

**AGENDA**  
**REGULAR CITY COUNCIL**  
**SUCCESSOR AGENCY MEETING**  
**TUESDAY NOVEMBER 24, 2015, 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

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**CITY COUNCIL:**

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

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

**2. ANNOUNCEMENTS**

➤ Holiday Extravaganza

**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 2015 - 52, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF NOVEMBER, 2015.**

b. Approval of minutes for regular City Council meeting of November 10, 2015, Study Session November 10, 2015.

**END OF CONSENT CALENDAR**

## 5. OTHER BUSINESS

- a. Award of Cash Contract 2015-06, Via Verde Avenue Center Median and Foothill Boulevard Frontage Median Projects

## 6. SUCCESSOR AGENCY

- a. Authorize the acceptance of a proposal from Kosmont Companies to assist with the Request for Qualifications and Request for Proposal process to select a Developer for the Successor Agency's property on Bonita Avenue between Cataract and Acacia.

## 7. 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
  - 1) Homeless Shelter and transportation schedule for 2015-16
- c. City Attorney
- d. Members of the City Council
  - 1) Councilmembers' report on meetings attended at the expense of the local agency
  - 2) Individual Members' comments and update

## 7. ADJOURNMENT

The next meeting will be Tuesday, December 8<sup>th</sup>, 2015 at 7:00 p.m.



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

Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall and at the San Dimas Library during normal business hours. In addition most documents are posted on the City's website at [cityofsandimas.com](http://cityofsandimas.com).

**Posting Statement:** On November 20, 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](http://www.cityofsandimas.com/minutes.cfm)

**RESOLUTION 2015-52**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTH OF NOVEMBER 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 Warrant Register 11/30/15 (153424-153539) in the amount of  
\$816,217.94

**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup>, day of November, 2015.

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

**ATTEST:**

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Debra Black, Assistant City Clerk

**I HEREBY CERTIFY** that Resolution 2015-52 was approved by vote of the City  
Council of the City of San Dimas at its regular meeting of November 24<sup>th</sup> 2015 by the following  
vote:

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

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Debra Black, Assistant City Clerk

11/30/2015

WARRANT REGISTER

Ck#'s 153424-153539

Total: \$816,217.94





WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
153450	11/30/15	REFUND DEPOSIT 11/7	300.00				N D 001.341.002
153451	11/30/15	NOV WALKER HOUSE	85.43		18105		N D 003.4410.023.001
153451	11/30/15	NOV WALKER HOUSE	855.41		18105		N D 001.4410.023.000
153451	11/30/15	NOV WALKER HOUSE	554.69		18105		N D 001.4410.023.000
153451	11/30/15	NOV WALKER HOUSE	1,133.64		18105		N D 001.4410.023.000
153451	11/30/15	NOV WALKER HOUSE	7,207.88		TOTAL		N D 001.4120.010.000
153452	11/30/15	CLASSIFIED ADVERTIS 3,242.84			0000248845		N D 001.4150.020.000
153453	11/30/15	FINGERPRINT APPS X3	96.00		131279		N D 001.4342.011.000
153454	11/30/15	LIC#SE520821 / CASE	25.00		JPG039416		N D 001.4342.011.000
153454	11/30/15	SE520822 / AEROI	50.00		PHP2		N D 008.4414.033.000
153455	11/30/15	DOG WASTE ROLL BAGS	686.70		87065		M D 001.4415.020.012
153456	11/30/15	DRIP IRRIGATION INSTA	1,950.00		120		M D 008.4414.020.012
153456	11/30/15	DRIP IRRIGATION INSTA	545.00		122		M D 008.4414.020.012
153456	11/30/15	DRIP IRRIGATION INSTA	1,190.00		123		M D 008.4414.020.012
153456	11/30/15	DRIP IRRIGATION INSTA	1,250.00		124		M D 020.4410.927.003
153456	11/30/15	HORSE RAILING/HORSE	375.00		125		M D 001.4342.011.000
153456	11/30/15	HORSE RAILING	6,500.00		TOTAL		M D 001.4342.011.000
153457	11/30/15	AUTO PARTS	79.73		137837		N D 001.4190.200.016
153457	11/30/15	ED'S AUTO PARTS	9.80		137895		N D 008.4415.033.000
153458	11/30/15	EMPLOYMENT DEVELOPME	105.00		L1649671616		N D 001.4342.011.000
153459	11/30/15	EWING IRRIGATION PRO	102.09		620577		N D 008.4415.033.000
153459	11/30/15	EWING IRRIGATION PRO	66.74		620578		N D 001.4342.011.000
153460	11/30/15	TIRES	168.83		TOTAL		N D 001.4342.011.000
153460	11/30/15	TIRES	790.48		IN00725533		N D 001.4342.011.000
153460	11/30/15	TIRES	1,282.00		724959		N D 001.4342.011.000
153460	11/30/15	TIRES	71.94		724959		N D 001.4342.011.000
153460	11/30/15	TIRES	156.00		724959		N D 001.4342.011.000
153460	11/30/15	TIRES	441.04		725287		N D 001.4342.011.000
153460	11/30/15	TIRES	53.50		725287		N D 001.4342.011.000
153460	11/30/15	TIRES	1,328.16		725288		N D 001.4342.011.000
153460	11/30/15	TIRES	1,758.29		725288		N D 001.4342.011.000
153460	11/30/15	TIRES	5,669.91		725479		N D 001.4342.011.000
153460	11/30/15	TIRES			TOTAL		N D 001.4342.011.000





WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#
153478	11/30/15	JOLLY JUMPS	995.00		120515CSD	
153479	11/30/15	KIDZ LOVE SOCCER	2,827.44			
153480	11/30/15	KRAMER/SUE	406.25			
153481	11/30/15	L.A. COUNTY FIRE DEP	1,225.00		IN02232222	
153482	11/30/15	L.A. COUNTY SHERIFF	368.14		161359NH	
153482	11/30/15	L.A. COUNTY SHERIFF	19,957.50		161359NH	
153482	11/30/15	L.A. COUNTY SHERIFF	39,915.00		161359NH	
153482	11/30/15	L.A. COUNTY SHERIFF	4,979.75		161359NH	
153482	11/30/15	L.A. COUNTY SHERIFF	7,267.33		161359NH	
153482	11/30/15	L.A. COUNTY SHERIFF	17,499.92		161359NH	
153482	11/30/15	L.A. COUNTY SHERIFF	26,456.07		161359NH	
		*CHECK TOTAL	484,890.53			
153483	11/30/15	LA VERNE POWER EQUIP	143.11		77416	
153483	11/30/15	LA VERNE POWER EQUIP	65.56		77417	
153483	11/30/15	LA VERNE POWER EQUIP	61.23		77420	
		*CHECK TOTAL	276.38			
153484	11/30/15	LAWRENCE ROLL-UP DOO	675.00		1514878	
153485	11/30/15	LEGASPI/JENNIFER	42.09			
153486	11/30/15	LEPE/MAURO	65.00			
153487	11/30/15	LIFT TEK	435.00		A12897	
153488	11/30/15	LOS ANGELES NEWSPAPE	636.00			
153489	11/30/15	LOS ANGELES SUPERIOR	5,252.80		OCTOBER	
153489	11/30/15	LOS ANGELES SUPERIOR	4,885.60		NOVEMBER	
153489	11/30/15	LOS ANGELES SUPERIOR	12,673.00		DECEMBER	
		*CHECK TOTAL	12,673.00			
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		RETURN 18817	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		BASEMENT REPAIR SET	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		BASEMENT REPAIR SET	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		LIGHT CONDULIT	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		BASEMENT REPAIR SUPPLI	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		PEST CONTROL SUPPLIES	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		GC RENITRUM DOWNSELOUIS	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		SR CLEANING SUPPLIES	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		CLEANING SUPPLIES	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		PEST CONTROL SUPPLIE	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		CITY HALL & GC SUPPLIE	
153490	11/30/15	LOWE'S HOME IMPROVEM	22.74		CITY HALL & GC SUPPLIE	



DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
153502 11/30/15 PARTIES UNLIMITED	409.84			M D 001.4420.013.003
153503 11/30/15 PARTY PONIES & FRIEN	650.00	1516-262		M D 001.4420.019.000
153504 11/30/15 PLUMBING WHOLESALE O	113.10	S100053624.001		N D 001.4410.023.922
153504 11/30/15 PLUMBING WHOLESALE O	48.98	S100053912.001		N D 001.4410.023.922
153504 11/30/15 PLUMBING WHOLESALE O	97.12	S100053913.001		N D 001.4410.041.000
	161.24	*CHECK TOTAL		
153505 11/30/15 POLY-CORR INDUSTRIES	1,643.18	46300A-IN		N D 001.4341.033.000
153506 11/30/15 RADIANT WATER INC	39.00			N D 001.4430.019.000
153507 11/30/15 REIMER/KATYA	306.00			M D 001.4420.020.000
153508 11/30/15 RESERVE ACCOUNT	1,500.00			N D 001.4190.017.000
153509 11/30/15 RIGHT OF WAY INC	273.15	19782		N D 001.4415.029.000
153510 11/30/15 RKA CONSULTING GROUP	418.00	24134		N D 001.4311.020.001
153510 11/30/15 RKA CONSULTING GROUP	274.50	24139		N D 001.4311.020.002
153510 11/30/15 RKA CONSULTING GROUP	362.00	24201		N D 001.4311.020.002
153510 11/30/15 RKA CONSULTING GROUP	1,455.50	24241		N D 001.4308.020.002
153510 11/30/15 RKA CONSULTING GROUP	10,229.50	*CHECK TOTAL		N D 001.4308.020.002
153511 11/30/15 ROELLE/CHRISTOPHER	10.00			N D 001.332.001
153512 11/30/15 ROYAL CORPORATION	50.47	4557213		N D 001.4411.033.000
153513 11/30/15 SAN DIMAS CHAMBER OF	3,750.00			N D 001.4190.010.003
153514 11/30/15 SAN DIMAS HARDWARE	14.33	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	19.21	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	12.06	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	7.19	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	13.27	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	20.47	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	18.47	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	13.62	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	39.75	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	23.45	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	13.97	32501		N D 001.4342.033.000
153514 11/30/15 SAN DIMAS HARDWARE	21.23	32501		N D 001.4342.033.000





WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
153533 11/30/15	BANK OF AMERICA	INSR.KARATE NOVEME	1,008.90				M D 001.4420.020.000
153534 11/30/15	WALCZAK/JEROME	HYPPOCHLORITE SOLUTION	196.64		53222222		N D 001.4430.033.000
153534 11/30/15	WATERLINE TECHNOLOGI	HYPPOCHLORITE SOLUTION	116.55		5322304		N D 001.4430.033.000
153534 11/30/15	WATERLINE TECHNOLOGI	HYPPOCHLORITE SOLUTION	289.59		5322799		N D 001.4430.033.000
			602.78		*CHECK TOTAL		
153535 11/30/15	WESTERN ENVIRONMENTA	CLEAN WASH RACK PIT	400.00		20781		N D 001.4341.028.000
153536 11/30/15	YALE-CHASE EQUIPMENT	LENS REAR,LAMP,FLASHE	165.48		SI122864		N D 001.4342.011.000
153537 11/30/15	YOUNG/TIM	REFUND TAMALE FESTIVAL	6.50				N D 001.367.002
153538 11/30/15	ZAILO/ROBERT W	INSTR.TAI CHI NOVEMBER	73.44				M D 001.4420.020.000
153539 11/30/15	ZHANG/DA	REFUND CITATION#111123	45.00				N D 001.332.001
	BANK OF AMERICA	TOTAL	816,217.94				

Disbursement Journal  
DESCRIPTION AMOUNT  
816,217.94

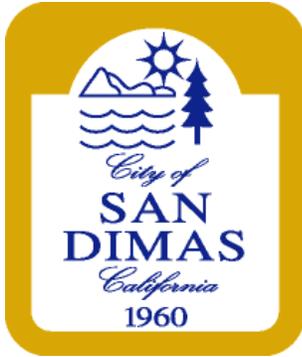
PO# F 9 S ACCOUNT

CLAIM INVOICE

RECORDS PRINTED - 000369

FUND RECAP:		
FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL FUND	617,507.10
002	WALKER HOSPITALITY FUND	236.09
003	CITY OF CHILINDRISTRICT	10.40
008	LANDSCAPE MAINTENANCE	35,284.37
012	INTERCITY DEVELOPMENT	13,881.37
020	COMMUNITY DEVELOPMENT	104,783.62
024	HOUSING AUTHORITY GRANT	19,999.00
029	COMMUNITY DEVELOPMENT	13,959.02
070	GOLF COURSE MAINTENANCE	1,522.22
072	FOOD PROGRAM	1,522.22
073	POPULATION TRANSPORTATION	309.99
110	TRUST AND AGENCY	309.33
TOTAL ALL FUNDS		816,217.94

BANK RECAP:		
BANK NAME		DISBURSEMENTS
CHEK BANK OF AMERICA		816,217.94
TOTAL ALL BANKS		816,217.94



**MINUTES  
SPECIAL CITY COUNCIL  
PLANNING COMMISSION MEETING  
TUESDAY, NOVEMBER 10, 2015 5:00 P. M.  
SAN DIMAS COUNCIL CHAMBERS  
CONFERENCE ROOM  
245 E. BONITA AVENUE**

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**PRESENT:**

Mayor Curtis W. Morris (arrived at 6:05)  
Mayor Pro Tem Jeff Templeman  
Councilmember Emmett Badar  
Councilmember Denis Bertone  
Councilmember John Ebiner

Planning Commission Chair David Bratt  
Planning Commission Vice Chair John Davis  
Planning Commissioner Margie Green  
Planning Commissioner Tomas Molina  
Planning Commissioner Ted Ross

City Manager Blaine Michaelis  
Assistant City Manager Ken Duran  
Assistant City Manager for Community Development Larry Stevens  
Director of Public Works Krishna Patel  
Director of Parks and Recreation Theresa Bruns  
Associate Planner Jennifer Williams

**1. CALL TO ORDER**

Mayor Pro Tem Templeman called the Special City Council Meeting to order at 5:00 p.m. He commented that Mayor Morris owns property within 500 feet of the subject property in item 1 so he will be abstaining from the topic and is not present.

**2. ORAL COMMUNICATIONS**

None.

**3. REQUEST FROM ALLIANCE PROPERTY LLC, JB DEVELOPMENT FOR A ZONE CHANGE FROM SF-16,000 TO 7,500 FOR PROPERTIES LOCATED NEAR MOORE LANE, SPECIFICALLY EAST OF WALNUT, SOUTH OF JUANITA, NORTH OF DAKOTA COURT**

Associate Planner Williams presented that the City Council had previously approved scheduling a joint study session with the Planning Commission for the requested zone change. She reviewed a description of the properties and the existing zoning of the surrounding properties.

She also provided a history of the zoning on the property explaining that the property had previously been rezoned from SF - 7,500 to its current designation of SF – 16,000 in 1999 and the reasons for the zone change as described in the staff report. She provided a preliminary concept plan displaying a 12 lot sub-division presented by the applicant. She described the details of the application including the proposed access from a new street off of Walnut. She expressed that initially staff's preference is for an extension of 3<sup>rd</sup> St. into the development. Assistant City Manager Stevens commented that there may be a consideration for a fire department turn around at the end of Moore Lane.

Associate Planner Williams explained that there are two zone change options, option A being rezoning the entire area to SF – 7,500 and option B being only the properties north of Moore Lane.

In response to a question, Mr. Stevens responded that Moore Lane is a private street and the process to make it a public street would require all of the owners to dedicate the street to the City and for them to make the improvements to bring the street up to City standards.

Councilmember Ebner commented that an option could be to rezone the area to SF – 9,000 to be consistent with the neighborhood to the south, instead of SF – 7,500.

Associate Planner Williams presented that the Council may want to consider an overlay zone as an additional tool to address compatibility with the neighborhood and access issues.

Associate Planner Williams reviewed the analysis of the proposal in consideration of the Generalized Criteria and Overriding Principals as outlined in her staff report. She concluded that staff's recommendation is that the Council authorize the initiation of the zone change and including the development of an Overlay Zone to address access issues and house size and design standards to be compatible with the surrounding neighborhoods. There was some discussion on the impacts of the properties that may be rezoned but not part of this project.

Applicant John Begin provided a presentation on the project. He presented a letter to the property owner at 216 N. Walnut Ave. demonstrating his unsuccessful efforts to try and acquire their property to incorporate it into the project. He also expressed that he feels that the project is being tossed into the realm of the town core but less than 5% of the property is in the town core. He added that staff wants single story smaller homes but that is not what the market wants.

Mr. Begin commented that staff is asking for a full parkway on the proposed street which would require him to give up two lots. There was discussion on the street, sidewalk and parkway standards and options. Mr. Begin commented that if they had to meet all of the requirements that staff is proposing they could only get 9 to 10 lots and he couldn't do the project.

Mr. Stevens commented that staff is proposing an overlay zone as a way to impose standards on things like set-backs and house size from the beginning to ensure that they are compatible with the neighborhood. Mr. Begin commented that no surrounding areas have an overlay zone and the market won't support homes similar to the surrounding area. Mr. Stevens commented that if the Council agrees to an overlay zone process they don't have to agree to specific standards up front but the standards could be developed throughout the process.

Councilmember Ebner suggested that an option could be to rezone the area to SF – 9,000 like the property to the south. Mr. Begin commented that that would not work for him and he could not build the project. In response to a question Mr. Begin stated that ideally he would like 7,200 lots and then he could construct the turnaround at the end of Moore Lane. There was discussion on the appropriate lot size.

Mayor Pro Tem Templeman commented that he could support SF 7,500 but has some concern with the parkway requirements and has concerns with an Overlay Zone. Councilmember Badar commented that he agrees with Mayor Pro Tem Templeman. There was some discussion on the feasibility of making Moore Lane a public street and making it a through street to Basilio.

Commissioner Davis commented that making the SF – 7,000 with an Overlay Zone gives the most flexibility. Mayor Pro Tem Templeman commented that all recent Council discussions on residential rezoning proposals have set 7,500 as the standard and he feels they should be consistent.

Mr. Stevens commented that one of staff's biggest concerns is that the homes are compatible with the surrounding neighborhoods and an Overlay Zone is the best tool to achieve that.

After further discussion Councilmember Bertone made a motion to authorize the initiation of a zone change to SF – 7,500 for only those properties north of Moore Lane and direct staff to develop an Overlay Zone to ensure that the subdivision addresses access and house size and design compatibility issues. The motion was seconded by Councilmember Badar. Councilmember Bertone commented that he may be willing to forgo the parkway requirement if it makes for a better project. Mayor Pro Tem Templeman agreed. Mayor Pro Tem Templeman clarified that the motion included taking access off of Walnut. The motion passed 4 – 0, with Mayor Morris abstaining.

(Mayor Morris arrived at 6:05)

Mr. Stevens presented that the City has obtained a \$150,000 grant from SCAG to allow for a review and potential update of the downtown Creative Growth Specific Plan. He added that it is anticipated that the process will take about a year and the end result will be that the CG zone will be eliminated and replaced with a new zone. He introduced Kaizer Rangwala, of Rangwala Associates, the consultant that has been retained to facilitate the project.

Mr. Rangwala presented that the objective this evening is to present a summary of the scope of the project and schedule and process. He provided a summary of the objectives to review the project area developing guiding principles and vision for the area.

Mr. Ragwala described the process of gathering information and then engaging community input. He described building on the prior charrette information and an updated charrette process. He explained that the focus will be on three components, economic development, urban design and mobility.

There was discussion on the shortcomings of the prior downtown study. Mr. Ragwala commented that the objective of this study is to focus on practical implementations.

Mr. Ragwala explained that the process will include identifying three focus groups to discuss the three main components. Mr. Stevens explained that each focus group should be between 8 – 10 people with a representative from the Council and Planning Commission on each. Commissioner Davis and Councilmember Ebiner volunteered to serve on the urban design group. Commissioner Molina and Councilmember Bertone volunteered to serve on the mobility group. Commissioner Bratt volunteered to serve on the economic development group.

Mr. Stevens asked the Council to begin to consider potential individuals to recommend to serve on the focus groups, including business owners downtown and those with broader interest.

There was some questioning of the need and objectives of the study and process.

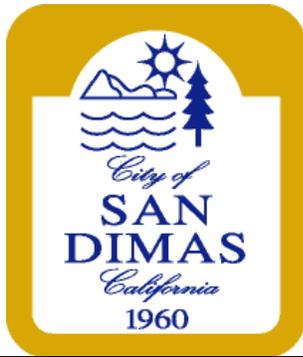
#### **4. AJOURNMENT**

There being no further business the meeting was adjourned at 7:00 p.m.

Respectively submitted,

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Ken Duran, City Clerk



**MINUTES**  
**REGULAR CITY COUNCIL MEETING**  
**TUESDAY NOVEMBER 10, 2015 7:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBERS**  
**245 E. BONITA AVENUE**

---

**CITY COUNCIL:**

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

**1. CALL TO ORDER**

Mayor Morris called the meeting to order and led the flag salute at 7:06 p.m. He then introduced Assemblymember Chris Holden.

**2. PRESENTATIONS**

➤ Assemblymember Chris Holden

Some of the areas discussed in Assemblymember Holden's Capitol Update were:

1. Budget and strengthening healthcare and human services for every Californian
2. Education – ensuring all Californians receive a quality education
3. Legislation – Human Rights, Buy Here Pay Here Auto Loans, Franchise Bill
4. Drought – Statewide urban water conservation
5. Transportation – Gold Line Foothill Extension Metro Operations facility, Ontario Airport
6. Redevelopment – SB 107 – Redevelopment “Compromise”

Mayor Morris expressed the city's thanks for the Assemblymember's work on behalf of the city of San Dimas.

City Manager Blaine Michaelis joined Mayor Morris in expressing his thanks and appreciation to the Assemblymember and his staff.

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

a. Members of the Audience

- 1) Recreation Coordinator Erica Rodriguez extended an invitation to the Council and Community for the Bowser Bash and 10 year anniversary of the Dog Park.
- 2) ASB President San Dimas High School Evan Celaya – activities and events announcements
- 3) San Dimas High Scholl Mike Kelly thanked the city for their help with the Homecoming Parade.
- 4) Waste Management representative Teri Muse gave the quarterly update.
- 5) Rotary and Masonic Lodge member Raymond Foster - activities and events announcements.

**4. CONSENT CALENDAR**

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

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

**RESOLUTION 2015 - 51, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF OCTOBER AND NOVEMBER, 2015.**

- b. Approval of minutes for regular City Council meeting and Study Session of October 13, 2015.
- c. Deny claim: Heirs of Lopez-Prieto v. City of San Dimas
- d. SCOG November Newsletter

**Motion:** A motion was made by Councilmember Badar and seconded by Councilmember Ebner to approve the consent calendar as presented. The motion carried by vote of five to zero. **(5-0)**

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

**Noes:** None

**Absent:** None

END OF CONSENT CALENDAR

**5. PUBLIC HEARING**

- a. Municipal Code Text Amendment No. 12-04, A request to amend the boundary of Planning Area One of Specific Plan No. 25 to include 40 additional acres and to increase the number of lots within the revised Planning Area One from 61 lots to 65 lots

**ORDINANCE 1236 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY SAN DIMAS APPROVAL OF MUNICIPAL CODE TEX AMENDMENT 12-04, AMENDING THE BOUNDARY OF PLANNING AREA ONE OF SPECIFIC PLAN NO. 25 TO INCLUDE 40 ADDITIONAL ACRES AND TO INCREASE THE NUMBER OF LOTS WITHIN THE REVISED PLANNING AREA ONE FROM 61 TO 65 LOTS – First Reading and Introduction**

**Recommendation:** Staff recommends introducing ordinance 1286 with revisions for first reading.

Assistant City Manager of Development Services Larry Stevens presented staff's report on this item.

Responding to Councilmember Ebiner's question on the changing boundaries, Mr. Stevens used the power point slide to highlight the existing boundaries and potential boundary change. The existing boundary of planning area number 1 of Specific Plan 25, consists of a 270 acre development project proposing 61 lots. The addition of the south forty acreage currently in planning area number 2 would allow for an increase in the number of lots in planning area number 1 from 61 to 65, with no net increase within the specific plan.

In response to Councilmember Ebiner's question regarding grading Mr. Stevens replied that no additional grading would be permitted.

Councilmember Bertone commented that this option requiring less grading works better for the environment.

Mayor Morris opened the hearing for public comment.

Stan Stringfellow speaking for NJD and Phelps Tointon, Inc. owners of the Brasada Project commented that a year ago discussions started on resolving issues that arose from changing circumstances for the city and developer and feels that this proposal represents steps to accomplish an acceptable trail system.

Seeing no one come forward to speak in opposition Mayor Morris closed the public comment period and brought the item back to council for discussion and decision.

**Motion:** A motion was made by Councilmember Bertone and seconded by Councilmember Badar to waive further reading and introduce Ordinance 1286. The motion carried by vote of five to zero. **(5-0)**

**Yes:** Badar, Bertone, Ebiner, Templeman, Morris

**Noes:** None

**Absent:** None

## 6. PLANNING MATTERS

- a. Consideration of alternate trail proposal in conjunction with Tentative Tract No. 70583 as authorized by Condition #56 (NJD/Northern Foothills)

**Recommendation:** Staff recommends supporting the alternate trail proposal with the conditions listed in the staff report.

Mr. Stevens presented staff's report on this item.

Councilmember Ebiner asked for additional explanation on the disposition of the trail from Shirlmar.

Mr. Stevens explained that based on a RKA study, extending the trail would be difficult engineering and raised considerable issues as to how it might affect or alter downstream drainage and associated flooding problems. He further stated that based on these factors the conclusion to not have a trail along that portion of the property would be best, and that the city not acquire ownership because of potential expectations for existing natural conditions that cause flooding at the terminus of that trail.

**Motion:** A motion was made by Councilmember Templeman and seconded by Councilmember Bertone to approve the staff recommendation. The motion carried by vote of five to zero. **(5-0)**

**Yes:** Badar, Bertone, Ebiner, Templeman, Morris

**Noes:** None

**Absent:** None

- b. Consideration of an Agreement to modify development rights for the NJD/Brasada project in the Northern Foothills related to trail modifications, land transfers and related matters

Mr. Stevens presented staff's report on this item and asked for a continuance of this matter and withhold second reading of ordinance 1286 until all revisions are completed and brought back to council.

City Attorney Steres added that the agreement will be a recorded document because of continuing obligations and if the project is ever sold anyone considering buying will know of those obligations.

Mayor Morris asked for comments from the developer.

Mr. Stringfellow stated the developer is in agreement with the deal points.

In conclusion the council and the developer agreed to the deal points of the agreement.

- c. Initiation of a Municipal Code Text Amendment to Conditionally Permit Microbreweries

Associate Planner Jennifer Williams presented staff's report on this item.

**Recommendation:** Staff recommends that the City Council provide feedback to staff and, if the Council desires, initiate a Municipal Code Text Amendment to conditionally permit microbreweries.

Mayor Morris asked if it was possible to have a tax or fee for food trucks.

Mr. Stevens stated the city could create some additional standards, that would address problems of parking on the street and potential safety of the customers.

It was the consensus of the council that staff should move forward with initiating a Municipal Code Text Amendment to conditionally permit microbreweries.

## 7. OTHER BUSINESS

- a. Request from Waste Management for Refuse Service Rate Increase

**Recommendation:** Staff recommendation approval of the 0.55% rate increase for residential and commercial services as requested by Waste Management effective January 1, 2016.

Assistant City Manager Ken Duran presented staff's report on this item.

**Motion:** A motion was made by Councilmember Templeman and seconded by Councilmember Bertone to approve the 0.55% rate increase for residential and commercial services requested by Waste Management. The motion carried by vote of five to zero. **(5-0)**

- b. LA-RICS Communication System – Provide City Manager with authority to withdraw the city's participation as may be recommended by the Contract Cities Association

City Manager Blaine Michaelis presented staff's report on this item.

**Recommendation:** Authorize City Manager to have the City of San Dimas withdraw its participation in the LA-RICS program prior to November 23, 2015 if that position is recommended by the California Contract Cities Association.

**Motion:** A motion was made by Councilmember Bertone and seconded by Councilmember Badar to authorize the City Manager to withdraw the city's participation in the LA-RICS Program if recommended by the California Contract Cities. The motion carried by vote of five to zero. **(5-0)**

**YES:** Badar, Bertone, Ebner, Templeman, Morris

**Noes:** None

**Absent:** None

## **8. ORAL COMMUNICATIONS**

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

None

- c. City Manager

December 10, 2015 will be the next Mayor Call in Show.

- d. City Attorney

Nothing to report.

- e. Members of the City Council

- 1) Councilmembers' report on meetings attended at the expense of the local agency.
- 2) Individual Members' comments and updates.

## **9. ADJOURNMENT**

The meeting adjourned in honor of Veteran's Day at 9:01 p.m. The next meeting will be Tuesday, November 24<sup>th</sup>, 2015 at 7:00 p.m.

Respectfully submitted,

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Debra Black, Assistant City Clerk



# Agenda Item Staff Report

**TO:** Honorable Mayor and Members of City Council  
*For the Meeting of November 24, 2015*

**FROM:** Blaine Michaelis, City Manager

**INITIATED BY:** Steven M. Farmer, Landscape Maintenance Manager

**SUBJECT:** Award of Cash Contract 2015-06, Via Verde Avenue Center Median and Foothill Boulevard Frontage Median Projects

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## SUMMARY

A request for the City Council to award Cash Contract 2015-06, Via Verde Avenue Center Median and Foothill Boulevard Frontage Median Projects in the amount of \$766,956 with a total budget allocation of \$854,000.

## BACKGROUND

Sealed bids were received by the City Clerk's office and publicly opened on Tuesday, November 10, 2015 at 10:00 a.m., for Cash Contract 2015-06, Via Verde Avenue Center Median and Foothill Boulevard Frontage Median Projects.

The bid results were as follows:

1.	C. S. Legacy	\$766,956
2.	KASA Construction	\$787,400
3.	Aramex Construction	\$887,863
4.	Mariposa Landscapes, Inc.	\$917,337

## ANALYSIS

The project area includes the center median of Via Verde Avenue from the 57 Freeway to Covina Hills Road and the Foothill Boulevard Frontage Median of the neighborhood referred to as the Meyer Tract located between Cataract Avenue and Amelia Avenue on the south side of Foothill Boulevard.

The landscape area for the Via Verde Avenue Center Median project totals 97,000 square feet and the scope of work includes the demolition and removal of the existing irrigation system, all turf and seventeen trees; soil preparation and grading; a new drip irrigation system and the installation of drought tolerant landscape including 36 new trees and a variety of new plants and shrubs.

The landscape area for the Foothill Boulevard Frontage Median totals 11,421 square feet and the scope of work includes the clearing and grubbing of most of the plant material and the installation of a new drip irrigation system and plant material, including 40 new trees and

a variety of plants and shrubs. There are currently 18 mature trees that will be saved on this project site.

The plant palette for both median projects includes drought tolerant plants and trees, and has been designed to meet the current water efficient landscape requirements along with the installation of an efficient drip irrigation system.

The project specifications provide for the contract documents to be returned to the City within 14 calendar days of the award of contract, for work to commence within 10 calendar days of the Notice to Proceed, and work to be completed within 166 calendar days of commencement of work. The project also includes a ninety (90) day maintenance and establishment period following the completion of installation.

Staff has reviewed the bid proposal, bid bond and references provided by the low bidder, C.S. Legacy, and verified that the contractor's bid bond is issued by an admitted surety, as required by Public Contract Code 20170. It was confirmed through the State Contractor's License Board that the contractor's license #826870 is current and active.

A total of \$376,500 was allocated in the 2015-2016 Infrastructure Fund 12 budget, which included \$76,500 for the Foothill Frontage Median project, and \$300,000 for the Via Verde Avenue Median project. The increase in the project costs can be attributed to several factors. These include the total replacement of the existing irrigation systems to comply with current State Model Water Efficiency Landscape Ordinance standards for water use and the demand for drought tolerant landscaping as a result of the ongoing drought. It was originally anticipated that the current irrigation system on Via Verde Avenue could be re-used with modification; however, the new standards preclude that possibility.

A budget allocation of \$854,000 is requested to include the contract award as well as a 10% contingency, and construction project services from the landscape architects. The General Fund balance will be utilized for the \$477,500 difference between the requested allocation and the budgeted allocation.

The National Weather Service forecast has called for a severe El Nino winter with the potential for record rainfall in this region. This may cause possible delays in the progress and completion of the project. The contract specifications call out a completion time of 166 days for the project and incorporate rain days into the project schedule. If additional rain days are needed, they will be negotiated with the contractor on an as needed basis and added to the schedule. The contractor is aware of the potential for inclement weather interruptions and has confirmed their responsibility for securing the site.

### RECOMMENDATION

Staff recommends award of Cash Contract 2015-06, Via Verde Avenue Center Median and Foothill Boulevard Frontage Median Projects to C. S. Legacy, for the total contract price of \$766,956, with a budget allocation of \$854,000.

Respectfully Submitted



Steven M. Farmer  
Landscape Maintenance Manager



# Agenda Item Staff Report

## SUCCESSOR AGENCY

**TO:** Honorable Chair and Members of the Agency

**FROM:** Blaine Michaelis, Executive Director *Bm*

**SUBJECT:** Authorize the Executive Director to enter into an agreement for services with Kosmont Companies to assist the Successor Agency in securing an appropriate developer for the Agency's Bonita Avenue property.

### SUMMARY

*Staff is proposing that the Successor Agency hire Kosmont Companies to assist the Successor Agency in the potential development of the Agency owned property on Bonita Avenue between Cataract and Acacia. Kosmont is experienced with our desired process to gather capable and seasoned developers to then narrow the field to work with our desired developer to put together a successful project.*

*Kosmont has recently completed a successful process with the City of Camarillo and many other communities to match up a potential project with an effective developer.*

*The work includes Kosmont assisting the Agency in preparing and administering a Request for Qualifications process – then moving toward a review of project proposals from preferred developers – then assisting in the establishment of a formal development relationship with the developer that best suits the Successor Agency's objectives with the property.*

*The cost to complete these services is estimated to be \$15-20,000 plus expenses. The preparation of the final development agreement will be completed on a time and materials basis.*

*Staff met with Kosmont representatives last week. There are two major reasons why staff favors this arrangement with Kosmont – first they are experienced with the specifics of these types of developer selection processes; and second, their experience includes contacts in the industry with effective and successful developers to bring to the table.*

**RECOMMENDATION**

1. Receive report from staff, ask questions as desired.
2. Authorize the Executive Director to enter into a services agreement with Kosmont Companies for Developer Selection Services for the Agency's Bonita Avenue property.

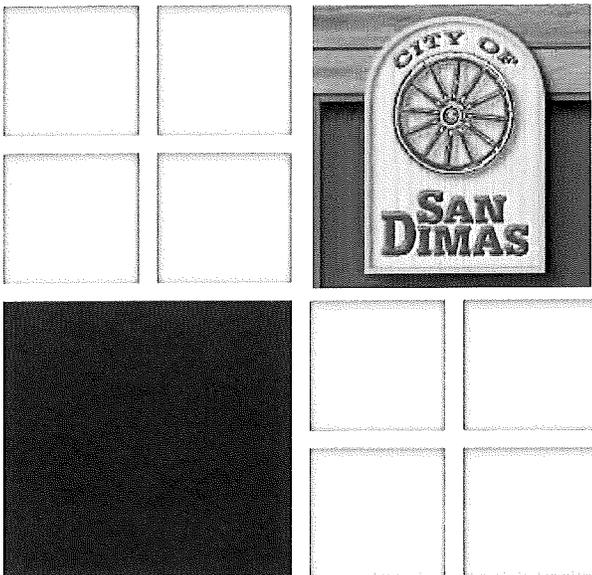
Attachment: Proposal from Kosmont – narrative section



*Kosmont & Associates, Inc., dba Kosmont Companies*

## **PROPOSAL**

**CITY OF SAN DIMAS**  
Developer Selection Services



KOSMONT COMPANIES

865 South Figueroa Street 35<sup>th</sup> Floor Los Angeles CA 90017 **ph 213.417.3300** fx 213.417.3311 [www.kosmont.com](http://www.kosmont.com)



October 28, 2015

*Sent Via Email : bmichaelis@ci.san-dimas.ca.us*

Mr. Blaine Michaelis  
City Manager  
City of San Dimas  
245 East Bonita Ave.  
San Dimas, CA 91773

**RE: Request for Proposal for Developer Selection Services**

Dear Mr. Michaelis:

Kosmont & Associates, Inc., doing business as Kosmont Companies ("Consultant" or "Kosmont") is pleased to present this proposal for real estate advisory consulting services to the City of San Dimas ("Client") in connection with a Request for Qualifications ("RFQ") process to identify several experienced hospitality developers who in turn will be invited to submit more detailed and feasible development proposals. In turn, the City would evaluate the more detailed proposals and select a final candidate to then enter into an exclusive agreement to proceed with negotiations that would ideally lead to a hotel project ("Project"). This proposal serves as an Agreement when executed and returned by Client to Kosmont.

**I. BACKGROUND AND OBJECTIVE**

The City desires to retain Consultant to help in preparation of an RFQ to identify a potential developer/development group to develop a 3+ star hotel on a 4.55-acre site located on West Bonita Avenue between South Cataract Avenue and South Acacia Street ("Site"). The street address for the Site is 344 West Bonita Avenue. The site is currently unimproved with no structures. The Site is currently owned by the City; however it was formerly under the ownership of the Redevelopment Agency. In connection to the engagement, the City has contracted for the completion of a hotel market study which currently demonstrates a reasonable case for a new limited service hotel in the City on the proposed Site.

Once the RFQ process is completed and a developer is identified, the City will also require assistance from Kosmont in working with the selected developer/development group on the development and approval of an Exclusive Negotiation Agreement ("ENA"). Kosmont is currently working through several RFQ/RFP processes with other cities, including hotel transactions that required an RFQ and ENA.

As a firm focused on both strategy and project implementation, Kosmont is uniquely qualified to assist City in the implementation of the aforementioned real estate advisory services. Kosmont Companies has been providing cities with economic development, public finance and, public/private real estate strategies/transactions since 1986. Kosmont's experience with post-redevelopment economic incentives and financing mechanisms empowers the firm to assist the City in promoting public-private transactions and financing solutions with active private sector constituents. In addition, Consultant has either completed or in the process of several other RFQs processes that involve the same types of developments and developer/development groups.



For this assignment, Kosmont staff includes Project Lead Wil Soholt. Larry Kosmont, President and CEO, will serve in an advisory role and other Kosmont staff will be assigned on an as-needed basis.

## **II. SCOPE OF SERVICES**

### **Task 1: Kick-off Meeting**

Consultant will attend one (1) kick off meeting with City staff to help identify an overall strategy for the release, evaluation, and recommendation of a developer/development group from the candidates received from the eventual RFQ. In addition, Consultant will share approach and value to the hotel market study that has already been completed and how the findings of this report will be incorporated into the RFQ.

### **Task 2: Develop Request for Qualifications and RFQ Process**

With City staff direction and input, Consultant will draft, release and manage an RFQ process with multiple developers/development groups for the development of a hotel on the Site. Consultant will release the RFQ to a list of developers/development groups that is mutually agreed upon by City staff and Consultant. Consultant will also market the Site to potential developers to solicit interest in the RFQ.

Once the responses to the RFQ are received, Consultant will evaluate up to five proposals (unless otherwise modified as mutually agreed) that are received for market viability and other matters related to due diligence. Once Consultant has completed the assessments, Consultant will provide a summary with rankings to City staff in the form of an evaluation matrix. Consultant will attend the first screening interview of final candidates that should be able to be scheduled all in one day. Based on the need to hold a follow on final screening phone or in person interview with a select candidate(s), Consultant will also be available to attend this meeting as well.

Finally, Consultant will assist staff with a presentation to the City Council that will seek Council approval to authorize the City Manager to enter into an ENA with the selected developer/development group. Consultant's participation at the City Council meeting will be billed on a Time and Materials basis.

### **Task 3: Exclusive Negotiation Agreement**

Once Task 2 is complete and a developer/development group has been selected by the City, Consultant will assist City staff with the negotiation and execution of an Exclusive Negotiation Agreement. The negotiations and final agreement will be focused on maximizing the long term economic impact to the City and other affected taxing entities as well as consistency with the City's General Plan and any other overlapping planning documentation.

As part of Task 3, Consultant anticipates participating in staff meetings via conference call. Consultant's participation at any City Council meetings will be billed on a Time and Materials basis.



### **III. SCHEDULE AND REQUIRED DATA**

Consultant is prepared to commence work as soon as authorized by Client. Client will provide Consultant with existing relevant market data, such as property history, ownership information, traffic counts, etc. Additional time and budget may be necessary for the further implementation of any project identified in the Scope of Services which will be outlined at the appropriate time in a follow-on scope to be approved by Client in advance.

### **IV. COMPENSATION**

Compensation for Tasks One and Two is estimated at \$15 to \$20,000 to be billed on a time and materials basis. Task budgets may be re-allocated between tasks as deemed appropriate by Consultant in order to adequately provide services to Client. Future increases in budget will require approval by Client in advance. Budget may be increased by Client request at any time.

Services will be invoiced monthly at Consultant's standard billing rates, as shown on Attachment A. In addition, invoices will include reimbursement for out-of-pocket expenses such as travel and mileage (provided that there shall be no overnight travel without the Client's prior approval and that mileage shall be reimbursed at Kosmont's normal mileage reimbursement rate of 57.5 cents per mile), professional printing, conference calls, and delivery charges for messenger and overnight packages at actual cost. Unless otherwise agreed to in advance, out-of-area travel, if any, requires advance funding of flights and hotel accommodations.

Consultant will also include in each invoice an administrative services fee to cover in-house copy, fax, telephone and postage costs equal to four percent (4.0%) of Consultant's monthly professional service fees incurred. Any unpaid invoices after 30 days shall accrue interest at the rate of 10% per annum.