas' General Plan Land Use Designation map the properties abutting Moore Lane are designated as Residential Single Family Low. Based on the General Plan's Circulation Element Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels in an acceptable manner.

Respectfully Submitted,



Joseph R. Vacca
Assistant Planner

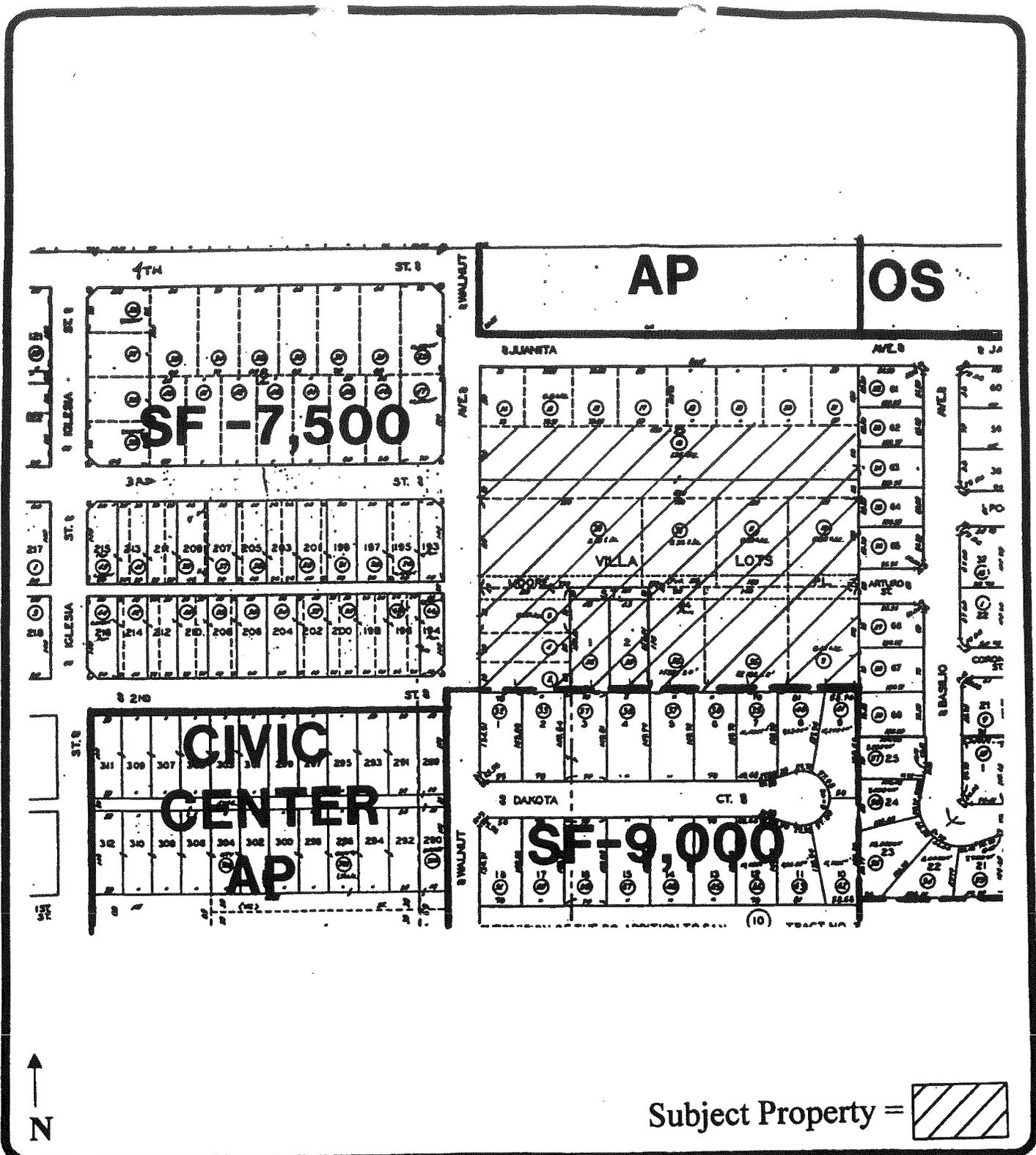
Attachments:	Appendix A -	General Information
	Exhibit A -	1. Site Plan
		2. Zoning Map
	Exhibit B -	1989 P.C. Information
		Minutes 9-20-89
		Resolution PC-927
	Exhibit C -	1989 C.C. Information
		Minutes 10-10-89
		Resolution 89-82
	Exhibit D -	1995 P.C. Information
		Minutes 4-5-95
		Resolution PC-1111
	Exhibit E -	1995 C.C. Information
		Minutes 4-25-95
		Resolution 95-33
	Exhibit F -	1999 P.C. Information
		Minutes 1-20-99
		Resolution PC-1195
	Exhibit G -	1999 C.C. Information
		Minutes 2-9-99
		Resolution 99-11



CASE NUMBER:
Zone Change
99-2

SITE PLAN
EXHIBIT A-1

LOCATION:
 East of Walnut Avenue,
 North of Dakota Court
 and South of Juanita Avenue.
 (All properties front onto
 Moore Place or Walnut Avenue.)



CASE NUMBER:
Zone Change
99-2

ZONING MAP
EXHIBIT A-2

LOCATION:
 East of Walnut Avenue,
 North of Juanita Avenue,
 and South of Dakota Court.
 (All properties front onto
 Moore Place or Walnut Avenue.)

development in that area will only happen if those supporting it purchase and set aside the land.

Commissioner Badar generally concurred.

Chairman Dhingra said he was truly bothered by the idea of not having proper sewage disposal, overhead utilities and private wells. Director Stevens pointed out the reasons for approaching the development standards this way.

Commissioner Davis moved, seconded by Commissioner Badar to continue General Plan Amendment 99-1, Zone Change 99-1, and Municipal Code Text Amendment 99-1 to May 5, 1999 Motion carried 4.0.0.

ZONE CHANGE 99-2

Commissioner Bills rejoined the Commission.

Assistant Planner Vacca stated that this was a City Council initiated Zone Change for the properties abutting Moore Lane from SF-7,500 to SF-16,000 to address development issues of these properties. Staff recommended approval of the request.

There was discussion over whether the majority of the property owners in the subject area supported this zone change. Commissioner Davis said he did not see a compelling reason to make the change because the surrounding areas are of smaller average size.

Chairman Dhingra opened the public hearing.

Ronald Tucker
334 Juanita Avenue
San Dimas, California

He said his property is adjacent to 300 Walnut and he doesn't have a problem with the property being developed. If it is developed he said he would like verification that what could be built there would be regulated. He also said the property is currently an eyesore and a nuisance and he would like to see it cleaned up.

Franz Obrikat
326 E. Juanita
San Dimas, California

Mr. Obrikat said he had no objections to the zoning changes, but that he would like to see 300 Walnut cleaned up, that the property does not conform to regulation and the

owner has no regard for his neighbors.

Principal Planner Hensley reported that 300 Walnut is currently in code enforcement proceedings with the City Code Enforcement Staff and local law enforcement; but that it does take time to rectify some of the problems.

Chairman Dhingra closed the public hearing.

Commissioner Davis said that a number of the infrastructure negatives were solvable if lot splits and development occurred.

Commissioner Vallecorsa moved, seconded by Commissioner Badar to recommend approval of Zone Change 99-2 and the Negative declaration. Motion carried 4.1.0. Commissioner Davis voted no.

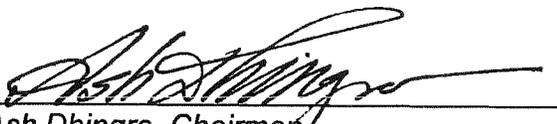
ORAL COMMUNICATIONS

Director Stevens reported that Albertson's had requested a continuance on the design review process; after the City Council had approved their Conditional Use Permit and Parcel map.

Director Stevens also reported that the Sign Code was looking for completion at the City Council meeting Tuesday night.

ADJOURNMENT

There being no further business, Chairman Dhingra adjourned the meeting at 10:10 p.m. to the regularly scheduled meeting of May 5, 1999 at 7:30 p.m.



Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:



Craig Hensley, Principal Planner

~~REDEVELOPMENT AGENCY TO ACQUIRE CERTAIN PROPERTY FROM FRANK MUSHMEL AND FROM HYONG JIN AND AIJA YOON AND TO DISPOSE OF THE SAME~~

~~TO M.P. SAN DIMAS, L.P. AND TO ALBERTSON'S, INC. and Resolution No. 166, A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIMAS, APPROVING VARIOUS AGREEMENTS RELATIVE TO THE ACQUISITION OF CERTAIN PROPERTY AND ITS DISPOSITION IN CONJUNCTION WITH THE REHABILITATION OF THE PUDDINGSTONE SHOPPING CENTER. The motion carried unanimously.~~

~~It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Templeman, to adopt Resolution No. 99-10 and Resolution No. 166. The motion carried by the following vote:~~

~~AYES: Councilmembers Bertone, Templeman, Morris
NOES: Councilmembers Ebner, McHenry
ABSENT: None~~

b. Tentative Parcel Map 98-2: A request to subdivide a 21,392 square foot lot located at 330 Moore Lane into two lots.

Environmental: Negative Declaration
Applicant: Terry Dipple

RESOLUTION NO. 99-11, Approving Tentative Parcel Map No. 98-2 (21428), a request by Terry Dipple to split one 21,392 square foot parcel into two parcels of 10,696 square feet each on the property located at 330 East Moore Lane.

Principal Planner Hensley presented staff report dated February 9, 1999 regarding the subject parcel map request.

In response to Councilmember Templeman, Mr. Hensley stated a letter from the Southern California Water Company dated December 18, 1998, does not address cost responsibility for the proposed water line improvements in the project, but states that the Water Company intends to replace the undersized line with a six inch diameter water line in 1999, installation date to be determined. He stated there could be a requirement placed on the map that this be completed before final map approval. He stated there is a fire hydrant on Walnut. He stated a requirement of the Fire Department is that a hydrant be added at this property, which would provide service to the subject property and all other properties on Moore Lane. He stated the six-inch line would be installed before the fire hydrant could go in.

In response to Councilmember Ebner regarding the condition of the curb and gutters on Moore Lane compared to 1995, Mr. Hensley stated he is not sure there have been changes. He stated it is difficult to assess partly because it is a private street and individual improvements made to the area.

Councilmember McHenry stated there are a number of private streets in the City and the policy has been primarily for the streets to remain private as long as they meet minimum health and safety code requirements.

Mayor Morris opened the public hearing and asked if anyone wished to speak in favor of the proposed parcel map:

Terry Dipple, the applicant, 229 W. Bonita Avenue, Suite C, stated he is in escrow to purchase the subject property. He explained his past opposition as a member of the City Council to a similar proposal and his current support for the project including improved infrastructure and a commitment by the Water Company to replace the water line. He stated that if the Council approves the proposed lot split, he would be willing to accept a condition to withhold a certificate of occupancy until the water line and fire hydrant are installed on the property. He stated the proposal meets all City zoning requirements. He commented on past Council actions and discussion with property owners on Moore Lane regarding a zone change, which was never initiated, by the property owners. He stated he has attempted in good faith to work with the residents on Moore Lane regarding his proposed project. He circulated photographs showing lot sizes of surrounding parcels in the area of Moore Lane as they relate to his project. He stated his proposal is an opportunity to improve Moore Lane with a new house in keeping with City requirements.

In response to Councilmember Ebner, Mr. Dipple stated he is working with architect Fred Diaz to design a house in keeping with the area. He stated he does not, however, have a specific design.

Architect **Fred Diaz**, 233 W. Bonita Avenue, stated the subject proposal is a good project and complies with code requirements.

In response to Councilmember McHenry, Mr. Stevens stated the subject lot split could allow for two primary residences and two granny flats on the subject property.

Mayor Morris asked if anyone wished to speak in opposition to the parcel map and the following persons spoke:

Beverly Hill, Moore Lane property owner, commented on her discussions with Mr. Dipple regarding the subject development and the previous similar proposal. She stated a majority of the Moore Lane street is privately owned and they are hoping to keep it private. She stated the proposal is incompatible with the neighborhood and that property owners oppose the development.

Earl Sounhein, 318 W. Fourth Street, commented on Mr. Dipple's past actions related to the subject property and potential restrictions imposed on current property owners.

Carol Barnick, 320 Moore Lane, commented on discussions with Mr. Dipple regarding the proposal. She stated her main concern in allowing additional housing on Moore Lane relates to traffic problems.

Daryl Williams, 306 Moore Lane, commented on potential drainage and traffic problems associated with the proposed development and also a desire to maintain their family oriented neighborhood.

Terry Glasbrenner, 343 Moore Lane, stated they have had no fire problems in the past on their street. He stated it may be appropriate in the future to improve the water line and the street, however, the residents want to maintain the rural atmosphere.

In rebuttal, Mr. Dipple commented on the issue of granny flats. He stated the house design would preclude building granny flats on the subject property. He stated he would intend to build a house that is historically compatible with the street. He explained his discussions with

residents related to his original intent to live in the house on Moore Lane. He commented on possible reasons residents have not taken action to rezone the area to prevent subdivision of property. He commented on residents' concerns related to drainage and traffic stating the proposal meets infrastructure requirements. He stated the Moore Lane residents would not be responsible to pay for the water line improvements. He stated his project meets the requirements of the City and would be an attractive addition to the neighborhood.

Earl Sounhein commented on the citrus grove in the area, the proposal and potential number of houses.

Beverly Hill commented on the impact of the proposal and added congestion on Moore Lane.

There being no one else wishing to speak, the public hearing was closed.

Council discussion was held regarding Fire Department regulations and safety issues. Councilmember Templeman asked the length of a street before the Fire Department requires two ways in and out of property.

Councilmember McHenry stated the project has been denied twice in the past based on lack of infrastructure. He stated a Fire Department standard on new construction deals with width and they will view this as a driveway not as a street because it is privately held. He stated Fire Department criteria also deals with condition of the street.

Mr. Hensley stated that in the past, opinions from the Fire Department on various projects have not been consistent. He stated they have reviewed the subject parcel map and determined the need for a fire hydrant. He stated the only other comment was a request for the distance to the property, however, he does not think the distance is a concern of the Fire Department.

In response to Councilmember Ebiner, Mr. Garcia stated that if the street became a public street, City standards would require a turnaround at the end of the street. In response to Councilmember Templeman, Mr. Garcia stated 600 feet is the maximum distance the Fire Department allows from a fire hydrant for new construction

Councilmember McHenry stated that he believes that if property is zoned SF7500 and can be subdivided and still meet those requirements, then the lot division should be approved. He questioned why the property owners on Moore Lane had not followed through with a rezoning request as discussed in the past if they are opposed to subdivision of their properties. He stated the only reason he opposes the proposed lot split is based on an infrastructure issue and past acknowledgement by the Council that this area does not support further development and should be rezoned.

Mayor Pro Tem Bertone stated the zoning for the area allows for 7500 SF lots. He stated the property owners on Moore Lane have taken no action to rezone the area and he does not think that one house will cause a traffic problem on the street.

In response to Councilmember Templeman regarding Fire Department conditions, Mr. Hensley stated he believes they would consider the existing street as an all weather street and would not require street improvements in conjunction with the subject proposal. He stated Fire Department Condition No. 18 regarding fire lanes and private driveways is a standard condition and he believes does not apply to the subject project. Councilmember Templeman stated is important to have current review and conditions from the Fire Department. He stated he does particularly

favor the project when there may be public safety issues. He stated there should be a decision on the zoning of this property and allowable development.

Councilmember Ebner stated he prefers Moore Lane as it exists. He agreed with Councilmember McHenry that the property owner has a right to divide the subject property. He suggested the property owner consider rezoning the lemon grove area on Moore Lane to 10,000 SF to prevent further lot divisions in the area. He suggested the house plans for the subject development be reviewed by the City Council stating a primary issue is the compatibility of the design with the neighborhood. He stated it is unfortunate the property owners did not rezone the area to 15,000 SF when the issue was originally brought to the Council.

Mayor Morris stated the City has little control regarding the house if it is built on a legal lot. Councilmember Ebner stated he would think the Council would have some discretion regarding the house design and construction.

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Ebner, to approve Tentative Parcel Map 98-2.

In response to Councilmember McHenry, the owner of the lemon grove on Moore Lane stated from the audience that he and his neighbors would support rezoning the property to 15,000 SF minimum.

Following additional discussion, the motion failed by the following vote:

AYES: Councilmembers Bertone, Ebner
NOES: Councilmembers McHenry, Templeman, Morris
ABSENT: None
ABSTAIN: None

Mr. Dipple questioned why the proposal was denied since it meets City zoning requirements. He requested a continuance for two weeks to allow time for Fire Department input on the project.

Mayor Morris stated Moore Lane is a private street and not adequate to support seven more houses which would be allowable if the subject proposal were approved.

Additional discussion followed regarding public street infrastructure requirements, private property rights, and Fire Department issues related to other projects in the City.

It was moved by Councilmember McHenry, seconded by Councilmember Templeman, to adopt Resolution No. 99-11, denying Tentative Parcel Map 98-2 because of a lack of public improvement, the site is not physically suitable for the density or the proposed development, and the site includes access which is a private undevelopable road. The motion carried by the following vote:

AYES: Councilmembers McHenry, Templeman, Morris
NOES: Councilmembers Bertone, Ebner
ABSENT: None

It was moved by Councilmember McHenry, seconded by Councilmember Ebner, to direct staff to examine appropriate zoning for the subject area that will increase the minimum lot size to

approximately 10,000 SF subject to evaluating the impact on the existing parcels and future subdivision. The motion carried unanimously.

c. Request by Diversified Paratransit, Inc. for the following rate increase in taxicab service in the City of San Dimas:

That the meter rate be changed from 20 cents each additional 1/8 mile, 20 cents each 36 seconds waiting time or traffic delay, no charge for additional passengers, to 20 cents each additional 1/9 mile, 24 cents each 36 seconds waiting time or traffic delay, no charge for additional passengers.

Assistant City Manager Duran presented the staff report dated February 9, 1999 regarding the subject taxicab rate increase.

Mayor Morris opened the public hearing and asked if anyone wished to speak in favor of the proposed rate increase.

Brian Hunt, President of Yellow Cab, explained the reasons for the requested rate increase stating it will provide incentive to the drivers for better service to San Dimas residents.

There being no one else wishing to speak, the public hearing was closed.

Mayor Pro Tem Bertone stated he opposes the increase because Yellow Cab holds a monopoly on taxicab service in the City.

Mr. Hunt stated the proposed increase would provide a higher rate for the drivers. He stated competition in the taxicab business does not affect rate increases.

It was moved by Mayor Pro Tem Bertone to deny the requested rate increase. The motion failed for lack of a second.

In response to Councilmember Templeman, Mr. Hunt stated surrounding cities have granted the requested rate increase. He stated Yellow Cab has not had an increase in fares since 1990. He explained the costs and reasons for the requested rate increase.

It was moved by Councilmember McHenry, seconded by Councilmember Templeman, to approve the requested rate increase in taxicab service in the City of San Dimas. The motion carried by the following vote:

AYES: Councilmembers Ebiner, McHenry, Templeman, Morris
NOES: Mayor Pro Tem Bertone
ABSENT: None

Mayor Morris called a recess at 10:15 p.m. The meeting reconvened at 10:20 p.m. with all members of Council present.

5. MEETING OF SAN DIMAS REDEVELOPMENT AGENCY

RESOLUTION 99-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING TENTATIVE PARCEL MAP NO. 98-2 (21428) A REQUEST BY TERRY DIPPLE TO SPLIT ONE 21,392 SQUARE FOOT PARCEL INTO TWO PARCELS OF 10,696 SQUARE FEET EACH ON THE PROPERTY LOCATED AT 330 EAST MOORE LANE

WHEREAS, an application for a parcel has been duly filed by:

Terry Dipple
229 W. Bonita Avenue
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:

Create two 10,696 square foot lots from one 21,392 square foot lot.

WHEREAS, the property to be subdivided is described as follows:

330 East Moore Lane

WHEREAS, the parcel map was submitted to appropriate agencies as required under Section 17.12.030 of the San Dimas Municipal Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by Planning Commission on January 20, 1999 at the hour of 7:30 p.m., with all testimony received being made a part of the public record;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by City Council on February 9, 1999 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 Councilmembers at the hearing, the City Council now finds as follows:

- A. Access to the subject site is dependent upon the use of Moore Lane, a marginally-improved street in private ownership.
- B. Moore Lane is only paved on the south side of the street from that portion 150 feet east of Walnut Avenue to the subject property. Paving is approximately 15 feet in width. The remainder of the street is slag and gravel. The slag and gravel portions contain potholes which may be hazardous to vehicles or pedestrians. Slag and gravel further generate dirt and dust in the immediate vicinity.
- C. Moore Lane does not have curb and gutter along the north side of the street. The lack of curb and gutter exacerbates problems of water pooling in the street and possibly flooding during heavy rains.
- D. Moore Lane's improvement status is comparable to a private driveway, not a street. Eight residences currently utilize Moore Lane for access. It is not appropriate to increase the number of residences relying on the use of Moore Lane until Moore Lane is improved to a street standard.
- E. Moore Lane currently has a two-inch water main. The existing two-inch main is inadequate to support a new fire hydrant at the easterly end of Moore Lane, as recommended by the Los Angeles County Fire Department for fire protection service.
- F. The subject property is not physically suited for the proposed type or density of development due to access and drainage difficulties. Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner.
- G. The proposed parcel map is not consistent with the General Plan. Policy 1.1.2 of the Circulation Element states "the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access." Moore Lane is not of adequate capacity and design standards at this time to provide reasonable access.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council **DENIES** Tentative Parcel Map No. 98-2 (21428). A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF February, 1999.



Curt Morris, Mayor of the City of San Dimas



Pamela Jackson, City Clerk

I, PAMELA JACKSON, CITY CLERK of the City of San Dimas, do hereby certify that Resolution 99-11 was passed at the regular meeting of the City Council held on February 9, 1999 by the following vote:

AYES: Councilmembers McHenry, Templeman, Morris
NOES: Councilmembers Bertone, Ebiner
ABSENT: None
ABSTAIN: None



CITY CLERK

MEMORANDUM

DATE: February 9, 1999

TO: Mayor and City Council

FROM: Don Pruyn, City Manager *D.P.*

INITIATED BY: Planning Department

SUBJECT: Tentative Parcel Map 98-2 (21428)
Split 21,392 Square Foot Lot into Two 10,696 S.F. Lots
330 E. Moore Lane

The applicant, Terry Dipple, is proposing to split one 21,392 S.F. lot into two lots of 10,696 S.F. each. The property is located at 330 E. Moore Lane. There is currently one single family house on the property and it is located on the west portion of the property.

The proposed lot split would create one new lot that would be vacant and could accommodate one single family house. The parcel map also would reduce the size of the lot on which the existing house is located to 10,696 square feet.

The property is zoned SF-7,500 which would permit lots to be as small as 7,500 square feet.

The attached Planning Commission Staff Report (Exhibit A) addresses the history of proposed parcel maps on this property and the Staff analysis of the request.

The Planning Commission heard this application at its January 20, 1999 meeting and recommended approval. A copy of the Planning Commission minutes is attached as Exhibit B. Based on this recommendation, Staff has prepared a Resolution of approval (Exhibit C).

Based on the past direction of the City Council, Staff has no recommendation on this project.

Attachments: Exhibit A - Planning Commission Staff Report (1-20-99)
Exhibit B - Planning Commission Minutes (1-20-99)
Exhibit C - Resolution 99-11

PUBLIC HEARINGS

~~CONDITIONAL USE PERMIT 90-3~~

~~Principal Planner Hensley updated the Commission on the status of the replacement of the air handling units on the 24-Hour Fitness tenant space. He reported that the City's Acoustical Engineer had tested the new units and had found a significant reduction in the level of the nuisance noise of the units. The units will be re-tested in 3, 6 and 12 months.~~

~~Staff recommended that the revocation / modification of Conditional Use Permit 90-3 be dismissed.~~

~~The Commission discussed the noise impacts and the proposed future testing. Commissioner Badar moved, seconded by Vice-Chairman Davis to dismiss the revocation / modification of Conditional Use Permit 90-3. Motion carried 3-0-0.~~

PARCEL MAP 98-2

Principal Planner Hensley outlined the request to subdivide a 21,392 square foot lot into two 10,696 square foot lots.

He addressed the history of this site. This same lot division has been proposed twice before—both times it was denied by the City Council.

Vice-Chairman Davis opened the public hearing and asked the applicant to come forward.

Terry Dipple
229 W. Bonita Avenue, Suite 2C

Mr. Dipple stated that he was the applicant and explained his proposal. He showed photos of the surrounding area and stated that he felt his request was similar to houses on Dakota Court.

He said that, like the residents, he opposes the extension of Moore Lane to Basillio Avenue. He pointed out that the street has been improved and curb and gutter has been added since this lot division first appeared before the City Council.

He said that a second unit could be added to this property, based on City Code, but that this would be worse than a new house because a second unit is limited to 1,200 square feet.

He stated that he had contacted some neighbors and they had expressed opposition. He said that he felt a new house would be a positive addition and that he is in escrow to buy the property and is not representing the current owner.

Fred Diaz
233 W. Bonita Avenue

Mr. Diaz stated that he supports this request as he has in the past when it was presented.

Carol Barnick
320 E. Moore Lane

She stated there is a lot of traffic on the street, over 20 cars per day. It is basically a one-way street because it is very narrow. She feels the street has a rural feeling and she likes it that way. Her husband couldn't attend but also opposes the project.

Terry Dipple
229 W. Bonita Avenue, Suite 2C

Mr. Dipple stated that he understands there will be an additional 8 – 10 vehicle trips per day on the street. He intends to be sensitive to the historic and rural feeling of the property.

Mr. Dipple also pointed out that the residents haven't yet filed a zone change application.

Terry Glasbremmer
343 E. Moore Lane

He opposes the project.

Vice-Chairman Davis closed the public hearing.

Vice-Chairman Davis said that he believes the property is zoned SF-7,500 and is in accordance with the General Plan. He sees no grounds for denial.

Commissioner Bills agreed with Vice-Chairman Davis' comments.

Commissioner Badar stated that he still feels that the subdivision is appropriate, just as he did in 1995.

Vice-Chairman Davis moved, seconded by Commissioner Badar to recommend approval of Parcel Map 98-2. Motion carried 3.0.0.

**CONDITIONAL USE PERMIT 98-8
PRECISE PLAN 98-4**

PARCEL MAP 98-1

Associate Planner Anderson stated that due to an oversight in the Public Hearing Notification process items 4 and 5, Conditional Use Permit 98-8, Precise Plan 98-4 and Parcel Map 98-1, respectively, needed to be continued until the February 3, 1999 meeting.

Vice-Chairman Davis moved, seconded by Commissioner Bills to continue Conditional Use Permit 98-8, Precise Plan 98-4 and Parcel Map 98-1 to the Planning Commission Meeting of February 3, 1999. Motion carried 3.0.0.

MUNICIPAL CODE TEXT AMENDMENT 98-2

Principal Planner Hensley reviewed the wording added to the Draft Sign Ordinance regarding signs for Religious and Educational institutions. The wording was added as directed by the Planning Commission at the December 2, 1998. This would allow the Catholic Church the number of signs they had requested.

Principal Planner Hensley also pointed out a letter from LA Church of Christ requesting an off-site sign for the old Pacific Coast Bible College.

Vice-Chairman Davis opened the public hearing.

Michael Wooten
LA Church of Christ Representative
1100 S. Valley Center Drive

He explained the need for the property to have an off-site sign. He said the Bible College is not easily located without a sign at the end of Valley Center Drive.

He also said that 12 square feet seemed a little small.

The Commission discussed the wording in Section Page 7 of the Draft Sign Ordinance.

RESOLUTION 99-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN
DIMAS APPROVING TENTATIVE PARCEL MAP NO. 98-2 (21428)
A REQUEST BY TERRY DIPPLE TO SPLIT ONE 21,392
SQUARE FOOT PARCEL INTO TWO PARCELS OF 10,696
SQUARE FEET EACH ON THE PROPERTY LOCATED AT 330
EAST MOORE LANE**

WHEREAS, an application for a parcel has been duly filed by:

Terry Dipple
229 W. Bonita Avenue
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:

Create two 10,696 square foot lots from one 21,392 square foot lot.

WHEREAS, the property to be subdivided is described as follows:

330 East Moore Lane

WHEREAS, the parcel map was submitted to appropriate agencies as required under Section 17.12.030 of the San Dimas Municipal Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by Planning Commission on January 20, 1999 at the hour of 7:30 p.m., with all testimony received being made a part of the public record;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by City Council on February 9, 1999 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 Councilmembers at the hearing, and subject to the conditions attached as "Exhibit A", the City Council now finds as follows:

- A. That the proposed parcel map is consistent with the General Plan and the applicable Land Use Zone.

The proposed parcel map meets all requirements of the SF-7,500 zoning district and meets the requirements of the general plan that designates the property as Single Family Low density (3.1-6 du. /ac.).

- B. That the design or improvement of the proposed subdivision is consistent with the General Plan and the applicable Land Use Zone

The proposed lots meet the standards for SF-7,500 lots set forth in Chapter 18.24 of the S.D.M.C.

- C. That the site is physically suitable for the type of development proposed.

The site is adequate shape and size to accommodate an additional lot. The creating of the new lot will allow the existing house to remain in compliance with the SF-7,500 zone.

- D. That the site is physically suitable for the proposed density of the development.

The proposed residential lots are 10,696 square feet in size which are not the smallest lots currently present on Moore Lane. The proposed lots are approximately 40% larger than the minimum allowed in the zone and meet the lot width requirements.

- E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat.

There will be no negative impacts created by the proposed subdivision. The increase in traffic will be minimal and will not significantly impact the balance of the street.

- F. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems.

The project is served by adequate utilities.

- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision

The project site includes a portion of Moore Lane, a private street. A reciprocal access easement exists along Moore Lane to provide access to

the subject site, as well as other lots on the street. Conditions state that Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to dedicate all required street right-of-way. Future right-of-way shall be 50 feet, future street width 34 feet.

- H. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board. Conditions are imposed to protect the public health, safety and general welfare and to implement the intent and purpose of the General Plan.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council **APPROVES** Tentative Parcel Map No. 98-2 (21428) subject to compliance with the conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED AND ADOPTED THIS 9th DAY OF February, 1999.

Curt Morris, Mayor of the City of San Dimas

Pamela Jackson, City Clerk

I, PAMELA JACKSON, CITY CLERK of the City of San Dimas, do hereby certify that Resolution 99-11 was passed at the regular meeting of the City Council held on February 9, 1999 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

EXHIBIT A
CONDITIONS OF APPROVAL
TENTATIVE PARCEL MAP 98-2

GENERAL

1. The developer shall comply with all provisions of the SF-7,500 zone.
2. Tentative Parcel Map 94-1 shall become null and void if the final map is not recorded within 24 months of City Council Approval. The application may be extended pursuant to Title 17 of the San Dimas Municipal Code and the State Subdivision Map Act.
3. The applicant shall sign an Acceptance of Conditions Affidavit that shall be kept on file in the Community Development Department prior to the recordation of the parcel map.

PUBLIC WORKS

4. The developer shall install all utilities underground.
5. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
6. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
7. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
8. Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
9. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

PARKS AND RECREATION

10. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
11. The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

FIRE DEPARTMENT

12. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
13. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow for a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
14. The fire hydrant shall measure 6"lx4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour fire wall.
15. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
16. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
17. Fire Department access shall be extended to within 150 feet distance of any portion of structures to be built.
18. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use.



Planning Commission Staff Report

DATE: January 20, 1999

TO: Planning Commission

FROM: Planning Department

SUBJECT: Tentative Parcel Map 98-2 (21428)
Split 21,392 Square Foot Lot into Two 10,696 Square Foot Lots
330 E. Moore Lane

BACKGROUND

The applicant, Terry Dipple, is proposing to split one 21,392 S.F. lot into two lots of 10,696 S.F. each. The property is located at 330 E. Moore Lane. There is currently one single family house on the property and it is located on the west portion of the property.

The proposed lot split would create one new lot that would be vacant and could accommodate one single family house. The parcel map also would reduce the size of the lot on which the existing house is located to 10,696 square feet.

The property is zoned SF-7,500 which would permit lots to be as small as 7,500 square feet.

This property has a long history of proposed subdivision.

1989 – The property owner submitted a parcel map to subdivide the property into two lots. The Planning Commission unanimously recommended approval of that request. The City Council denied the application. At the City Council meeting, neighborhood residents expressed an interest in re-zoning the properties in the area to a lower density. With Council direction, Staff held a neighborhood meeting to discuss the possibility of a zone change. When the meeting was held, the majority of residents in attendance favored a re-zoning to SF-15,000. The residents never filed an application to change the zoning.

1995 – The property owner submitted another parcel map that proposed a two lot subdivision. The Planning Commission approved the parcel map on a 3.1.0 vote. The City Council denied the map on a 4.0.0 vote.

ANALYSIS

The proposed subdivision meets all standards set forth in the SF-7,500 zone. The proposed 10,696 S.F. lots are smaller than most of the lots on the street, but would not be the smallest lots on the street.

Moore Lane Parcels	
APN	Lot Size in S.F.
8390-009-005	11,700
8390-009-052	10,257
8390-009-053	10,257
8390-009-055	14,220
8390-009-XX	10,696
8390-009-XX	10,696
8390-009-009	19,166
8390-009-010	15,682
8390-009-011	15,682
8390-009-031	15,682
8390-009-030	34,848

← Properties after split

In the 1989 application, the City Council denied the application because of a concern about the condition of the street. At that time, the street was gravel and much of the street had no curb and gutter and the Council was concerned that Moore Lane could not accommodate the increased traffic generated by the new development.

By 1995, there had been some additional pavement on the street and some additional curb and gutter constructed; however, the entire street had not been improved. In 1995, the Council denied the application because of infrastructure issues and problems and a loss of a rural flavor on the street. The City Council urged the property owners to initiate a zone change for the street.

Since 1995, there has been no application the change the zoning designation on the street.

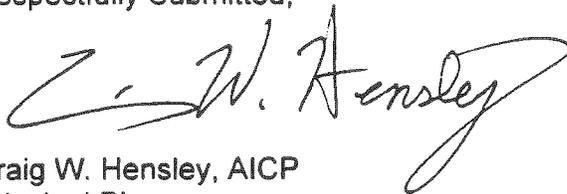
CONCLUSIONS

The proposed parcel map clearly meets and exceeds the SF-7,500 zoning standards. However, the City Council has set a clear policy direction for development of the area.

RECOMMENDATION

Based on the past direction of the City Council, Staff has no recommendation on this project and would defer to the opinion of the Planning Commission in providing a recommendation to the City Council.

Respectfully Submitted,



Craig W. Hensley, AICP
Principal Planner

Attachments:	Appendix A -	General Information
	Exhibit A -	Parcel Map 98-2 (21428)
	Exhibit B -	1989 P.C. Information Minutes 9-20-89 Resolution PC-927
	Exhibit C -	1989 C.C. Information Minutes 10-10-89 Resolution 89-82
	Exhibit D -	1995 P.C. Information Minutes 4-5-95 Resolution PC-1111
	Exhibit E -	1995 C.C. Information Minutes 4-25-95 Resolution 95-33

APPENDIX A

GENERAL INFORMATION

Applicant: Terry Dipple
229 W. Bonita Avenue
San Dimas, CA 91773

Owner: M. Zafar Ali
315 N. San Dimas Cyn. Rd.
San Dimas, CA 91773

Location: 330 Moore Place

General Plan: Residential Low

**Surrounding
Land Use and Zoning** North: Single Family House; SF-7,500
South: Single Family House; SF-9,000
East: Single Family House; SF-7,500
West: Single Family House; SF-7,500

Legal Notice: A legal notice was published in the Daily Bulletin;
posted at City Hall, the library, post office and Via
Verde Shopping Center; and was mailed to property
owners within 300 feet of the project on December 14,
1998.

Environmental: The Environmental Review Committee reviewed the
project and recommended a Negative Declaration.

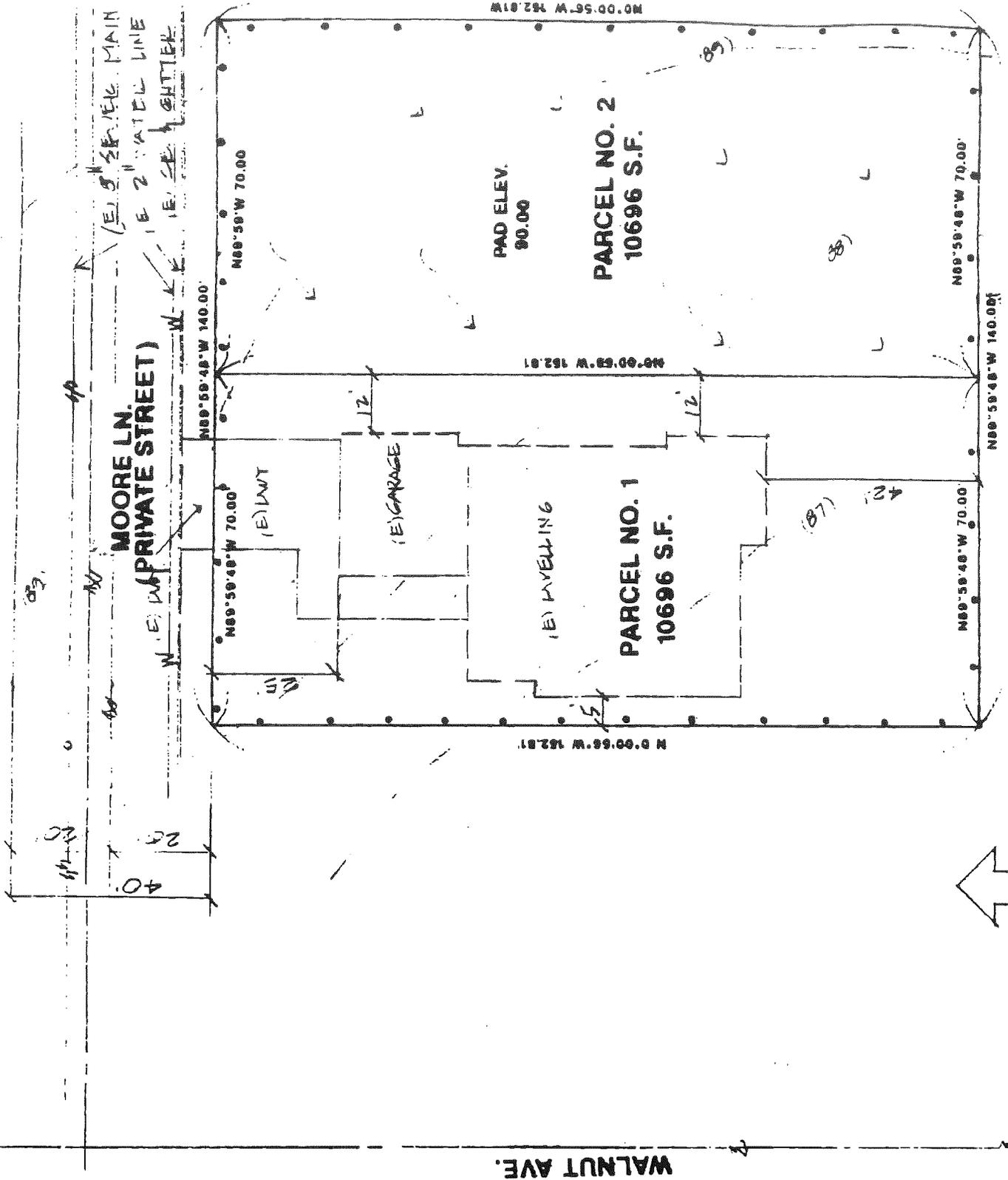


EXHIBIT A

to Allen Avenue), street, signal and storm drain improvement, to Mobassaly Engineering for a total contract price of \$376,739.33.

F. Approving Lot Line Adjustments 94-10 through 94-23: A request to shift 12 side property lines and 2 rear property lines of Lots 5-17 and 39-50 of Tract 49179 (Paseo Ambar and Calle Moreno).
Applicant: Boulevard Development.

The motion carried unanimously.

2B(1)ORDINANCE NO. 1022 - RANCHO SAN DIMAS PLAN AMENDMENT

After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Ebner, to waive further reading and adopt Ordinance No. 1022, An Ordinance of the City Council of the City of San Dimas Approving and Adopting the Amended Redevelopment Plan for the Rancho San Dimas Redevelopment Project, Amendment No. 1 as the Official Redevelopment Plan for Said Project. The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris, Dipple
NOES: None
ABSENT: None
ABSTAIN: Mayor Pro Tem McHenry

E. Approving Reimbursement and Loan Agreement for the Rancho San Dimas Redevelopment Project Area.

In response to Councilmember Ebner, City Manager Pruyn stated the subject agreement establishes an agreement between the City and Agency whereby the City would be eligible to loan funds to the Agency; establishes debt and allows the Agency then to receive tax increment from the Rancho San Dimas project. He stated the total amount is approximately \$450,000 and would come from the General Fund.

It was moved by Councilmember Ebner, seconded by Councilmember Bertone, to approve the Reimbursement and Loan Agreement for the Rancho San Dimas Redevelopment Project Area as recommended by the City Manager. The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris, Dipple
NOES: None
ABSENT: None
ABSTAIN: Mayor Pro Tem McHenry

3. PUBLIC HEARINGS

A. Parcel Map 94-1: A request to subdivide a 1/2 acre parcel located at 330 E. Moore Lane into two lots. Applicant: Fred Diaz, 233 W. Bonita Avenue, RESOLUTION NO. 95-32.

Planning Associate Van Buren presented the staff report dated April 25, 1995 regarding the subject hearing. In response to Councilmember Morris, she stated the only changes since the last Council hearing regarding the subject property are paving of the road and curb and gutter. She stated that in 1989 there were four property owners in favor and one against rezoning the property; 50% of the property owners supported the change; the others were against or unknown.

In response to Councilmember Ebner, Mr. Stevens stated there are mixes in parcel sizes in the Moore Place neighborhood and rezoning to require 10,000 sq. ft. lots, for example, would create one nonconforming lot but still allow the proposed subdivision. He stated there is no question that changes to the area from 1989 to the present are relatively minimal.

In response to Councilmember Ebner, Ms. Van Buren stated the Moore Place road meets the minimum all weather improvements for the Fire Department and requiring a fire hydrant is appropriate since this is a subdivision.

Mayor Dipple opened the public hearing and asked if anyone wished to speak in favor of the subject development:

1. Steve Abrahamson, 519 S. Walnut, representing the applicant, Fred Diaz, and Mr. Ali, owner of the property, stated the Planning Commission has recommended approval of the parcel map and asked for Council approval. He stated the applicant is aware there are improvements required and they are willing make those improvements.

The following persons spoke in opposition to the proposed subdivision commenting on the potential negative impacts to the Moore Place neighborhood:

1. Terry Glasbrenner, 343 Moore Place.
2. Beverly Hill, 342 Moore Place
3. John Barnick, 320 Moore Place
4. Kenneth Hill, 342 Moore Place
5. Carol Moore, 320 Moore Place

In rebuttal, Mr. Abrahamson commented on the concerns expressed by residents and stated the project meets the criteria established for a lot split.

There being no one else wishing to speak, the public hearing was closed.

Councilmember Morris urged residents of Moore Place to work with City staff to change the zoning of their neighborhood if they want to protect the area from future development. He stated he opposes the proposed parcel map because of a substandard street.

Councilmember Bertone stated the property owner must have been aware when the property was purchased that the subdivision of the property was not an automatic right. He stated he understands the residents wanting to maintain the rural flavor of their neighborhood and he would oppose the development for that reason.

Mayor Dipple stated he would oppose the development because of the infrastructure issues and problems. Mayor Pro Tem McHenry encouraged residents to discuss with staff changing the zoning of the area if they want to protect their lifestyle. Councilmember Ebner stated he agrees with comments by other Councilmembers because of the inadequacy of the street and associated problems. He suggested the City take the initiative to review a possible zone change for the subject area.

It was moved by Mayor Pro Tem McHenry, seconded by Councilmember Morris, to deny Parcel Map 94-1 and direct staff prepare a Resolution with the appropriate findings for the May 9, 1995 City Council meeting. The motion carried unanimously.

Councilmember Morris suggested the Council consider a moratorium on any development in this area until a street is constructed.

In response to Councilmember Ebner, Mayor Dipple suggested that the neighborhood submit to staff a unified proposal for the zoning of their area prior to any action by the City to rezone the area.

In response to Councilmember Bertone, City Attorney Brown stated a lot split cannot be approved by the City if there are inconsistencies with the General Plan and the findings in the Subdivision Map Act. He stated one of those findings is incompatibility with the neighborhood.

- B. Tentative Tract Map 51979: A request to develop 18 single family homes on a 4.6 acre parcel located at 1310 Cienega Avenue.
Applicant: Devere Anderson Development Corp., 15760 Ventura Blvd., #1727, Encino, CA RESOLUTION NO. 95-31.

Senior Planner Hensley presented the staff report dated April 25, 1995 regarding the subject tract map. He submitted for the record a letter dated April 21, 1995 from Peter M. Schiff, Assistant Superintendent, Business Services, Bonita Unified School District, requesting, "that the approval process for Tract Map 51979 and all future projects provide for the full mitigation of the impact on the school district. Absent provisions to fully mitigate the impact of on-going development, educational opportunities for all students in the Bonita Unified School District will be compromised."

In response to questions from Councilmember Bertone, Mr. Hensley stated the oak tree mitigation would require a plan be submitted to the DPRB. He stated because of the significant number of trees being removed and the fact that it would be difficult to locate all of the trees on site at a 2 to 1 ratio, it was concluded that mitigation needed to be done on a technical basis with DPRB review.

In response to Councilmember Bertone, Mr. Hensley stated that alternative plans with less density that would preserve more of the trees had not been discussed. He stated, however, that the houses were located on lots in a way that saved as many trees as possible. He stated that of the 22 trees to be removed, 6-8 are located within the street area.

In response to Councilmember Ebner, Mr. Stevens stated the City's tree ordinance is intended to allow consideration for preservation of desirable and significant trees and encourage creative techniques in land planning to achieve that goal. He stated that if the Council's conclusion is that the proposed plan is not sufficiently creative or that greater effort should be made for tree preservation, the ordinance provides the capability to deny the plan.

Councilmember Ebner suggested a more creative plan that could save more oak trees might be to increase the lot width to the minimum standard of 70 feet; if this resulted in some of the lots being too big, possibly the street could be relocated to reduce the size of those lots. He also stated possibly if there are oak trees outside of the right of way where lots 1 and 18 are located, possibly that area could be wider and reduce the number of lots.

In response to Councilmember Morris regarding required findings of the Planning Commission to approve a reduced lot width, Mr. Hensley stated the Planning Commission decision was based on the significantly larger lot size

RESOLUTION NO. 95-33

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SAN DIMAS DENYING
PARCEL MAP 94-1
(330 E. Moore Lane)

WHEREAS, an application for a parcel map was duly filed
by:

Fred Diaz
233 W. Bonita Avenue
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:
Subdivide a 21,392 square foot parcel into two 10,696 square
foot parcels.

WHEREAS, the property to be subdivided is described as fol-
lows:

330 E. Moore Lane

WHEREAS, the parcel map was submitted to appropriate
agencies as required under Section 17.12.030 of the Municipal
Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on
the project, which public hearing was held before the City Coun-
cil on the 25th day of April, 1995, at the hour of 7:30 p.m.,
with all testimony received being made a part of the public
record;

WHEREAS, the City Council has received the report and
recommendation of such agencies as have submitted same including
the written report and recommendations of staff.

WHEREAS, all requirements of the California Environmen-
tal Quality Act and the City's EIR Guidelines have been met
for the consideration of whether the project will have a signifi-
cant effect on the environment;

NOW THEREFORE, in consideration of the evidence re-
ceived at the hearing, and for the reasons discussed by the City
Council at said hearing, the City Council now finds as follows:

- A. Access to the subject site is dependent upon the use of
Moore Lane, a marginally-improved street in private owner-
ship.
- B. Moore Lane is only paved on the south side of the street
from that portion 150 east of Walnut Avenue to the subject
property. Paving is approximately 15 feet in width. The
remainder of the street is slag and gravel. The slag
and gravel portions contain potholes which may be hazardous

to vehicles or pedestrians. Slag and gravel further generate dirt and dust in the immediate vicinity.

- C. Moore Lane does not have curb and gutter along the north side of the street. The lack of curb and gutter exacerbates problems of water pooling in the street and possibly flooding during heavy rains.
- D. Moore Lane's improvement status is comparable to a private-driveway, not a street. Eight residences currently utilize Moore Lane for access. It is not appropriate to increase the number of residences relying on the use of Moore Lane until Moore Lane is improved to a street standard.
- E. Moore Lane currently has a two-inch water main. The existing two-inch main is inadequate to support a new fire hydrant at the easterly end of Moore Lane, as recommended by the Los Angeles County Fire Department for fire protection service.
- F. The subject property is not physically suited for the proposed type or density of development due to access and drainage difficulties. Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner.
- G. The proposed parcel map is not consistent with the General Plan. Policy 1.1.2 of the Circulation Element states "the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access." Moore Lane is not of adequate capacity and design standards at this time to provide reasonable access.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council DENIES Parcel Map 94-1. A copy of this resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED THIS 9th day of May 1995.



Terry Dipple
Mayor of the City of San Dimas

ATTEST:



Pamela Jackson
City Clerk

I HEREBY CERTIFY that the foregoing Resolution 95-32 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of April 25, 1995 by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris, Dipple
NOES: None
ABSENT: Mayor Pro. Tem McHenry
ABSTAIN: None


CITY CLERK



MEMORANDUM

DATE: April 25, 1995
TO: Mayor and City Council
FROM: Don Pruyn, City Manager *O.P.*
INITIATED BY: Community Development Department
SUBJECT: Parcel Map 94-1: A Request to subdivide a one-half acre parcel at 330 E. Moore Lane into two parcels. Applicant: Fred Diaz

SUMMARY

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots. The site is accessed by Moore Lane, a semi-improved private road. Staff recommends approval subject to conditions.

BACKGROUND

In 1989, the property owner submitted a similar parcel map application. The Planning Commission unanimously recommended approval of the parcel map. The City Council denied the application due to lack of improvements along Moore Lane, a private road. (Exhibit C)

At that time, Moore Lane was a dirt and gravel road with a small patch of asphalt paving in front of two parcels on the south side of the street, and had curb and gutter on only one-third of the south side of the street. The Council was concerned that Moore Lane lacked a sufficiently paved width to handle the traffic and lacked continuous curb and gutter to convey the drainage in an acceptable manner.

Residents in attendance at the Council hearing further expressed a desire to change the zoning of the area to a lower density. Upon denying the parcel map, the Council directed Staff to arrange a neighborhood meeting regarding a possible change in zoning.

Staff met with Moore Lane residents on November 6, 1989. The majority of the residents were in favor of rezoning the area from SF-7,500 to SF-10,000 or SF-15,000. A zone change to SF-10,000 would create one nonconforming lot. The residents were concerned that this zone change may not prevent the applicant from subdividing his property. It appeared that the SF-15,000 Zone was the preferred zone, although a greater number of lots would become nonconforming. A zone change application was never filed.

ANALYSIS

At the present time, the south side of Moore Lane has continuous curb and gutter from the subject property to Walnut Avenue. The south side also has paving from the subject property to 150 feet east of Walnut Avenue. The north side of the street has been treated with slag and gravel. The road serves 10 lots, of which 8 are developed with single family residences and 2 are used as a citrus orchard. The Public Works Department and Fire Department have reviewed the improvement and capacity status of Moore Lane and have determined Moore Lane is adequately improved to service the 10 lots which currently utilize Moore Lane as well as the 11th lot which would be created by this project.

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots, each with 70 foot lot widths. The proposed lots are 40 percent larger than what is required in the SF-7,500 Zone and comply with lot width requirements. The proposed density is consistent with the zoning and the General Plan.

PLANNING COMMISSION REVIEW

On April 5, 1995, the Planning Commission held a public hearing on the matter. Three property owners on Moore Lane spoke in opposition to the proposed parcel map, citing concerns regarding traffic along Moore Lane, substandard street improvements, and costs for maintaining a private street. Although not part of the proposal, residents were also concerned that the Arturo Street stub may be used to make Moore Lane a through street.

The Planning Commission discussed the improvement status of Moore Lane and the density of the area. The Commission felt Moore Lane was adequately improved and that the proposed 10,000 square foot lots were an appropriate size for the area. The Commission recommends approval of Parcel Map 94-1 and negative declaration to the City Council. (Motion passed 3.1.0). The Commission further recommends that the City Council consider vacating the Arturo Street stub.

FINDINGS

- A. The proposed parcel map is consistent with the General Plan and the SF-7,500 Zone. The proposed parcel map is consistent with the General Plan Land Use Map, which designates the subject area as Single Family Low Density, 3.1 to 6 units per acre. The proposed parcel map contains 4 units per acre. The proposed subdivision meets or exceeds development standards set forth in Chapter 18.24 (SF Zone) of the Zoning Code regarding lot size and lot width.
- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the SF Zone. The proposed design allows for retention of the existing single family residence on Lot 1 and development of a new single family residence on Lot 2. Both lots have direct access onto Moore Lane.
- C. The site is physically suitable for the type of development proposed. The Public Works Department and Fire Department have determined Moore Lane is adequate to serve the 10 parcels which currently utilize the private road as well as the 11th parcel which would be created by this project.
- D. The site is physically suitable for the proposed density of the project. The proposed residential lots are 10,696 square feet in size. The proposed lots are 40 percent larger than required in the SF-7,500 Zone. The proposed lots are of sufficient size and appropriate configuration to provide for retention of the existing residence on Lot 1 and future construction of a residence on Lot 2.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat. The proposed project site is located within an urbanized area of the City and would not impact or displace wildlife or their habitat.

RECOMMENDATION

Based upon the above Findings, Staff recommends approval of Parcel Map 94-1 and Negative Declaration subject to the conditions set forth in Planning Commission Resolution PC-1111.

Respectfully submitted,



Rebecca Van Buren
Planning Associate

Attachments:

- Exhibit A: Parcel Map 94-1
- Exhibit B: Planning Commission Resolution PC-1111
- Exhibit C: Planning Commission Minutes, April 5, 1995
- Exhibit D: Environmental Documentation

In addition, the following historical information is included:

- Exhibit E: Resolution 89-92 (Denial of Parcel Map 89-7)
- Exhibit F: City Council Minutes of October 10, 1989

EXHIBIT C

PARCEL MAP 94-1

Planning Associate Rebecca Van Buren stated that this was a request to subdivide a 21,392 square foot parcel into two lots. This project was located at 330 Moore Lane. She then outlined the Staff report stating that this parcel map was before the Commission in 1989 and was approved at that time by the Commission. Subsequent to that the City Council denied the project based on the lack of sufficiently paved street width to handle increased traffic. She stated that Public Works Department has determined the road is adequately improved to accommodate 10 lots plus the one created by this project. In conclusion, Staff recommended approval subject to conditions.

Vice-Chairman Harshman opened the public hearing and asked to applicant to come forward.

Fred Diaz
233 W. Bonita
San Dimas

Mr. Diaz stated that they are in favor of all the conditions.

Vice-Chairman Harshman asked those wishing to speak in favor to come forward. There being none he asked for those in opposition to speak.

Terry Glasbrenner
333 Moore Lane
San Dimas

Mr. Glasbrenner stated that he had attended the 1989 meetings regarding this parcel map. He was opposed because the additional lot split would overburden the reciprocal easement of the private road. He did not want Moore Lane to connect to Arturo Street. He felt it would become a thoroughfare. He stated that the road is substandard and already a safety issue.

City Engineer Basile stated that there is a stub street, Arturo Road, to the east of Moore Lane. He stated that it was not the City's intent to connect the two streets. He suggested that street vacation of the stub road would eliminate concern of the two streets ever connecting.

Kimberly Sites
306 E. Moore Lane
San Dimas

Ms. Sites stated that she has lived on the corner of Walnut and Moore Lane for 20 years. She stated that the street cannot handle more traffic and that street maintenance is a problem.

Carol Moore
320 E. Moore Lane
San Dims

Ms. Moore concurred with Ms. Sites. She stated that the street already has enough traffic and is unsafe because it is unpaved.

Vice-Chairman Harshman closed the public hearing.

Discussion occurred regarding private streets; their improvements; and, making Moore Lane a cul de sac.

Commissioner Davis stated that he had a problem with private streets due to maintenance issues. He said that it was not an acceptable living condition to have private streets like this in the City.

Commissioner Vallecorsa stated that he could make the Findings subject to vacation of the street.

Commissioner Vallecorsa moved, seconded by Commissioner Badar, to recommended approval of Parcel Map 94-1 and adoption of the Negative Declaration; subject to conditions and including a recommendation that the City vacate the Arturo stub Street. Motion carried 3.1.0. Commissioner Davis voted no.

TENTATIVE TRACT MAP 51979

Senior Planner Hensley stated that this was a request to develop 18 single family homes on a 4.6 acre parcel. This project was located at 1310 Cienega Avenue. He detailed the Staff report. He stated that there were minor changes to Public Works conditions No. 34 and No. 40. He noted that Fire Department conditions were received after the Staff report was written and would be incorporated in the conditions of approval. Staff recommended approval of tentative Tract Map 51979.

Commissioner Davis asked if there would be a Homeowner's Association. Mr. Hensley stated that none was being required and that the street would be a public street.

Commissioner Davis asked if houses on San Oaks and Kimberly Avenue had 70 foot widths. Mr. Hensley stated that most of those lots are larger than 70 feet.

Vice-Chairman Harshman opened the public hearing and asked the applicant to come forward.

RESOLUTION PC-1111

A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SAN DIMAS RECOMMENDING APPROVAL
OF PARCEL MAP 94-1 (330 E. Moore Lane)

WHEREAS, an application for a parcel map was duly filed
by:

Fred Diaz
233 W. Bonita Avenue
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:

Subdivide a one-half acre parcel into two 10,696
square foot parcels.

WHEREAS, the property to be subdivided is described as fol-
lows:

330 E. Moore Lane

WHEREAS, the parcel map was submitted to appropriate
agencies as required under Section 17.12.030 of the Municipal
Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on
the project, which public hearing was held before the Planning
Commission on the 5th day of April, 1995, at the hour of 7:30
p.m., with all testimony received being made a part of the pub-
lic record;

WHEREAS, the Planning Commission has received the re-
port and recommendation of such agencies as have submitted same
including the written report and recommendations of staff.

WHEREAS, all requirements of the California Environmen-
tal Quality Act and the City's EIR 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 re-
ceived at the hearing, and for the reasons discussed by the
Planning Commission at said hearing, the Planning Commission now
finds as follows:

- A. The proposed parcel map is consistent with the General Plan
and the SF-7,500 Zone. The proposed parcel map is consis-
tent with the General Plan Land Use Map, which designates
the subject area as Single Family Low Density, 3.1 to 6
units per acre. The proposed parcel map contains 4 units
per acre. The proposed subdivision meets or exceeds develop-
ment standards set forth in Chapter 18.24 (SF Zone) of the
Zoning Code regarding lot size and lot width.

- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the SF Zone. The proposed design allows for retention of the existing single family residence on Lot 1 and development of a new single family residence on Lot 2. Both lots have direct access onto Moore Lane.
- C. The site is physically suitable for the type of development proposed. The Public Works Department and Fire Department have determined Moore Lane is adequate to serve the 10 parcels which currently utilize the private road as well as the 11th parcel which would be created by this project.
- D. The site is physically suitable for the proposed density of the project. The proposed residential lots are 10,696 square feet in size. The proposed lots are 40 percent larger than required in the SF-7,500 Zone. The proposed lots are of sufficient size and appropriate configuration to provide for retention of the existing residence on Lot 1 and future construction of a residence on Lot 2.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat. The proposed project site is currently developed with a single family residence and yard area. The conversion of the yard area to a second residential use would not impact or displace wildlife or their habitat.
- F. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems. The project site is adequately served by utilities, including sewer, water, gas and electricity.
- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The project site includes a portion of Moore Lane, a private street. A reciprocal access agreement exists along Moore Lane to provide access to the subject site as well as other sites along Moore Lane. The conditions of approval specify that Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the parcel map be approved subject to compliance with the conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED THIS 12 day of April, 1995.

AYES: DHINGRA, HARSHMAN, BADAR

NOES:

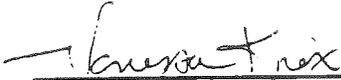
ABSTAIN:

ABSENT: VALLECORSA, DAVIS



Ash Dhingra, Chairman
San Dimas Planning Commission

ATTEST:



Vanessa Knox
Secretary, Planning Commission

EXHIBIT "A"

CONDITIONS OF APPROVAL

PARCEL MAP 94-1 (PM 21428)

PLANNING

1. The developer shall comply with all provisions of the SF-7,500 Zone.

PUBLIC WORKS

1. The developer shall install all utilities underground.
2. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
3. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of the same where not existing, as determined by the City Engineer.
4. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
5. Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
6. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

HUMAN SERVICES AND FACILITIES

1. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

FIRE DEPARTMENT

1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.

2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow from a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall be extended to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

GENERAL

1. Tentative Parcel Map 94-1 shall become null and void if the final map is not recorded within 24 months of City Council Approval. The application may be extended pursuant to Title 17 of the San Dimas Municipal Code and the State Subdivision Map Act.
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.



MEMORANDUM

DATE: April 5, 1995
TO: Planning Commission
FROM: Community Development Department
SUBJECT: Parcel Map 94-1: A Request to subdivide a one-half acre parcel at 330 E. Moore Lane into two parcels. Applicant: Fred Diaz

SUMMARY

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots. The site is accessed by Moore Lane, a semi-improved private road. Staff recommends approval subject to conditions.

BACKGROUND

In 1989, the property owner submitted a similar parcel map application. The Planning Commission unanimously recommended approval of the parcel map. The City Council denied the application due to lack of improvements along Moore Lane, a private road. (Exhibit C)

At that time, Moore Lane was a dirt and gravel road with a small patch of asphalt paving in front of two parcels on the south side of the street, and had curb and gutter on only one-third of the south side of the street. The Council was concerned that Moore Lane lacked a sufficiently paved width to handle the traffic and lacked continuous curb and gutter to convey the drainage in an acceptable manner.

Residents in attendance at the Council hearing further expressed a desire to change the zoning of the area to a lower density. Upon denying the parcel map, the Council directed Staff to arrange a neighborhood meeting regarding a possible change in zoning.

Staff met with Moore Lane residents on November 5, 1989. The majority of the residents were in favor of rezoning the area from SF-7,500 to SF-10,000 or SF-15,000. A zone

100-0590

change to SF-10,000 would create one nonconforming lot. The residents were concerned that this zone change may not prevent the applicant from subdividing his property. It appeared that the SF-15,000 Zone was the preferred zone, although a greater number of lots would become nonconforming. A zone change application was never filed.

ANALYSIS

At the present time, the south side of Moore Lane has continuous paving and continuous curb and gutter from the subject property to Walnut Avenue. The north side of the street has been treated with slag and gravel. The road serves 10 lots, of which 8 are developed with single family residences and 2 are used as a citrus orchard. The Public Works Department and Fire Department have reviewed the improvement and capacity status of Moore Lane and have determined Moore Lane is adequately improved to service the 10 lots which currently utilize Moore Lane as well as the 11th lot which would be created by this project.

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots, each with 70 foot lot widths. The proposed lots are 40 percent larger than what is required in the SF-7,500 Zone and comply with lot width requirements. The proposed density is consistent with the zoning and the General Plan.

FINDINGS

- A. The proposed parcel map is consistent with the General Plan and the SF-7,500 Zone. The proposed parcel map is consistent with the General Plan Land Use Map, which designates the subject area as Single Family Low Density, 3.1 to 6 units per acre. The proposed parcel map contains 4 units per acre. The proposed subdivision meets or exceeds development standards set forth in Chapter 18.24 (SF Zone) of the Zoning Code regarding lot size and lot width.
- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the SF Zone. The proposed design allows for retention of the existing single family residence on lot 1 and development of a new single family residence on Lot 2. Both lots have direct access onto Moore Lane.
- C. The site is physically suitable for the type of development proposed. The Public Works Department and Fire Department have determined Moore Lane is adequate to serve the 10 parcels which currently utilize the

private road as well as the 11th parcel which would be created by this project.

- D. The site is physically suitable for the proposed density of the project. The proposed residential lots are 10,696 square feet in size. The proposed lots are 40 percent larger than required in the SF-7,500 Zone. The proposed lots are of sufficient size and appropriate configuration to provide for retention of the existing residence on Lot 1 and future construction of a residence on Lot 2.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat. The proposed project site is located within an urbanized area of the City and would not impact or displace wildlife or their habitat.

RECOMMENDATION

Based upon the above Findings, Staff recommends approval of the Negative Declaration, including the De Minimis Impact Finding, and Parcel Map 94-1 subject to the conditions set forth in Exhibit A.

Respectfully submitted,



Rebecca Van Buren
Planning Associate

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Parcel Map 94-1
- Exhibit C: Resolution 89-92 (Denial of Parcel Map 89-7)
- Exhibit D: City Council Minutes of October 10, 1989
- Exhibit E: Environmental Documentation

EXHIBIT A

CONDITIONS OF APPROVAL

PARCEL MAP 94-1 (PM 21428)

PLANNING

1. The developer shall comply with all provisions of the SF-7,500 Zone.

PUBLIC WORKS

1. The developer shall install all utilities underground.
2. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
3. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of the same where not existing, as determined by the City Engineer.
4. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
5. Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
6. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

HUMAN SERVICES AND FACILITIES

1. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

FIRE DEPARTMENT

1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow from a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall be extended to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LINES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

GENERAL

1. Tentative Parcel Map 94-1 shall become null and void if the final map is not recorded within 24 months of City Council Approval. The application may be

extended pursuant to Title 17 of the San Dimas
Municipal Code and the State Subdivision Map Act.

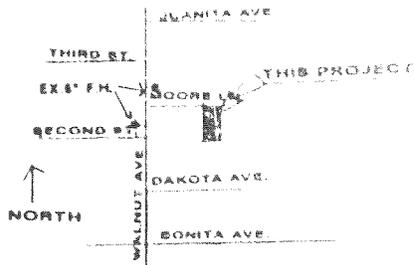
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.

TENTATIVE

PARCEL MAP NO. 21428

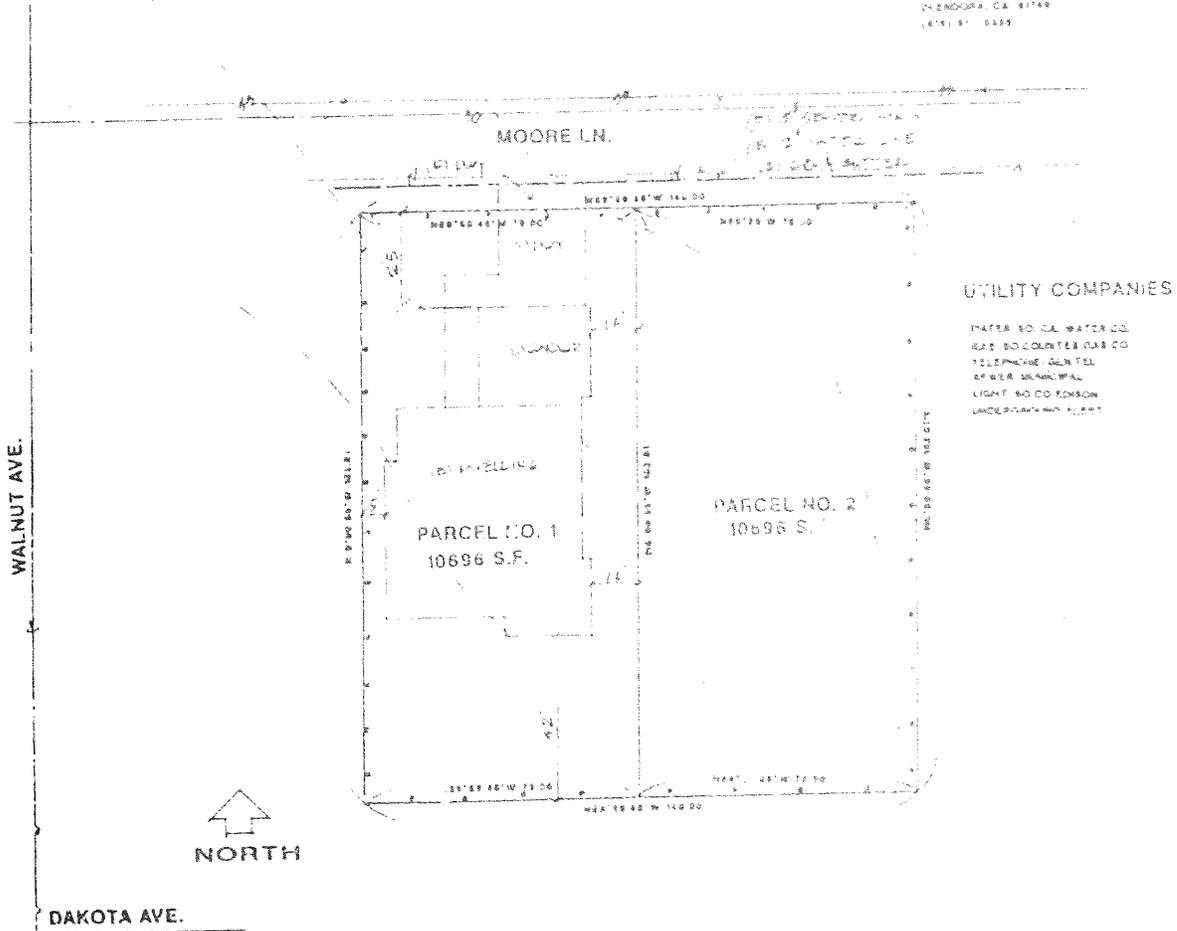
BEING A SUBDIVISION OF THE RANCHO ADD TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE S 178 FT. OF W 120 FT. OF E 240 FT. OF VILLA LOT 24

AUGUST 1994



OWNER
 MR. ZEPHAN ALD
 812 SAN CLEMENTE TAYLOR RD
 SAN JOSE, CA 95128
 (415) 992-1977

SUPPLYER
 MR. LEE FRANKLIN, INC. 1988
 1182 SO. BORDER AVE.
 CHANDLER, CA 94588
 (415) 971-5555



780 / 1994

Councilmember Morris stated approval of a parcel split does not imply approval of any zone change or tract map. He stated he is reluctant to overturn a Planning Commission decision but that parking that is being added to compensate for the east parking lot is coming directly out of landscaped area of which there is none too much on that site; they may not need more than 97 parking spaces but may need more open space and landscaping.

It was moved by Councilmember Morris, seconded by Mayor Pro Tem Tortorelli, to deny Parcel Map 89-11 and grant the appeal of the Planning Commission approval of Conditional Use Permit 89-11, and direct staff to prepare the Resolution with appropriate findings specifically to include open space, adequacy of parking, and setbacks. The motion carried by the following vote:

AYES: Councilmembers Bertone, McHenry, Morris,
Tortorelli
NOES: None
ABSENT: None
ABSTAIN: Mayor Dipple

RECESS

Mayor Pro Tem Tortorelli called a recess at 9:20 p.m. When the meeting reconvened at 9:30 p.m. all members of Council were present.

PARCEL MAP 89-3 SOUTHWEST CORNER OF RENSHAW AND MANCHESTER (THOMAS MILLER) PUBLIC HEARING

Assistant Planning Director Collins presented the staff report dated September 20, 1989 and approval recommendation of the Planning Commission of Parcel Map 89-3, a request to subdivide a 1.97 acre site located at the southwest corner of Renshaw and Manchester into three parcels.

Mayor Dipple opened the public hearing and the applicant, Thomas Miller, stated he was present to answer any questions.

There being no one else wishing to speak, the public hearing was closed.

In response to Councilmember Bertone, Mr. Collins stated the sizes of the parcels range from 20,145 sq. ft. to 38,185 sq. ft. Councilmember McHenry commented on concerns of the DPRB regarding bulk and mass of houses in this area and wanted to make the applicant aware of these concerns. Mr. Collins stated Parcel 2 has DPRB approval for an approximately 4,000 sq. ft. house.

It was moved by Mayor Pro Tem Tortorelli, seconded by Councilmember McHenry, to approve Parcel Map 89-3 as recommended by the Planning Commission at its meeting of September 20, 1989. The motion carried unanimously.

PARCEL MAP 89-7 330 EAST MOORE LANE PUBLIC HEARING

Planning Aide Van Buren presented the staff report dated September 20, 1989 and approval recommendation of the Planning Commission of Parcel Map 89-7, a request to subdivide one 21,393 sq. ft. parcel located at 330 E. Moore Lane into two 10,696 sq. ft. parcels. In response to Mayor Pro Tem Tortorelli, Ms. Van Buren stated the 10,000+ sq. ft. parcels are consistent with other parcels on the street. She stated the zoning is SF 7500.

In response to Councilmember Morris, Public Works Director Basile stated one-third of the street on the south side has curb and gutter and the subject proposal will also require extension of curb and gutter.

Regarding the parcel size, Mr. Stevens stated that generally the lots on the south side are in the same size range as the proposed parcels; on the north side are two larger parcels, but all are zoned SF 7500 and, therefore, capable of division. Discussion followed on lot sizes and street improvement requirements.

Mayor Dipple opened the public hearing and asked for those wishing to speak in favor of the proposal. There being none, he asked for those wishing to speak in opposition and the following persons spoke:

1. Beverly Hill, 342 Moore Lane, stated she objects to the lot split because it is a dead end street and poses traffic problems. She stated the parcel map is not for the betterment of the area.

In response to Councilmember Bertone, Mr. Stevens stated the size of the proposed parcels would not be out of line for the area although there are several larger parcels on Moore Lane.

Mayor Pro Tem Tortorelli asked about overnight parking enforcement on Moore Lane. Mr. Basile stated the City has the authority to enforce overnight parking regulations on private streets and Moore Lane may already be subject to this ordinance.

Councilmember Morris questioned the Council's discretion in approval of the subject parcel map. Mr. Stevens stated to deny the parcel map a finding would be required related to the fact that Moore Lane is not a full width street and would generate excess traffic. City Attorney Brown stated the issue before the Council is a lot split to permit a second house; it is consistent with the General Plan and zoning; does another residence on a private street add an unreasonable burden to traffic on the street? He stated that without cooperation of the neighbors to mitigate this negative impact by widening the street, it may be a premature subdividing of the property.

2. Terry Glassner, 343 Moore Lane, stated he bought his property because of the rural area; he feels the property owners have a right to a private road and would like it to remain private. He stated the lot split would overburden the area and the house being built is not typical of the area. He stated he would support SF 15,000 for the area. In response to Councilmember Morris, he explained the property owners' street access agreement.

Mayor Pro Tem Tortorelli asked if possibly there is a limit on the extent the property owners can burden the street easement. City Attorney Brown stated there may be private legal rights different from City rights. Discussion followed on the possibility of increased lot size requirements for the area. In response to Mayor Pro Tem Tortorelli, Mr. Stevens stated the subject area has not been included in General Plan discussions but a higher minimum lot size could be imposed under the existing General Plan.

3. Bob Peterson, 320 Moore Lane, stated they have been cited for overnight parking only on the asphalt area of the street. He commented on drainage problems on the street. He stated the applicant's house is not similar to others in the area. He stated the dirt road is not wide enough to handle additional traffic.

In rebuttal, the applicant, Zafar Ali, commented on his plans submitted as required by the City. He stated that with the proposed lot split, each lot will be about 40% in excess of the required 7500 square feet. He stated the proposed house would enhance the area and that he is willing to work with the neighborhood.

There being no one else wishing to speak, the public hearing was closed.

Discussion followed on the uniqueness of the area, the lot sizes, and the possibility of changing the zoning standards for the area. Mr. Stevens stated the City could probably justify zoning above SF 7500 based upon the characteristics of the area and parcel sizes. Councilmember McHenry stated that if the road is to be left a marginally improved dirt road with substandard widths, then the City needs to deal with not increasing the density of the area.

It was moved by Councilmember Morris, seconded by Councilmember McHenry, to deny Parcel Map 89-3 on the basis of the fact that the road may be inadequate to handle the kind of density starting to develop there and it is premature. The motion carried unanimously.

Councilmember McHenry requested staff work with the neighborhood regarding a possible change in density. Mr. Stevens stated staff will prepare a letter to the residents explaining their options in pursuing different zoning and encourage their attendance at the October 26 General Plan update community meeting.

**CONDEMNATION OF CERTAIN PROPERTY FOR THE SAN DIMAS CANYON ROAD
STREET WIDENING IMPROVEMENT PROJECT
RESOLUTION NO. 89-74
PUBLIC HEARING**

City Manager Poff stated that as a part of the street improvements, the City plans to make certain improvements along San Dimas Canyon Road which requires the City acquire private rights of way. He stated that of the parcels included for acquisition, the City has successfully negotiated for the purchase of one of the parcels.

Director of Public Works Basile stated that in order to complete the future roadway improvements on San Dimas Canyon Road, north of Allen, it is necessary for the City to acquire four parcels; one parcel has been acquired and the City is still in negotiations with County Flood Control which owns land east of Romola on the south side of San Dimas Canyon Road. He stated the parcels subject to the public hearing are:

1. Northwest corner of Baseline and San Dimas Canyon Road where the City wishes to acquire an additional 20 feet of right of way for a total of 200 square feet of right of way; this would allow construction of San Dimas Canyon Road to its major highway designation. (Property owner: Jerome Gschwend)
2. Near the intersection of Fernridge and San Dimas Canyon Road where the City wishes to take the entire 3,050 square feet which is not a buildable lot. (Property owner: Wellington Loh)

In response to Councilmember Bertone, Mr. Basile stated the 3,050 square foot lot is not a buildable lot and the property owner does not own any adjacent property. He stated there is a residence on the Baseline road property. Mr. Poff stated a letter dated October 7, 1989, from Mr. Gschwend's attorney stated a primary difference of value for the property which will be an ongoing negotiation between the City and the property owner. Councilmember Bertone asked the impact on the property by taking this right of way. Mr. Basile stated that is taken into consideration in the appraisal. Mr. Poff stated all affected property owners were notified of the public hearing and the only communication received was the letter from Mr. Gschwend's attorney.

Mayor Dipple opened the public hearing and the following persons spoke in opposition:

RESOLUTION 89-a2

A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF SAN DIMAS DENYING
PARCEL MAP 89-7

WHEREAS, an application for a parcel map was
filed by:

Zafar Ali
315 San Dimas Canyon Road
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel
map to:

Subdivide a 21,393 square foot parcel into two parcels
in the Single Family 7500 (SF-7500) Zone.

WHEREAS, the property to be subdivided is
described as:

330 East Moore Lane

WHEREAS, the City Council has received the report
and recommendation of such agencies pursuant to Section
17.12.030 that have submitted same in addition to the
written report and recommendations of the Planning
Commission and Staff;

WHEREAS, notice was duly given of the public
hearing on the matter, which public hearing was held before
the City Council on the 10th day of October, 1989 at the
hour of 7:30 p.m., with all testimony received being made a
part of public record;

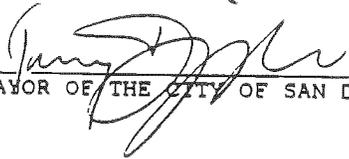
WHEREAS, this project is exempt from
environmental review per Section 15315 of the California
Environmental Quality Act Guidelines;

NOW THEREFORE, in consideration of the evidence
received at the hearing, and for the reasons discussed by
the Council at said hearing, the City Council now finds as
follows:

- A. Access to the subject site is dependent upon the use
of Moore Lane, a marginally-improved street in private
ownership.
- B. The site is not physically suited for the proposed
type or density of development due to access and
drainage difficulties since Moore Lane is not of
sufficient capacity or level of improvement at this
time to service additional parcels or to convey all
drainage in an acceptable manner.
- C. Further piecemeal parcelization of properties along
Moore Lane is not appropriate until such time that
arrangements are made to assure adequate access and a
complete drainage system.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby DENIES Parcel Map 89-7. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED AND ADOPTED this 28th day of November, 1989.


MAYOR OF THE CITY OF SAN DIMAS

ATTEST:


CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City Council of the City of San Dimas at its regular meeting of November 28, 1989, by the following vote:

AYES:	Councilmembers Bertone, McHenry, Morris, Tortorelli, Dipple
NOES:	None
ABSENT:	None
ABSTAIN:	None


CITY CLERK



MEMORANDUM

DATE: October 10, 1989

TO: Robert L. Poff, City Manager

FROM: Larry Stevens, Director of Community Development

RE: Parcel Map 89-7 (Parcel Map No. 21428); A
Request to Subdivide One 21,393 Square Foot
Parcel into Two 10,696 Square Foot Parcels at
330 E. Moore Lane

At its meeting of September 20, 1989, the Planning Commission took the following action on the proposed Parcel Map:

Vice Chairman Richards moved, seconded by Commissioner Williams, to approve Parcel Map 89-7 as revised.
Motion carried 5.0.0.

Attachments:

1. Staff's Report
2. Planning Commission Minutes
3. Resolution No. PC-927

Planning Commission Minute 7
September 20, 1989

Commissioner Richard moved, seconded by Commissioner Dhingra, to approve Parcel Map 89-3 as amended. Motion carried 5.0.0.

PARCEL MAP 89-7

Planning Aide Rebecca Van Buren presented the Staff report and stated that this is a request to subdivide a 21,392 square foot lot into two lots located at 330 E. Moore Lane. Ms. Van Buren stated that Staff recommended approval based on the Departmental Conditions and Findings contained in the Staff report.

Chairman Harshman opened the public hearing and asked if the applicant was present. Ms. Van Buren stated that the applicant had a 9:00 p.m. appointment and left to attend that meeting.

Chairman Harshman asked if anyone wished to speak in favor or opposition to this parcel map request and there being none the public hearing was closed.

Director Stevens stated that Public Works condition #2 needed to be amended to include "if deemed necessary" after "sidewalks". He also stated that because of the pending fee schedule revisions the Human Services conditions should reference appropriate ordinance number not the actual dollar amount. The Commission concurred on both amendments.

Commissioner Richard moved, seconded by Commissioner Williams to approve Parcel Map 89-7 as amended. Motion carried 5.0.0.

MUNICIPAL CODE TEXT AMENDMENT 89-9

EXHIBIT B

Director Stevens gave a brief background of the project stating that this project was before the Planning Commission on September 6, 1989 and was continued in order to incorporate revisions requested by the Planning Commission.

Planning Intern Carolyn Tanimoto gave a brief summary of the revisions as noted in the updated Staff report.

Discussion occurred regarding the relationship of the City regulations versus homeowner CC&R's and it was brought that the more restrictive would apply in order to be in compliance.

EXHIBIT B

RESOLUTION PC-927

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN DIMAS RECOMMENDING
APPROVAL OF PARCEL MAP 89-7

WHEREAS, an application for a parcel map was filed by:

Zafar Ali
315 San Dimas Canyon Road
San Dimas, CA 91773

WHEREAS, the parcel map is described as:

A request to subdivide a 21,392 square foot lot into two lots.

WHEREAS, the parcel map would apply to the following described real property.

330 E. Moore Lane

WHEREAS, the Planning Commission has received the report and recommendation of such agencies as have submitted same including the written report and recommendations of staff;

WHEREAS, notice was duly given of the public hearing on the matter, which public hearing was held before the Planning Commission on the 20th day of September, 1989, at the hour of 7:30 P.M., with all testimony received being made apart of public record;

WHEREAS, this Parcel Map is exempt from environmental review per Section 15315 of the California Environmental Quality Act Guidelines.

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

- A. The proposed map is consistent with the General Plan of the City of San Dimas which designates the property on the General Plan land use map as low density residential.
- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the applicable development standards of the Single Family 7500 zone.
- C. The site is physically suitable for proposed subdivision per the land use goals, policies, and objectives whereas the size of the lots will, in both cases, be in excess of the development standards of the Single Family 7500 zone and will add to preserve the features of the area.
- D. The site is physically suitable for the proposed density of the development in that in development of proposed lots will result in a density consistent with the General Plan and the provisions of the Single Family 7500 zone.
- E. The design of the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or other habitat as the parcel is located in an existing developed single family residential neighborhood.
- F. The design of the type of improvements is not likely to cause serious public health problems.

- G. The design of the type of improvements will not conflict with easements acquired by the public at large for access through the property within the proposed subdivision.
- H. The discharge of waste from the proposed development into an existing community sewer system will not result in a violation of existing requirements prescribed by a California Regional Quality Control Board pursuant to Division 7.
- D. The design of the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or other habitat. An existing office building and a temporary bank building currently exist at the site. The proposed development of a new bank building will not negatively impact the environment.
- E. That the design of the type of improvements is not likely to cause serious public health problems. The subject site is currently developed and all surrounding land uses are commercial.
- F. That the design of the type of improvements will not conflict with easements acquired by the public at large for access through the property within the proposed subdivision. Reciprocal easements for vehicular ingress and egress and for vehicular parking will be recorded prior to final occupancy of the new building.
- G. The discharge of waste from the proposed development into an existing community sewer system will not result in a violation of existing requirements prescribed by a California Regional Water Quality Control Board.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Parcel Map be APPROVED subject to compliance with the 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 September, 1989, by the following vote:

AYES: HARSHMAN, WILLIAMS, RICHARD, VALLECORSA, DHINGRA

NOES:

ABSTAIN:

ABSENT:


 Gary Harshman, Chairman
 San Dimas Planning Commission

ATTEST:

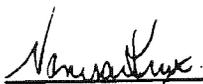

 Secretary, San Dimas
 Planning Commission

EXHIBIT "A"

CONDITIONS FOR PARCEL MAP 89-7

Public Works

1. The developer shall install all utilities underground.
2. The developer shall provide street improvements on Moore Lane, including curbs, gutters, sidewalks (if deemed necessary), and paving according to city standards to the centerline of the street. The developer will be required to install curb and gutter in front of 324 Moore Lane in order to control the drainage along Moore Lane. The developer may be reimbursed for this curb and gutter by applying for a reimbursement district under city procedure. Dedication on Moore Lane and design of Moore Lane at the easterly property line shall take into consideration the possibility of a cul de sac abutting Arturo Street.
3. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
4. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
5. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
6. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
7. Moore Lane shall remain a private street at this time, therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
8. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

Planning

1. All future development must comply with the standards of the Single Family 7500 zone.
2. The developer shall comply with all provisions of the San Dimas Zoning Code.

Human Services and Facilities

1. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Ordinance 575 (as amended) regarding Park Land Dedication (Quimby). The City may require fees in lieu of land or combination thereof based on market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

Fire Department

1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow for a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25' from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall extend to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

General

1. Tentative Parcel Map No. 89-7 shall become null and void if the final map is not recorded within 24 months of the City Council approval. The approval can be extended if a request for extension is submitted to the Planning Division prior to expiration of the application.
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.



Tentative Parcel Map 89-7
(Parcel Map No. 21428)

September 20, 1989

REQUEST: To subdivide an existing 21,393 square foot parcel into two 10,696 square foot parcels.

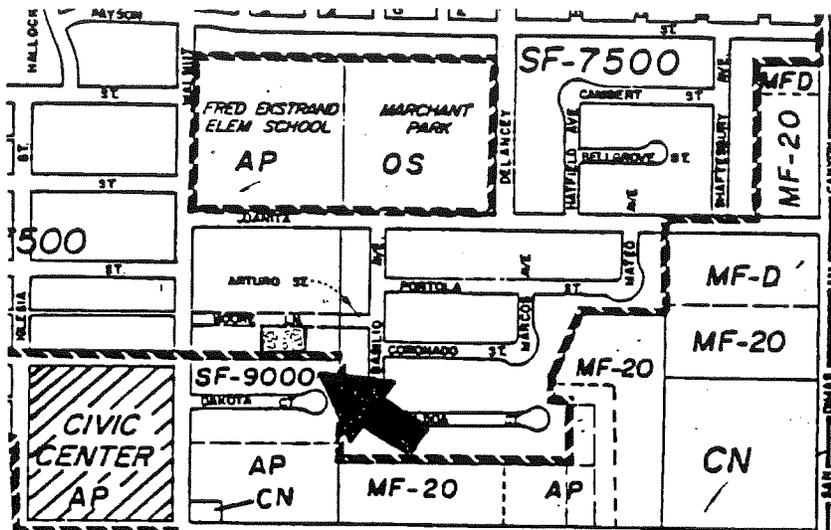
LOCATION: 330 E. Moore Lane

APPLICANT/
OWNER: Zafar Ali
315 San Dimas Canyon Road
San Dimas, CA 91773

ENGINEER: Ubedur Rahman Aranin
425 W. Bonita Avenue
San Dimas, CA 91773

LOCATION
MAP:

Subject
Property



COMMUNICATIONS: None received to date

EXISTING ZONING: Single Family 7500 (SF-7500)

GENERAL PLAN DESIGNATION: Low Density Residential - up to 5 du/acre

LEGAL NOTICE: A total of 16 notices of the September 20, 1989 public hearing were mailed to owners of property within 300 feet of the subject property on September 8, 1989.

Legal notice was published in the Progress Bulletin on September 9, 1989. Additional notices were posted on September 8, 1989, at San Dimas City Hall, Library, Post Office, subject site and the Via Verde Shopping Center.

ENVIRONMENTAL DETERMINATION: The subject project is exempt pursuant to Section 15315, Class 15 of the California Environmental Quality Act

STAFF REPORT

PROJECT DESCRIPTION

The applicant proposes to subdivide an existing 21,393 square foot lot into two 10,696 square foot lots for the purpose of developing one single family residence on each lot.

PROJECT EVALUATION

The current zoning requires there be a minimum lot size of 7,500 square feet with a minimum lot width of 70 feet. Each lot of the proposed subdivision exceeds the minimum square footage requirement by over 3,000 square feet and meets the minimum lot width requirement of 70 feet. As proposed, the subdivision meets development standards of the SF-7500 zone.

The concerns associated with the proposed subdivision regard Moore Lane, which is a discontinuous, partially improved private street with cul de sac possibilities. As such, the Public Works Department has prescribed in its conditions of parcel map approval that the developer provide street improvements, including curbs, gutters, sidewalks, and paving to the centerline of the street, and that the easterly property line take into consideration a cul de sac abutting Arturo Street. As Moore Lane will remain a private street at this time, the conditions require the developer provide an irrevocable offer to dedicate all required street right of way.

FINDINGS

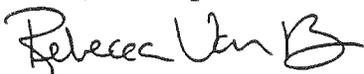
1. The proposed map is consistent with the General Plan of the City of San Dimas which designates the property on the General Plan land use map as low density residential.
2. The design or improvement of the proposed subdivision is consistent with the General Plan and the applicable development standards of the Single Family 7500 zone.

3. The site is physically suitable for proposed subdivision per the land use goals, policies, and objectives whereas the size of the lots will, in both cases, be in excess of the development standards of the Single Family 7500 zone and will add to preserve the features of the area.
4. The site is physically suitable for the proposed density of the development in that in development of proposed lots will result in a density consistent with the General Plan and the provisions of the Single Family 7500 zone.
5. The design of the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or other habitat as the parcel is located in an existing developed single family residential neighborhood.
6. The design of the type of improvements is not likely to cause serious public health problems.
7. The design of the type of improvements will not conflict with easements acquired by the public at large for access through the property within the proposed subdivision.
8. The discharge of waste from the proposed development into an existing community sewer system will not result in a violation of existing requirements prescribed by a California Regional Quality Control Board pursuant to Division 7.

RECOMMENDATION

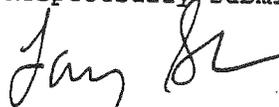
Based upon the above Findings, the Community Development Department recommends the Planning Commission approve Tentative Parcel Map 89-7 subject to the conditions set forth in Exhibit "A".

Prepared by,



Rebecca Van Buren
Planning Aide

Respectfully submitted,



Larry Stevens
Director of Community Development

STF/PM89.7
TXTRVB

PARCEL MAP 89-7

CONDITIONS OF APPROVAL

EXHIBIT A

Public Works

1. The developer shall install all utilities underground.
2. The developer shall provide street improvements on Moore Lane, including curbs, gutters, sidewalks, and paving according to city standards to the centerline of the street. The developer will be required to install curb and gutter in front of 324 Moore Lane in order to control the drainage along Moore Lane. The developer may be reimbursed for this curb and gutter by applying for a reimbursement district under city procedure. Dedication on Moore Lane and design of Moore Lane at the easterly property line shall take into consideration the possibility of a cul de sac abutting Arturo Street.
3. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
4. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
5. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
6. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
7. Moore Lane shall remain a private street at this time, therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
8. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

Planning

1. All future development must comply with the standards of the Single Family 7500 zone.
2. The developer shall comply with all provisions of the San Dimas Zoning Code.

Human Services and Facilities

1. The developer shall comply with Ordinance 573, property development tax, whereby fees shall be based on the rate of \$200 per living unit, plus \$75 per bedroom. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Ordinance 575 (as amended) regarding Park Land Dedication (Quimby). The City may require fees in lieu of land or combination thereof based on market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

Fire Department

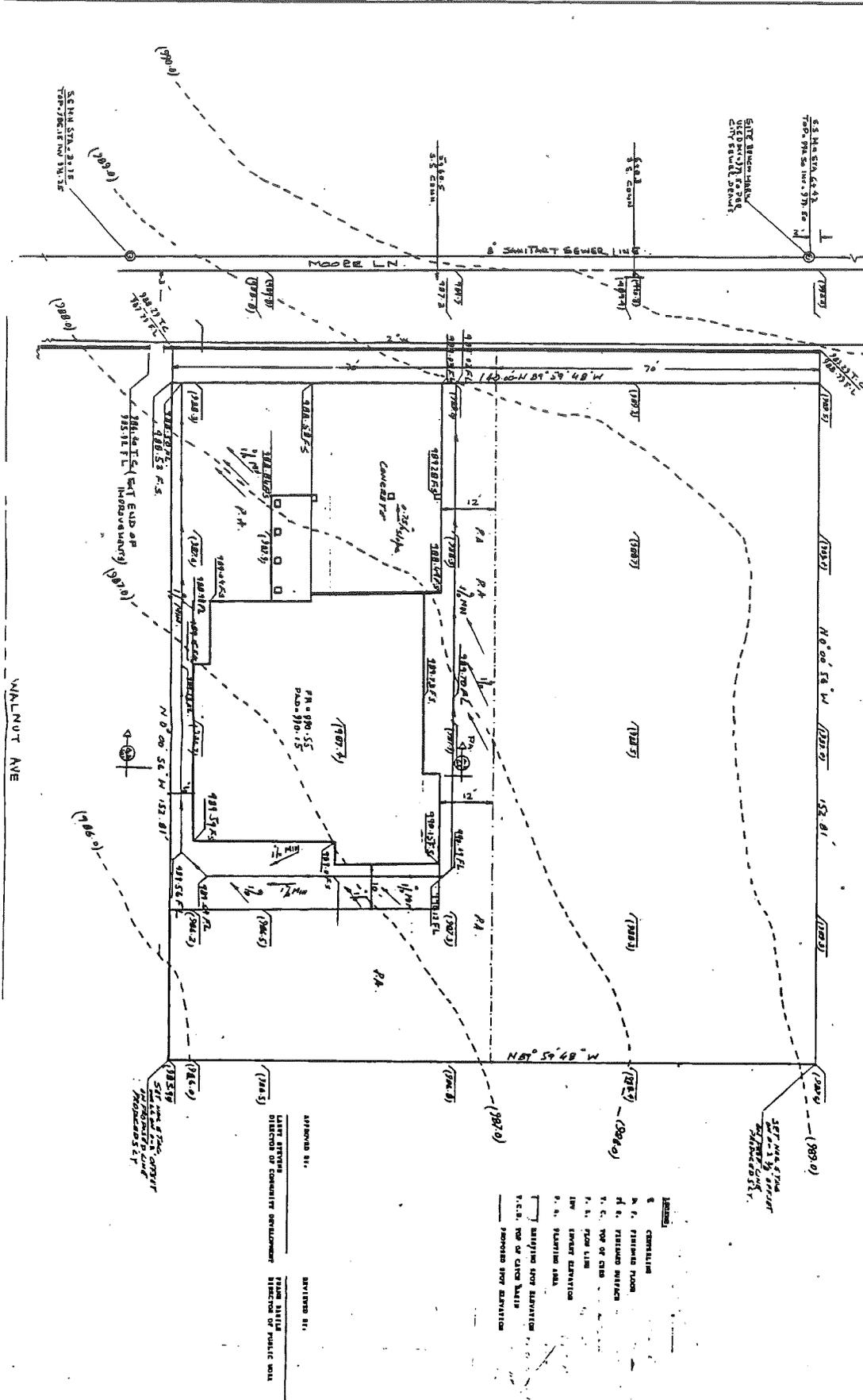
1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow for a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25' from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall extend to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

General

1. Tentative Parcel Map No. 89-7 shall become null and void if the final map is not recorded within 24 months of the City Council approval. The approval can be extended if a request for extension is submitted to the Planning Division prior to expiration of the application.
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.

EXHIBIT B PARCEL MAP 89-7

PARCEL MAP NO. 21428



- LEGEND**
- S. CENTERLINE
 - M. F. FINISHED ROOM
 - H. F. FINISHED ROOM
 - T. C. TOP OF CURB
 - F. L. FLOOR LINE
 - L. W. EXISTING ELEVATION
 - E. L. EXISTING AREA
 - REMOVING EXISTING ELEVATION
 - T. C. B. TOP OF CURB BATH
 - APPROVED SIGN ELEVATION

APPROVED BY: _____
 LARRY STUBBS
 DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED BY: _____
 FRANK BIRDA
 DIRECTOR OF PUBLIC WORKS

SEMI STA. 2118
 TOP OF CURB ELEVATION 38.75

SEMI STA. 2119
 TOP OF CURB ELEVATION 38.75

SEMI STA. 2120
 TOP OF CURB ELEVATION 38.75

SEMI STA. 2121
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SEMI STA. 2150
 TOP OF CURB ELEVATION 38.75



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of October 13, 2015

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: Parks and Recreation Commission Youth Member Reappointment

BACKGROUND

The Commission term for Parks and Recreation Youth Member Commissioner Baylee Smith expired in September, 2015. Commissioner Smith is eligible for and requests reappointment.

RECOMMENDATION

Staff recommends the reappointment of Baylee Smith to the Parks and Recreation Commission as youth member for an additional one year term.