

**CITY COUNCIL MEETING AGENDA  
TUESDAY SEPTEMBER 13, 2016, 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 Emmett Badar  
Councilmember Denis Bertone  
Councilmember John Ebner  
Councilmember Jeff Templeman

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

**2. RECOGNITIONS AND ANNOUNCEMENTS**

- San Dimas Fitness Festival featuring the Annual 5K Run, 1 Mile Fun Run and Family Bicycle Day, September 24, 2016
- Recognition of City Swim Team members who represented San Dimas at the Southern California Swimming Championships in La Mirada, California
- Los Angeles County Department of Public Health – General Overview of Programs and Services

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

- a. Members of the Audience

**4. CONSENT CALENDAR**

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

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

**RESOLUTION 2016- 45, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF AUGUST AND SEPTEMBER 2016**

- b. Approval of minutes for regular City Council meeting of August 23, 2016
- c. Approval of minutes for Study Session meeting of August 23, 2016.
- d. San Gabriel Valley Council of Governments Newsletter

END OF CONSENT CALENDAR

**5. PLANNING MATTERS**

**a. Appeal of DPRB Case 16-16D**

An appeal to City Council of the Development Plan Review Board's (DPRB) decision, which was an appeal of a Director's approval of a 119-square foot expansion to an existing 196-square foot second-story deck attached to the rear elevation of a single-family residence located at 1315 Paseo Placita (APN: 8395-004-024).

**Recommended Action:** Receive staff report and render decision to approve or deny appeal.

**6. OTHER BUSINESS**

- a. Review of planting material for the pots in the downtown renovation project

**Recommended Action:** Provide direction to staff.

**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
- 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 updates.

## 8. CLOSED SESSION

### 1) CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION Pursuant to Paragraph (1) of subdivision (d) of Government Code Section 54945.9.

**Name of Case:** City of Gardena v. Regional Water Quality Control Board, et al.,  
Orange County Superior Court, Case No. 30-2016-00833722

### 2) CONFERENCE WITH LABOR NEGOTIATOR – Government Code Section 54957.6

**City Representative:** Blaine Michaelis, City Manager

**Employee Group:** San Dimas Employees' Association

## 9. ADJOURNMENT

The next meeting will be September 27, 2016 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 September 9<sup>th</sup>, 2016 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)

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

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

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

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

**W** HEREAS, the Swim Team represented the City of San Dimas in a regional qualifying meet held in the City of Covina, swimming with children from 12 different agencies in the San Gabriel Valley area; and

**W** HEREAS, 21 of these swimmers qualified to represent the City and region in the Southern California Municipal Athletic Federation Championship held on August 13, 2016 in the City of La Mirada; and

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

**W** HEREAS, the City of San Dimas would like to recognize Karla DeLeon, Colin Greaux, Robbie Harrington, Joshua Jones, Jake Linger, Ewan Luevand, Liam Luevand, Marlen Luevand, Harrison Luk, Melecio Nonas-Truong, Xavier Nonas-Truong, Jayden Peña, Olivia Peña, Chloe Perez, Christopher Rivas, Dania Smith, Jaylen Ta, Arianna-Elizabeth Terrazas, John-Paul Terrazas, Britney Trieu, Kent Trieu and coaches Daniel Duran, Brittney Gonzalez, Ulysses Ramirez, Maggie Jo Shanahan and Joshua Smith.

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

**I** N WITNESS THEREOF, 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 September, 2016.



\_\_\_\_\_  
*Mayor*

Attest:  \_\_\_\_\_  
*Assistant City Clerk*

**RESOLUTION 2016-45**

**A RESOLUTION OF THE CITY COUNCIL OF THE  
CITY OF SAN DIMAS, CALIFORNIA, APPROVING  
CERTAIN DEMANDS FOR THE MONTHS OF AUGUST AND  
SEPTEMBER 2016**

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of San  
Dimas does hereby approve Prepaid Warrant Register 08/31/2016 in the amount of \$643,941.84  
checks(25815-25855); and Warrant Register 09/15/16 in the amount of \$943,852.96 checks  
(156268-156386).

**PASSED, APPROVED AND ADOPTED** this 13<sup>th</sup>, day of September 2016.

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Curtis W. Morris, Mayor City of San Dimas

**ATTEST:**

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Debra Black, Assistant City Clerk

**I, DEBRA BLACK, ASSISTANT CITY CLERK, HEREBY CERTIFY** that  
Resolution 2016-45 was approved by vote of the City Council of the City of San Dimas at its  
regular meeting of September 13th, 2016 by the following vote:

**AYES:**

**NOES:**

**ABSTAIN:**

**ABSENT:**

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Debra Black, Assistant City Clerk

08/31/2016

PREPAID

WARRANT REGISTER

Ck#'s 25815 - 25855

Total: \$643,941.84

WARRANT DATE VENDOR  
BANK OF AMERICA

PO# F 9 S ACCOUNT CLAIM INVOICE

DESCRIPTION AMOUNT

25815	08/31/16	SWRCB	10358	PERMIT APP.REGIST.GOL	440.00	N M	012.4841	616.001
25816	08/31/16	ABANGAN/RHONDA	.00001	COMPUTER LOAN PROGRAM	783.28	N M	001.117	1.199
25817	08/31/16	SAN DIMAS CANYON CLU	15952	T.GENTRY RETIRE LUN	1,044.00	N M	001.4150	431.000
25818	08/31/16	GENIXIS, INC.	.00002	CURRENCY COUNTER	1,026.00	N M	001.4150	038.000
25819	08/31/16	SAN DIMAS PAYROLL/CI	16050	P/E 8/13/16	186,887.11	N M	001.110	004
25820	08/31/16	EMPLOYMENT DEVELOPME	12343	SIT P/E 8/13/16	9,303.50	N M	001.210	004
25821	08/31/16	LINCOLN NATIONAL LIF	14286	EMP DED P/E 8/13/16	1,165.00	N M	001.219	004
25821	08/31/16	LINCOLN NATIONAL LIF	14286	CITY PORTION P/E 8/13/16	1,969.16	N M	001.212	001
25822	08/31/16	NATIONWIDE RETIREMNT	14735	EMP DED P/E 8/13/16	7,644.82	N M	001.219	004
25822	08/31/16	NATIONWIDE RETIREMNT	14735	CITY PORTION P/E 8/13/16	15,197.13	N M	001.212	001
25823	08/31/16	PERS RETIREMENT CONT	15639	EMP PORTION P/E 8/13/16	12,430.76	N M	001.219	004
25823	08/31/16	PERS RETIREMENT CONT	15639	CITY PORTION P/E 8/13/16	5,822.88	N M	001.212	001
25823	08/31/16	PERS RETIREMENT CONT	15639	SUPV FOR BEVE P/E 8/13/16	5,530.00	N M	001.219	004
25823	08/31/16	PERS RETIREMENT CONT	15639	OPTIONAL BEVE P/E 8/13/16	1,813.88	N M	001.219	004
25823	08/31/16	PERS RETIREMENT CONT	15639	EMP PORTION P/E 8/13/16	1,913.65	N M	001.219	004
25823	08/31/16	PERS RETIREMENT CONT	15639	SUPV FOR BEVE P/E 8/13/16	1,131.87	N M	001.219	004
25823	08/31/16	PERS RETIREMENT CONT	15639	OPTIONAL BEVE P/E 8/13/16	31,156.33	N M	001.4190	200.002
25824	08/31/16	SAN DIMAS EMPLOYEES	15995	MONTHLY DUES AUG2016	413.00	N M	001.210	004
25825	08/31/16	U.S. BANK	10590	EMP DED P/E 8/13/16	2,263.42	N M	001.219	014
25825	08/31/16	U.S. BANK	10590	CITY PORTION P/E 8/13/16	2,738.01	N M	001.212	014
25826	08/31/16	VANTAGEPOINT TRANSFE	17090	EMP DED P/E 8/13/16	2,355.00	N M	001.219	004
25826	08/31/16	VANTAGEPOINT TRANSFE	17090	CITY PORTION P/E 8/13/16	2,605.00	N M	001.212	001
25827	08/31/16	WAGE WORKS INC	10677	UMREIMB. MED. P/E 8/13/16	877.08	N M	001.210	004
25828	08/31/16	GREGORY/TERRY	.00003	COMPUTER LOAN PROGR	1,372.44	N M	001.117	1.199
25829	08/31/16	ARELLANO/CONNIE	11119	BUS DRV TIP PIER 7/21/16	20.00	N M	072.4125	434.000
25829	08/31/16	ARELLANO/CONNIE	11119	CITY B'DAY SUPPLIES	137.89	N M	001.444	032.000
25829	08/31/16	ARELLANO/CONNIE	11119	KFC CRAFT SUPPLIES	134.00	N M	001.444	032.000
25829	08/31/16	ARELLANO/CONNIE	11119	SHORTAGE	191.29	N M	001.4190	020.000

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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
25831 08/31/16	SAN DIMAS TOWN CENTE	11817 ANNUAL PKING LOT M	18,177.00	1516OPEN219		M M 027.210.001
25832 08/31/16	PAPA	10315 PAPA MMBRSHIP D: CHANG	55.00			N M 001.4414.016.000
25832 08/31/16	PAPA	10315 PAPA SEMINAR 9/13/16	80.00			N M 001.4414.021.000
			135.00	*CHECK TOTAL		
25833 08/31/16	HARTFORD LIFE	13081 EMP DED AUG/16	606.26			N M 001.210.004
25833 08/31/16	HARTFORD LIFE	13081 CITY PORTION AUG/16	3,658.12			N M 001.4190.200.018
25834 08/31/16	SOUTHERN CALIF	16314 2-21-938-6174	60.50			N M 007.4345.022.001
25834 08/31/16	SOUTHERN CALIF	16314 22.01	72.88			N M 008.4414.022.001
25834 08/31/16	SOUTHERN CALIF	16314 2-23-135-80688	72.01			N M 008.4414.022.001
25834 08/31/16	SOUTHERN CALIF	16314 2-02-365-5038	1,056.39			N M 007.4125.453.002
25834 08/31/16	SOUTHERN CALIF	16314 2-09-589-8306	541.92			N M 008.4415.022.001
25834 08/31/16	SOUTHERN CALIF	16314 2-09-590-3478	2,922.50			N M 001.4414.022.001
25834 08/31/16	SOUTHERN CALIF	16314 2-09-590-4781	70.37			N M 008.4414.022.001
25834 08/31/16	SOUTHERN CALIF	16314 2-09-590-4781	23.77			N M 001.4414.022.001
25834 08/31/16	SOUTHERN CALIF	16314 2-09-590-4781	1,578.74			N M 075.4443.022.001
25834 08/31/16	SOUTHERN CALIF	16314 2-36-182-2067	6,703.50			N M 034.4802.865.512
				*CHECK TOTAL		
25835 08/31/16	SAN DIMAS PAYROLL/CI	16050 P/E 8/27/16	171,813.77			N M 001.110.004
25836 08/31/16	AFLAC BENEFIT	11077 CANCEL INS PREM. AUG2	597.92			N M 001.210.004
25836 08/31/16	AFLAC BENEFIT	11077 SPECIAL EVNT INS. AUG2	200.60			N M 001.210.004
25836 08/31/16	AFLAC BENEFIT	11077 ACCIDENT INS PREM. AU	327.79			N M 001.210.004
25836 08/31/16	AFLAC BENEFIT	11077 HOSPITAL INS PREM. AU	277.26			N M 001.210.004
25836 08/31/16	AFLAC BENEFIT	11077 VISION INS PREM. AUG2	112.40			N M 001.210.004
25836 08/31/16	AFLAC BENEFIT	11077 DENTAL INS PREM. AUG2	20.06			N M 001.210.004
25836 08/31/16	AFLAC BENEFIT	11077 OPTICAL BENEFIT AUG20	160.04			N M 001.4190.200.002
			1,539.99	*CHECK TOTAL		
25837 08/31/16	PERS RETIREMEN	15048 EMPLOYEE DEDUCTION	5,597.14			N M 001.210.004
25837 08/31/16	PERS RETIREMEN	15048 CITY PORTION SEPT20	50,243.04			N M 001.212.001
25837 08/31/16	PERS RETIREMEN	15048 RETIREMENT FEES SEPT20	2,925.00			N M 001.4190.200.005
25837 08/31/16	PERS RETIREMEN	15048 ADMIN FEES SEPT2016	59,213.91			N M 001.4190.200.002
				*CHECK TOTAL		
25838 08/31/16	DELTA DENTAL INSURAN	15140 CITY PORTION SEPT2016	818.46			N M 001.212.001
25839 08/31/16	DELTA DENTAL OF CALI	11973 EMPLOYEE DED SEPT2016	71.29			N M 001.210.004
25839 08/31/16	DELTA DENTAL OF CALI	11973 CITY PORTION SEPT	607.83			N M 001.212.001
25839 08/31/16	DELTA DENTAL OF CALI	11973 EMPLOYEE PAYMENT SEPT	1,786.04			N M 001.4190.200.002
				*CHECK TOTAL		
25840 08/31/16	EMPLOYMENT DEVELOPME	12343 SIT P/E 8/27/16	8,544.99			N M 001.210.004

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT

CLAIM INVOICE

PO#

DESCRIPTION

AMOUNT

PO#

CLAIM INVOICE

AMOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	PO#	CLAIM INVOICE	AMOUNT
25841 08/31/16	HARTFORD LIFE	EMPLOYEE DED. SEPT201	599.02			
25841 08/31/16	HARTFORD LIFE	CITY PORTION SEPT20	3,059.10			
			3,658.12		*CHECK TOTAL	
25842 08/31/16	INLAND EMPIRE UNITED	EMPLOYEE DED. AUG2016	270.00			
25843 08/31/16	LINCOLN NATIONAL LIF	EMP DEDUCT P/E 8/27	165.00			
25843 08/31/16	LINCOLN NATIONAL LIF	CITY PORTION P/E 8/27	804.16			
			1,969.16		*CHECK TOTAL	
25844 08/31/16	NATIONWIDE RETIREMNT	EMP DEDUCT P/E 8/7	820.57			
25844 08/31/16	NATIONWIDE RETIREMNT	CITY PORTION P/E 8/15	7,602.33			
			15,422.90		*CHECK TOTAL	
25845 08/31/16	PERS RETIREMENT CONT	EMP 7.00% P/E 8/2	12,177.53			
25845 08/31/16	PERS RETIREMENT CONT	CITY 14.194% P/E 8/14	573.01			
25845 08/31/16	PERS RETIREMENT CONT	SURVIVOR BEN P/E 8/27	54.87			
25845 08/31/16	PERS RETIREMENT CONT	EMP 6.25% P/E 8/27	2,054.16			
25845 08/31/16	PERS RETIREMENT CONT	CITY 6.55% P/E 8/27	1,137.82			
25845 08/31/16	PERS RETIREMENT CONT	SURVIVOR BEN P/E 8/31	19.52			
			1,016.32		*CHECK TOTAL	
25846 08/31/16	LEGAL SHIELD	EMPLOYEE DEDUCT. AUG1	265.78			
25847 08/31/16	U.S. BANK	EMP DEDUCT P/E 8/27	366.79			
25847 08/31/16	U.S. BANK	CITY PORTION P/E 8/27	286.59			
			1,653.38		*CHECK TOTAL	
25848 08/31/16	VANTAGEPOINT TRANSPF	ICMA DEF COMP P/E8/	1,010.61			
25849 08/31/16	VANTAGEPOINT TRANSPF	EMP DEDUCT P/E 8/27	355.00			
25849 08/31/16	VANTAGEPOINT TRANSPF	CITY PORTION P/E 8/27	250.00			
			2,605.00		*CHECK TOTAL	
25850 08/31/16	VISION SERVICE PLAN	EMP DEDUCTION SEPT201	17.08			
25850 08/31/16	VISION SERVICE PLAN	VISION INS CITY SEPT2	988.36			
25850 08/31/16	VISION SERVICE PLAN	EMP. PMT SEPT2016	49.20			
			1,055.94		*CHECK TOTAL	
25851 08/31/16	WAGE WORKS INC	UNREIMB. MEDICAL 8/27	877.08			
25852 08/31/16	WAGE WORKS INC	ADMIN FEES AUG2016	84.00			
25852 08/31/16	WAGE WORKS INC	ADMIN FEE OPTIONAL AUG	11.00			
25852 08/31/16	WAGE WORKS INC	ADMIN FEE OPTIONAL AUG	50.00			
			175.00		*CHECK TOTAL	
25853 08/31/16	GOLDEN STATE WATER	3048330000003	746.30			
25853 08/31/16	GOLDEN STATE WATER	3048330000008	50.80			
25853 08/31/16	GOLDEN STATE WATER	3048330000009	57.00			
25853 08/31/16	GOLDEN STATE WATER	3048330000007	1,136.92			
25853 08/31/16	GOLDEN STATE WATER	3048330000005	1,114.32			

WARRANT DATE VENDOR  
BANK OF AMERICA

CLAIM INVOICE

PO# F 9 S ACCOUNT

AMOUNT

DESCRIPTION

WARRANT	DATE	VENDOR	CLAIM INVOICE	PO#	F 9 S ACCOUNT	AMOUNT	DESCRIPTION
25854	08/31/16	GOLDEN STATE				22,434.11	REGIST. D. BLACK 8/17
25855	08/31/16	VALDIVIA/STEVEN				20.00	MERCH. PERMIT MACH REFUND
25855	08/31/16	VALDIVIA/STEVEN				22.00	PKG PERMIT MACH REFUND
25855	08/31/16	VALDIVIA/STEVEN				125.00	J. LEVY ACCELA CONF TRAV
25855	08/31/16	VALDIVIA/STEVEN				27.83	WASH 2 CITY VEHICLES
25855	08/31/16	VALDIVIA/STEVEN				25.90	WASH 2 CITY VEHICLES
25855	08/31/16	VALDIVIA/STEVEN				40.31	MICROPHONE BATH
25855	08/31/16	VALDIVIA/STEVEN				240.00	WINDOW FILM/168 COMMER
152375	08/31/16	LINGAD/NANET				20.00	REINSTATE WR #152375
156120	08/31/16	RJM DESIGN GROUP INC				2,449.41	WR #156120 VOID
						TOTAL	643,941.84

\*CHECK TOTAL

\*CHECK TOTAL

ACS FINANCIAL SYSTEM  
09/02/2016 09:09:12  
WARRANT DATE VENDOR  
REPORT TOTALS:

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

Disbursement Journal  
DESCRIPTION AMOUNT CLAIM INVOICE  
643,941.84

RECORDS PRINTED - 000186

FUND	DESCRIPTION	DISBURSEMENTS
001	GENERAL FUND	579,272.70
003	WALKER HOUSE LLC FUND	339.31
007	CITY WIDE LIGHTING DISTRICT	1,639.24
008	LANDSCAPE PARCEL TAX	20,639.51
012	INFRAS TRUCTURE REPLACEMENT	18,480.76
027	CIVIC CENTER PARKING DIST	18,177.00
034	HOUSING AUTHORITY 2-1-12	245.43
053	GOLF COURSE MAINT & OPERATIO	22,811.30
070	EQUIPMENT REPLACEMENT	302.31
072	PROP A LOCAL TRANSPORTATION	1,076.33
075	LANDSCAPE MAINTENANCE DIST	1,351.98
110	TRUST AND AGENCY	2,449.41
	TOTAL ALL FUNDS	643,941.84

BANK	NAME	DISBURSEMENTS
CHEK	BANK OF AMERICA	643,941.84
	TOTAL ALL BANKS	643,941.84

09/15/2016

WARRANT REGISTER

Ck#'s 156268-156386

Total: \$943,852.96

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA							
156268	09/15/16	ACT NOW! SIGNS			19163		N D 001.4420.034.010
156269	09/15/16	ACT 1 CONSTRUCTION,	70.85				N D 012.4841.692.007
156269	09/15/16	ACT 1 CONSTRUCTION,	100,729.03		3		N D 007.4341.041.003
156269	09/15/16	ACT 1 CONSTRUCTION,	115,285.50		3		N D 012.210.006
			205,213.80	*CHECK	TOTAL		N D 001.4420.013.003
156270	09/15/16	ALBERTSON'S	271.91		025505		N D 001.4420.013.003
156270	09/15/16	ALBERTSON'S	100.00	*CHECK	TOTAL		N D 001.4420.013.003
156271	09/15/16	ALESHIRE & WYNDER, L	5,598.00		38673		N D 001.4170.030.000
156271	09/15/16	ALESHIRE & WYNDER, L	69.00		38674		N D 001.4170.030.000
156271	09/15/16	ALESHIRE & WYNDER, L	540.00		38675		N D 001.4170.030.000
156271	09/15/16	ALESHIRE & WYNDER, L	506.00	*CHECK	TOTAL		N D 038.41120.030.502
156272	09/15/16	AMERICAN PAST TIME S	6,713.00	*CHECK	TOTAL		N D 001.367.020
156273	09/15/16	AMERICAN RED CROSS	107.50				N D 001.4430.034.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	140.00		10474861		N D 001.4430.034.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	22.90		14014288783		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	38.05		14014288787		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	19.55		14014288788		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	38.05		14014288789		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	17.40		14014288792		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	243.40		14014288795		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	4.80		14014288798		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	37.10		14014288799		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	68.18		14014288800		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	17.40		14014288801		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	73.18	*CHECK	TOTAL		N D 001.4410.029.000
156274	09/15/16	AMERICAN PRIDE UNIFORM	636.85	*CHECK	TOTAL		N D 001.4410.029.000
156275	09/15/16	ARAMARK REFRESHMENT	225.61		1393412		N D 001.4190.033.000
156276	09/15/16	BALDWIN/DEREK	20.25				N D 001.4150.021.000
156277	09/15/16	BAVCO	403.72		771929		N D 008.4415.033.000
156278	09/15/16	BAY ALARM COMPANY	95.00		13271506		N D 001.4412.015.000
156279	09/15/16	BONITA UNIFIED SCH D	871.75				N D 001.4420.110.000
156279	09/15/16	BONITA UNIFIED SCH D	825.09	*CHECK	TOTAL		N D 001.4420.110.000

WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

F 9 S ACCOUNT

PO#

CLAIM INVOICE

DESCRIPTION AMOUNT

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM INVOICE	PO#	F 9 S ACCOUNT
156280	09/15/16	BOOMERANG BLUEPRINT	171.78	288590		N D 001.4310.033.000
156281	09/15/16	BORBA/DOMINIQUE	500.00			N D 001.367.010
156282	09/15/16	CALIFORNIA MOBILE HO	2,890.00	PO#1617-087		N D 034.4802.851.040
156283	09/15/16	CALIFORNIA PRODUCT S	500.00	FY17-018-AF		N D 001.4190.020.028
156284	09/15/16	CANTERBURY INTERNATI	17,565.00	10340		N D 012.4841.692.007
156284	09/15/16	CANTERBURY INTERNATI	4,308.80	10341		N D 012.4841.692.007
156284	09/15/16	CANTERBURY INTERNATI	8,840.00	10349		N D 012.4841.692.007
		ILLUMINATED BOLLARD	30,713.80	*CHECK TOTAL		
156285	09/15/16	CARDIAC SCIENCE CORP	210.77	7263775		N D 001.4411.033.000
156285	09/15/16	CARDIAC SCIENCE CORP	105.38	7263775		N D 001.4411.033.000
156285	09/15/16	CARDIAC SCIENCE CORP	421.53	7263775		N D 001.4430.033.000
		ELECTRODES, PEDIATRIC	210.77	*CHECK TOTAL		
156286	09/15/16	CARLOS/ROMAN	20.00			M D 001.367.003
156287	09/15/16	CLAREMONT/CITY OF	6,148.60	41717		N D 001.4341.024.020
156287	09/15/16	CLAREMONT/CITY OF	4,391.06	41720		N D 001.4341.024.020
156287	09/15/16	CLAREMONT/CITY OF	728.52	41824		N D 001.4341.024.020
		STORM WATER COMPL	11,268.18	*CHECK TOTAL		
156288	09/15/16	COLLEY AUTO CARS INC	313.97	94303		N D 001.4342.020.001
156289	09/15/16	COMMUNITY SENIOR SER	2,000.00	GATIX0816-3		N D 072.214.172
156290	09/15/16	COMPUTER SERVICE COM	2,133.00	3854-198		N D 007.4345.020.002
156290	09/15/16	COMPUTER SERVICE COM	371.23	3854-198		N D 007.4345.020.002
156290	09/15/16	COMPUTER SERVICE COM	303.23	3854-198		N D 007.4345.020.002
156290	09/15/16	COMPUTER SERVICE COM	415.30	3854-198		N D 007.4345.020.002
156290	09/15/16	COMPUTER SERVICE COM	4,384.93	42228-4267		N D 007.4345.020.002
156290	09/15/16	COMPUTER SERVICE COM	12,249.25	42228-4267		N D 007.4345.020.002
		INVOICE #4228-4267	12,249.25	*CHECK TOTAL		
156291	09/12/16	CPRS	125.80			N D 001.4410.016.000
156291	09/12/16	CPRS	1,005.00			N D 001.4410.016.000
156291	09/12/16	CPRS	1,407.28			N D 001.4430.016.000
		MEMBER FEES	1,407.28	*CHECK TOTAL		
156292	09/15/16	CPRS DISTRICT XIII	60.00	1329		N D 001.4420.021.000
156293	09/15/16	CRAFCO, INC.	1,399.56	00430122		N D 001.4341.033.000
156294	09/15/16	CS LEGACY CONSTRUCTI	2,275.00	8		N D 012.4841.650.003
156294	09/15/16	CS LEGACY CONSTRUCTI	2,161.25	*CHECK TOTAL		N D 012.210.006

WARRANT DATE VENDOR  
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Disbursement Journal

DESCRIPTION	AMOUNT
10871 BUILDING PLAN REVIE	2,507.50
11950 CARPET CLEAN-WALKER HO	72.00
11961 CLASSIFIED ADVERTIS	2,854.76
11282 ENTERTAIN-SEPT DINNER	200.00
12379 TRAFFIC CNRL - RR X	6,650.00
12379 RHOADS PARK	2,250.00
12188 CAR WASH SUPPLIES	30.47
12188 AUTO PARTS	245.11
12188 AUTO PARTS	69.63
12188 EXTRA LARGE CLAMPS	352.84
12343 LIABILITY 4/1-6/30/	5,709.21
12340 IRRIGATION SUPPLIES	21.80
12340 IRRIGATION SUPPLIES	43.06
12340 IRRIGATION SUPPLIES	216.72
12340 IRRIGATION SUPPLIES	38.83
12340 IRRIGATION SUPPLIES	132.35
12340 IRRIGATION SUPPLIES	132.74
12340 IRRIGATION SUPPLIES	152.68
12340 IRRIGATION SUPPLIES	34.25
12340 IRRIGATION SUPPLIES	238.43
12340 IRRIGATION SUPPLIES	232.02
12340 IRRIGATION SUPPLIES	1,010.26
10701 FLAT TIRE	135.00
10701 TIRES FOR #66 & #29	878.29
11036 DSGN SRVS FOR MARCH	1,632.49
11036 DSGN SRVS FOR MARCH	10,132.49
16323 105 917 1500 6	389.62
16323 163 717 4800 1	422.72
16323 151 317 3300 6	899.38
12808 FREEDOM PARK SIGN	2,316.25
10520 KIT- ELEMNET & O RING	71.69

CLAIM	INVOICE	PO#	F 9 S ACCOUNT
B160571			N D 001.4311.020.001
18917			N D 003.4410.023.001
0000284443			N D 001.4120.010.000
15021COR-4			M D 001.4420.013.003
16013-2			N D 073.4841.660.001
*CHECK TOTAL			N D 012.4841.692.007
150949			M D 001.4342.011.000
151225			M D 001.4342.011.000
151240			M D 001.4342.011.000
151510			M D 001.4342.011.000
*CHECK TOTAL			N D 001.4190.200.016
L2014367776			N D 001.4414.033.000
1922778			N D 001.4414.033.000
20029405			N D 008.4411.020.016
200439221			N D 008.4411.020.016
200439223			N D 008.4411.020.016
200508937			N D 008.4411.020.016
200508938			N D 001.4411.020.009
200508939			N D 008.4411.020.009
20082558			N D 001.4411.020.009
*CHECK TOTAL			N D 001.4342.011.002
IN00727695			N D 022.210.001
IN00727716			N D 022.4410.924.001
3851			N D 053.4410.022.002
3852			N D 001.4342.022.002
*CHECK TOTAL			M D 022.4410.041.001
16822			N D 001.4342.011.002
633640			



WARRANT DATE VENDOR  
BANK OF AMERICA

Disbursement Journal

PO# F 9 S ACCOUNT

CLAIM INVOICE

AMOUNT

DESCRIPTION

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
156325	09/15/16	LA MIRADA REGIONAL A	518,493.72	*CHECK TOTAL			N D 001.4420.034.002
156326	09/15/16	LA VERNE POWER EQUIP	1,402.60	4503095			M D 001.4414.033.000
156327	09/15/16	LAND DESIGN CONSULTA	43.58	95922			N D 012.4841.616.001
156328	09/15/16	LAWRENCE ROLL-UP DOO	298.30	1607024			N D 001.4342.020.003
156329	09/15/16	LEPE/MAURO	65.00	1612646			M D 034.4802.015.000
156330	09/15/16	HOME IMPROVEM	19.58	01185			N D 001.4412.033.000
156331	09/15/16	HOME IMPROVEM	18.28	01353			N D 001.4430.033.000
156332	09/15/16	HOME IMPROVEM	70.49	01511			N D 034.4802.033.000
156333	09/15/16	HOME IMPROVEM	14.26	02298			N D 008.4414.033.000
156334	09/15/16	HOME IMPROVEM	33.33	02340			N D 001.4414.033.000
156335	09/15/16	HOME IMPROVEM	360.62	02501-A			N D 008.4414.033.000
156336	09/15/16	HOME IMPROVEM	39.21	02719			N D 001.4414.033.000
156337	09/15/16	HOME IMPROVEM	41.61	02732			N D 001.4414.033.000
156338	09/15/16	HOME IMPROVEM	77.39	02784			N D 001.4414.033.000
156339	09/15/16	HOME IMPROVEM	185.74	18481			N D 034.4802.033.000
156340	09/15/16	HOME IMPROVEM	838.64	97013			N D 008.4414.033.000
156341	09/15/16	MAGIC JUMP RENTALS I	195.00	*CHECK TOTAL			N D 001.4420.019.000
156342	09/15/16	MAR-CO EQUIPMENT CO	654.90	135892			M D 001.4342.011.002
156343	09/15/16	MAR-CO EQUIPMENT CO	1,680.00	136229			N D 001.4342.020.001
156344	09/15/16	MAR-CO EQUIPMENT CO	2,223.92	136229			N D 001.4342.011.002
156345	09/15/16	MAR-CO EQUIPMENT CO	4,558.82	*CHECK TOTAL			N D 001.4342.011.002
156346	09/15/16	MARKOSSIAN/ANNETTE H	1,215.00				M D 001.4420.020.000
156347	09/15/16	MARKS AUDIO VIDEO	1,720.59	26191			N D 001.4420.033.000
156348	09/15/16	MARSAN TURF & IRRIGA	42.43	416717			N D 008.4414.020.016
156349	09/15/16	MARSAN TURF & IRRIGA	685.30	416765			N D 008.4414.020.016
156350	09/15/16	MARSAN TURF & IRRIGA	48.16	416825			N D 008.4414.020.016
156351	09/15/16	MARSAN TURF & IRRIGA	37.47	417007			N D 008.4414.020.016
156352	09/15/16	MARSAN TURF & IRRIGA	177.13	417280			N D 008.4414.020.016
156353	09/15/16	MATHISEN OIL COMPANY	990.49	*CHECK TOTAL			N D 001.4342.011.001
156354	09/15/16	MATHISEN OIL COMPANY	1,735.15	8131900			N D 001.4342.011.001
156355	09/15/16	MATHISEN OIL COMPANY	2,992.84	8131901			N D 001.4342.011.001
156356	09/15/16	MC LAY SERVICES INC	312.00	INV7151			N D 001.4430.015.000
156357	09/15/16	MIA LEHRER & ASSOCIA	1,295.00	6825			N D 012.4841.616.001

WARRANT DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
156339	09/15/16 NESS/KATHERINE	.00008 REFUND EXCURSION	35.50				N D 001.367.002
156340	09/15/16 NGUYEN/ANNE	.00004 MILEAGE REIMB. JUL-AUG 19.06					N D 001.4309.012.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	181.31		I-01006955		N D 001.4190.030.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	836.24		I-01010742		N D 001.4190.030.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	45.16		I-01011373		N D 001.4190.030.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	287.86		I-01014890		N D 001.4190.030.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	16.43		I-01015391		N D 001.4190.030.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	271.05		I-01015484		N D 001.4190.030.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	6.41		I-01018493		N D 001.4190.030.000
156341	09/15/16 OFFICE SOLUTIONS	108885 OFFICE SUPPLIES	421.35		I-01019012		N D 001.4190.030.000
		2,065.81		*CHECK TOTAL			
156342	09/15/16 PARS	11050 PARS ARAS FEES	408.00		35120		N D 001.4190.200.003
156343	09/15/16 PARTIES UNLIMITED	15032 DEPOSIT-SEOTEMBER DIN	392.40				M D 001.4420.013.003
156344	09/15/16 PHOENIX GROUP INFORM	12381 JULY ADMIN.CITATIONS	33.87		0720161188		N D 001.4309.020.000
156344	09/15/16 PHOENIX GROUP INFORM	12381 JULY REG.CITATIONS	972.19		072016188		N D 001.4210.411.000
		1,006.06		*CHECK TOTAL			
156345	09/15/16 PITNEY BOWES INC	15095 EQUIPMENT SVC AGREEME	575.46		1001523937		N D 001.4190.019.000
156346	09/15/16 PLUMBING WHOLESAL	15093 FACILITY SHOP INVENTOR	61.21		S100101352.001		N D 001.4410.033.000
156347	09/15/16 POOL & ELECTRICAL PR	11151 REPAIRS	58.26		07393607		N D 001.4411.015.000
156348	09/15/16 POZOS/IGNACIO	.00009 REFUND DEPOSIT	500.00				N D 001.341.002
156349	09/15/16 PRINT CONNECTION	12288 POST CARDS	468.70		13563		M D 001.4420.018.000
156350	09/15/16 PROSOURCE FACILITY	10139 JANITORIAL SUPPLIES	361.13		17858		N D 001.4410.031.000
156350	09/15/16 PROSOURCE FACILITY	10139 JANITORIAL SUPPLIES	361.13		17858		N D 001.4411.031.000
156350	09/15/16 PROSOURCE FACILITY	10139 JANITORIAL SUPPLIES	361.13		17858		N D 001.4412.031.000
156350	09/15/16 PROSOURCE FACILITY	10139 JANITORIAL SUPPLIES	361.12		17858		N D 001.4430.031.000
		1,805.64		*CHECK TOTAL			
156351	09/15/16 PRUDENTIAL OVERALL	15632 MATS	22.93		22281069		N D 001.4430.019.000
156351	09/15/16 PRUDENTIAL OVERALL	15632 MATS	22.93		22284925		N D 001.4430.019.000
156351	09/15/16 PRUDENTIAL OVERALL	15632 MATS	22.93		22288571		N D 001.4430.019.000
		91.72		*CHECK TOTAL			
156352	09/15/16 QUALITY INSTANT PRIN	15661 BUSINESS CARDS,SOTO	46.87		39975		N D 001.4190.018.000
156353	09/15/16 RAGING WATERS	10188 8/18/16 TEEN TRIP	571.74		551001		N D 001.4420.034.002
156354	09/15/16 RECONCILED TERMITE &	11188 AUG PEST CTRL MARTIN	30.00		7097		M D 001.4411.023.000
156354	09/15/16 RECONCILED TERMITE &	11188 AUG PEST CTRL SR CNT	45.00		7097		M D 001.4412.023.000
156354	09/15/16 RECONCILED TERMITE &	11188 AUG PEST CTRL SYCAMORE	28.00		7097		M D 001.4410.023.922





WARRANT	DATE	VENDOR	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT
BANK OF AMERICA								
156377	09/15/16	US ARCHITECTURAL LIG	11333 LIGHT POLES & FIXTU 2,067.84			145213		N D 007.4341.033.000
156378	09/15/16	VARNES/ADAM	.00001 REFUND RENTAL DEPOSIT 100.00					N D 001.341.002
156379	09/15/16	VISTA PAINT CORPORAT	17172 PAINT REPAIR 123.17			2016-002426-00		N D 001.4411.033.000
156379	09/15/16	VISTA PAINT CORPORAT	17172 TRAFFIC PAINT 948.96			2016-958631-00		N D 001.4345.033.000
*CHECK TOTAL								
156380	09/15/16	WALTERS WHOLESALE	10860 HUBW HBL 1221L 16.44			S106074545.001		N D 001.4430.023.000
156380	09/15/16	WALTERS WHOLESALE	10860 ELECTRICAL SUPPLIES 34.16			S106123333.001		N D 001.4410.015.000
156380	09/15/16	WALTERS WHOLESALE	10860 ELECTRICAL SUPPLIES 97.35			S106123333.001		N D 034.4802.015.000
156380	09/15/16	WALTERS WHOLESALE	10860 ELECTRICAL SUPPLIES 16.20			S106123333.001		N D 001.4412.033.000
156380	09/15/16	WALTERS WHOLESALE	10860 ELECTRICAL SUPPLIES 16.33			S106123333.001		N D 001.4412.015.000
156380	09/15/16	WALTERS WHOLESALE	10860 ELECTRICAL SUPPLIES 296.64			S1062228836.002		N D 007.4341.033.000
*CHECK TOTAL								
156381	09/15/16	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION 214.51			5349811		N D 001.4430.033.000
156381	09/15/16	WATERLINE TECHNOLOGI	10242 SODIUM HYPOCHLORITE 181.87			5350388		N D 001.4430.033.000
156381	09/15/16	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION 219.87			5350474		N D 001.4430.033.000
156381	09/15/16	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION 187.70			5350479		N D 001.4430.033.000
156381	09/15/16	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION 153.73			5351162		N D 001.4430.033.000
156381	09/15/16	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION 286.43			5351319		N D 001.4430.033.000
156381	09/15/16	WATERLINE TECHNOLOGI	10242 HYPOCHLORITE SOLUTION 1,493.69			5351865		N D 001.4430.033.000
*CHECK TOTAL								
156382	09/15/16	WESTERN ENVIRONMENTA	10319 CLEANING WASH RACK PI 400.00			21519		N D 001.4341.028.000
156383	09/15/16	WILLIAMS/JENNIFER	11137 REIMB-ACCELA CONFRENC 99.50					N D 001.4190.020.035
156384	09/15/16	WOLFNBARGER INC/ O.	17385 LANDSCAPE MATERIAL 375.84			64008		N D 008.4414.033.000
156385	09/15/16	XEROX CORPORATION	17425 6204CP COPIER 43.00			085657703		N D 001.4190.015.000
156385	09/15/16	XEROX CORPORATION	17425 WC7428P PRINTER 302.86			085657704		N D 001.4190.015.000
*CHECK TOTAL								
156386	09/15/16	VALE-CHASE EQUIPMENT	10182 HYDRAULIC PUMP REPAIR 761.94			BSV334006		N D 001.4342.020.001
156386	09/15/16	VALE-CHASE EQUIPMENT	10182 OIL/TRANS 956.92			BSV334779		N D 001.4342.011.000
*CHECK TOTAL								
BANK OF AMERICA								
				TOTAL	943,852.96			

ACS FINANCIAL SYSTEM  
09/08/2016 09:12:28  
WARRANT DATE VENDOR  
REPORT TOTALS:

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

Disbursement Journal  
DESCRIPTION AMOUNT CLAIM INVOICE PO#  
943,852.96

RECORDS PRINTED - 000283

Disbursement Journal

FUND RECAP:  
 FUND DESCRIPTION  
 001 GENERAL FUND  
 003 WALKER HOUSE LLC FUND  
 006 SEMPER EXPANSION  
 007 CITY WIDE LIGHTING DISTRICT  
 008 LANDS CAPE PARCEL TAX  
 020 INTERASTROCTURE REPLACEMENT  
 022 COMMUNITY PARK DEVELOPMENT  
 027 OPEN SPACE #2 (EAST)  
 034 CIVIC CENTER PARKING DIST  
 038 HOUSING AUTHORITY CG 2-1-12  
 039 SUCCESSION AGENCY CG 2-1-12  
 071 GOLF COURSE MAINT & OPERATIO  
 072 ARLI QUALITY MANAGEMENT DIST  
 073 PROP A LOCAL TRANSPORTATION  
 110 TRUST AND AGENCY  
 TOTAL ALL FUNDS

DISBURSEMENTS  
 634,184.50  
 1,387.54  
 1,306.55  
 131,145.26  
 132,107.86  
 114.94  
 12,450.00  
 12,448.74  
 68.28  
 4,058.52  
 4,506.00  
 4,041.97  
 252.76  
 5,373.10  
 6,650.00  
 4,756.94  
 943,852.96

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

DISBURSEMENTS  
 943,852.96  
 943,852.96



**SPECIAL CITY COUNCIL MINUTES  
TUESDAY, AUGUST 23, 2016 5:30 P. M.  
SAN DIMAS COUNCIL CHAMBERS  
CONFERENCE ROOM  
245 E. BONITA AVE.**

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**CITY COUNCIL:**

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

**STAFF:**

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

**1. CALL TO ORDER**

Mayor Morris called the Special City Council Meeting to order at 6:00 p.m.

**2. ORAL COMMUNICATIONS**

None.

**3. RECEIVE RECOMMENDATIONS FROM STAFF REGARDING THE DESIGN OF NEW DOWNTOWN BUSINESS SIGNAGE; AND ENCHROACHMENTS FOR OUTDOOR DINING, DISPLAYS, A-FRAME SIGNS, AND CANOPIES**

Mr. Stevens reviewed his staff report on possible changes to the freestanding signs proposed for the downtown sidewalk project. He reported that a review of the original proposed designs resulted in identifying a number of concerns that led to staff suggest an alternate design approach. He presented a concept design. There was discussion on the font size and the mono pole design.

In response to a question, Mr. Stevens stated that the proposal would be that only first floor businesses fronting Bonita Ave. would be on the sign due to space limitations. There was discussion on the order of the businesses on the sign and the Council consensus was that names should be in geographic order of the businesses location.

Councilmember Templeman suggested that staff meet with the merchants to get their input. He added that the logo element should have some sort of historic feel and not a western theme. Councilmember Ebiner agreed that staff should talk to the merchants and he also feels the design should have a historic feel

In response to a question from Councilmember Badar, Mr. Stevens said that the design of these signs would set the style for a broader wayfinder sign program. Councilmember Badar commented that the proposed concept is superior to the original concept.

The consensus of the Council was for staff to come up a preliminary design before presenting it to the merchants. In response to a question on whether or not there would be a fee to the merchants to be included on the sign, Mr. Stevens stated that staff is leaning toward no fee for this first sign, but future additions or replacements would be at the merchants cost. Mayor Morris responded that we may want to look at what the cost is and it may be best for the city to pay for the cost.

Mr. Duran suggested confirmation from the Council on the proposed policy on what businesses would be included on the signs. The consensus of the Council was that they agreed with the policy as presented by staff of ground floor businesses that front onto Bonita, excluding office uses, should be included on the sign.

Mr. Patel provided a review of his staff report on updates and suggestions on the encroachment permit policies, he added that currently 7 businesses have permits for outdoor display. He reviewed a survey that was done on permit fees for surrounding cities.

Mr. Stevens presented the proposed fees and deposits for outdoor dining permits. He described that the deposit would be held separately.

There was discussion on whether or not a fee should be required and if so how much a fee. The consensus of the Council was not to charge an application fee for encroachment permits but to consider a penalty for non-compliance of conditions. In regards to the outdoor dining permit it was the consensus of the Council to also not require a permit fee and not to charge a maintenance deposit.

Mr. Stevens reviewed the suggested conditions for outdoor display.

Councilmember Ebner commented that he is worried about clutter and that displays are tasteful. He distributed photos of displays in other communities that he felt looked cluttered.

Mayor Morris commented that he has seen in Portland and Seattle merchants put out a variety of items not restricted to just in front of the building, as long as it doesn't block the path of travel. Mr. Stevens replied that we could add the word approximately to the 5' space limitation but staff feels that there needs to be a delineated area.

Mayor Morris recessed the Study Session at 7:00 p.m. to the Regular City Council Meeting.

Mayor Morris reconvened the Study Session at 7:10 p.m.

There was discussion on the prohibition of clothes racks for outside display. There was further discussion on the proposed conditions pertaining to exclusions, #9 and attractiveness of displays, #10. It was suggested that Mr. Stevens and City Attorney Steres develop some language that would combine items #9 and #10 to provide guidelines but also allow for some discretion.

Mr. Stevens reviewed the proposed outside dining guidelines.

Mr. Stevens clarified that the applicant for an outside dining permit is required to pay for the purchase and installation of the perimeter fence and the fence shall be of the design prepared for the sidewalk project. He added that the exception is that Roady's and Pozetto's are not required to pay for their fences since they had previously paid for improvements that were removed as a part of the project. Mr. Patel commented that the estimated cost of the fence is \$135/lineal feet.

There was discussion on the need for the fence for ABC requirements and safety.

Councilmember Ebner suggested that we allow businesses to have 1 or 2 small tables or chairs without a fence. He added they could be used for waiting areas or takeout food. There was discussion on this suggestion and it was the consensus for staff to develop a standard for use of a limited number of small tables and chairs without a fence.

There was discussion on allowing logos on umbrellas and the consensus of the Council was that logos should be allowed.

Councilmember Templeman commented that he has a problem with prohibiting the use of outside dining space in front of an adjacent property if the adjacent property owner gives his permission. Mayor Morris agreed that there shouldn't be an outright prohibition that it should be a matter of discretion depending on the circumstances. It was the consensus of the Council to allow for encroachment for outside dining to adjacent property in limited circumstances if the adjacent property owner gives his permission in writing, and if the permission is revoked in the future the fence is removed at the expense of the applicant. Also, that for Roady's and Pozetto's if they want to request use of an adjacent property that they should pay of the cost of the additional fence.

Mr. Stevens reviewed the requirements for A-frame signs and canopies and the Council consensus was they were in agreement with the conditions, except charging an application fee.

Mr. Patel reviewed his staff report on the public alley between 142 and 150 West Bonita Ave. and interest by the adjacent business to use the alley for outdoor display or waiting or seating area. He provided a summary and chronology of the prior discussions on the improvements to the alley, modifications to the plans to accommodate the weigh scale and vision to use the space for future public events.

Mr. Patel reported that the owner of the Feed and Grain business recently inquired about moving the outside display from the rear of the building to the public alley and creating some additional parking in the rear. Mr. Patel commented that because of the configuration of the rear space and its relationship to the drive aisles there are significant issues with trying to create parking spaces in that area.

There was discussion about the existing use of the public right of way in the rear of the building for outside display and the use of the alley for public display. The consensus of the Council was to not allow the alley to be used for business displays. It was also the consensus of the Council to not allow a permanent enclosure or fence in the rear portion for the display and to restrict the amount of space, type of merchandise and manner of display in the rear of the Feed and Grain building.

Councilmember Ebiner inquired about the possibility of moving the ADA walkway more into the center of the alley instead of along the west building. Mr. Patel commented that staff will see if there is an opportunity to move the walkway any further east and still meet the necessary accessible grades.

Mr. Patel provided the Council with a downtown project update.

#### **4. ADJOURNMENT**

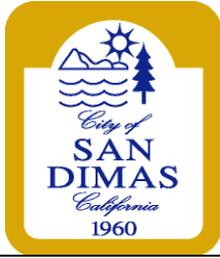
The meeting adjourned at 8:35 p.m. p.m.

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Ken Duran City Clerk

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Curtis W. Morris Mayor



**REGULAR CITY COUNCIL MEETING MINUTES  
TUESDAY, AUGUST 23, 2016 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 Emmett Badar  
Councilmember Denis Bertone  
Councilmember Jeff Templeman  
Councilmember John Ebiner

**STAFF:**

City Manager Blaine Michaelis  
Assistant City Manager Ken Duran  
Assistant City Manager Community Development Larry Stevens  
City Attorney Mark Steres  
Director of Public Works Krishna Patel  
Facilities Manager Karon De Leon  
Assistant City Clerk Debra Black

**CALL TO ORDER AND FLAG SALUTE**

Mayor Morris called the meeting to order and led the flag salute at 7:02 p.m.

**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

Seeing no one come forward Mayor Morris moved to the consent calendar.

**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 2016 - 44, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF AUGUST, 2016**

- b. Approval of minutes for regular City Council meeting of August 9, 2016 and August 12, 2016 meeting with Assembly Member Holden
- c. Proclaim the month of September “HUNGER MATTERS” month

- d. Approval of Project Budget and Award of Construction Contract 2016-04 Traffic Signal Improvements at Foothill/San Dimas Canyon Road and Lone Hill/Cienega Intersections to the low bidder, Macadee Electrical Construction in the bid amount of \$210,921.00.

Councilmember Ebner abstained from the approval of the August 12, 2016 minutes.

The following action was taken to approve the consent calendar:

**MOTION:** Ebner  
**SECOND:** Bertone  
**AYES:** Badar, Bertone, Ebner, Morris, Templeman  
**NOES:** None

### **END OF CONSENT CALENDAR**

### **ORAL COMMUNICATIONS**

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

Seeing no one come forward Mayor Morris moved onto comments from the City Manager.

#### **City Manager comments:**

Mayor's call in show live this Thursday.

#### **City Attorney report:**

Nothing to report

#### **Members of the City Council comments:**

Councilmember Templeman invitation to the public to attend the reconvened study session after tonight's meeting.

Councilmember Ebner had questions on water matters.

John S. with Golden State Water reported that Metropolitan Water District is working on adding a treatment to address the water algae bloom, neither of which is harmful.

Mayor Morris shared that there is no system close enough to San Dimas to provide recycled water.

Councilmember Badar thanked Blaine for addressing a flag matter brought to his attention by a resident.

Councilmember Bertone asked about recent news articles on water restrictions.

It was shared that an extra day was added for watering going from two days to three but the time restrictions are still in effect.

Mayor Morris attended a California Contract Cities Sheriff's Luncheon.

### **ADJOURNMENT**

The meeting adjourned at 7:10 p.m. and reconvened to the 5:30 p.m. study session. The next regular meeting will be September 13, 2016 at 7:00 p.m.



San Gabriel Valley Mountains

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

VOLUME 4, ISSUE 8



SGV National Monument Trail

**August 2016**  
**Los Angeles County Parks Measure Update**

The Los Angeles County Board of Supervisors voted to place a parks funding measure on the November 8 ballot. The Safe, Clean Neighborhood Parks, Open Space, Beaches, Rivers Protection and Water Conservation Measure would replace funding under Proposition A, which is set to expire in 2019. The measure would add a parcel tax of 1.5 cents per square foot of developed property. An average homeowner with a 1,500 square foot home would pay approximately \$22.50 a year. If approved by two-thirds of the voters, the measure would raise just over \$92.7 million annually. The funds would then be used by the County, cities and local communities to protect, enhance and maintain our neighborhood parks, open space, trails, beaches, natural habitat and rivers, creeks and streams.

In March 2015, Los Angeles County initiated the Countywide Comprehensive Parks and Recreation Needs Assessment. This effort was completed over the course of 14 months, and consisted of several distinct, yet overlapping phases

that followed the following format:

**Project Initiation**

- 40-member Steering Committee Formed
- 9-member Technical Advisory Committee Formed

**Inventory**

- Demographic, Health, Safety and environment data gathered for community profiles.
- 90 park agencies participated in park inventory
- Over 3,000 parks inventoried
- Over 9,000 amenities documented
- 750 potential park opportunity sites verified by park agencies

**Analysis**

- Park metrics analyzed 186 study areas

**Community Engagement**

- 300 facilitators attended engagement workshops

(Continued on page 3)

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Dalton Park, Azusa

## The SCAG to Host a Housing Summit

On October 11th, 2016 the Southern California Association of Governments (SCAG) will be hosting a Housing Summit. This event will address the concerns of affordable housing. There is a chronic shortage of housing throughout California. Major institutions, employers, and startups cite lack of housing options as a serious impediment to recruiting and retaining talent. The impact of housing affordability is a critical challenge to local, regional, and Statewide economies, particularly as people from all income groups are increasingly frustrated with the lack of affordable options to rent or buy and instead opt to develop their careers in more affordable areas. The California Housing Summit will focus on resources and opportunities created by State legislation and local policies to build more housing, including affordable housing, and will provide innovative tools to get to YES for housing development in

local communities. The program will also include speakers on funding infrastructure to support housing and how to convey the health, economic, and accessibility benefits to communities.

To learn more information please visit : [www.scag.ca.gov/housingsummit](http://www.scag.ca.gov/housingsummit)

<b>Date:</b>	Tuesday, October 11, 2016
<b>Time:</b>	8:00 a.m. - 3:00 p.m.
<b>Place:</b>	LA Hotel 333 S. Figueroa St, Los Angeles , CA
<b>Register:</b>	Contact Ma'Ayn Johnson (213) 236-1975 Or at <a href="mailto:Johnson@scag.ca.gov">Johnson@scag.ca.gov</a>



## SGVCOG Governing Board July Committee Meeting Recap

The regular meeting of the SGVCOG Governing Board was held on July 21st. Major actions taken by the Board in July were:

- Resolution 16-21 was passed by the Governing Board supporting provisions within the Water Resources Development Act of 2016. This federal legislation provides funding for the U.S. Army Corps of Engineers and allocate funding for specific projects. Specifically, the SGVCOG supports the establishment of the office of Ombudsman and defining “community affordability” within the EPA’s Financial Capability Assessment process.
- Resolution 16-22 was passed by the Board supporting California Assembly Joint Resolution 44, urging the federal government to provide greater financial support for local agencies implementing a federal mandate to improve stormwater quality.
- Staff will was directed to submit a letter of support for the Waters of the United States (WOTUS) Challenge Amicus Brief in the 6th District Court of appeals. The amicus alleges that a 2015 regulatory interpretation by the Environmental Protection Agency (EPA) and U.S. Army Corps of Engineers (USACE) was overly broad. This rule disrupts the careful balance Congress set forth in the Clean Water Act, which gives the EPA and the USACE authority to regulate interstate navigable waters but specifically preserves the primary role of the States in planning the development and use of local land and water resources.
- The Board passed a motion to support Metro’s Potential Ballot Measure. Under the direction of the Metro Board, Metro staff has been working on a potential 2016 LA County transportation ballot measure. Senate Bill 767 was passed allowing LA County to place a ½ cent sales tax on the November 2016 ballot. If the measure were to pass

the San Gabriel Valley subregion would have up to \$3.325 billion in current dollars available for transportation capital projects. Notable projects that would be funded by this tax measure include the Gold Line Foothill Extension (\$1.02B), Gold Line Eastside Extension (\$1.02B), Bicycle and pedestrian improvements (\$429), and many highway projects (\$543M). The total funding share for these projects is estimated at \$3.3 billion.



## Los Angeles County Parks Measure (continued)

This County report represents an unprecedented effort to document existing parks and recreation facilities in cities and unincorporated communities and to use the data to determine the scope, scale, and location of park need in Los Angeles County. The Parks Needs Assessment helped local officials, park agencies, and residents understand the future steps that need to be taken to ensure all communities have adequate access to thriving parks. The report identified a total of \$21 billion in Los Angeles County park needs, with high need areas throughout every region of LA County.

Based on the report, a funding measure was developed. A draft proposal was released and presented to the COGs, cities and other stakeholders in May. Since that time, there have been some modifications;

**Local Return:** There was an increase of the first funding category of money that will be allocate back to local governments from 27% to 35% of overall funding. Combining Category 1 and Maintenance and Service, approximately 50% of the funds will directly be returned to local cities.

**Exemptions:** County Counsel has advised staff that the Senior Exemption is not legal for this type of measure, therefore, the measure will apply to all private property owners

**Taxation Level:** This measure originally

had a recommended funding level of \$0.03 per square foot of developed space which has since been lowered to \$0.015 per square foot of developed space. If approved the measure would generate \$92.7 million annually.

**Evergreen:** Originally the measure was proposed to expire after 35 years, it was amended to have no sunset , with the

provision that it could be repealed by a vote of the public

Please refer to the table for a summary of the major funding categories and anticipated annual revenues.

The Governing Board will consider taking a position on this at the September 15 Board meeting.

Funding Category			\$ 0.015/sq foot dev	
			Annually	35 Years * No Sunset
<i>Grant Category 1</i>	<b>Community Based Park Investment Program:</b> Funds Returned to Study Areas/Cities through direct grant programs with delegated authority to the Director	35.00%	\$ 32,478,814	\$ 1,136,758,498
<i>Grant Category 2</i>	<b>Safe Parks, Healthy Communities, Urban Greening Program:</b> Funds to projects in High and Very High Need Study Areas through grant programs	13.00%	\$ 12,063,560	\$ 422,224,585
<i>M&amp;S</i>	<b>Local Agency Maintenance and Servicing Funds:</b> Funds directly to Cities, County Dept., local Agencies & Non-profits, through an administrative	15.00%	\$ 13,919,492	\$ 487,182,213
<i>Grant Category 3</i>	<b>Protecting Open Spaces, Beaches, Watersheds Program:</b> Funds to all eligible entities through competitive grant programs	13.00%	\$ 12,063,560	\$ 422,224,585
<i>Grant Category 4</i>	<b>Regional Recreational Facilities, Trail &amp; Accessibility Program:</b> Funds to all eligible entities through competitive	13.00%	\$ 12,063,560	\$ 422,224,585
<i>Grant Category 5</i>	<b>Youth and Veteran Job Training &amp; Placement Opportunities Program:</b> Funds to all eligible entities through competitive grant programs	3.80%	\$ 3,526,271	\$ 123,419,494
<i>Program Innovation and Oversight</i>	Strategic Planning, Technical Assistance, Needs Assessment Updates, Innovative Electronic Technologies, Operations of the District: Funds distributed with delegated authority to the Director.	7.20%	\$ 6,681,356	\$ 233,847,462
			<b>100.00%</b>	<b>\$ 92,796,612</b>
				<b>\$ 3,247,881,423</b>

## Save the Date for the SGVCOG General Assembly

the San Gabriel Valley Council of Governments is hosting its first ever General Assembly on October 26, 2016. We anticipate this event will bring together nearly 200 elected officials, city managers, and other regional leaders, to focus on critical transportation issues in the SGV. We expect the speakers to include county supervisors, state and federal officials, leaders of Los Angeles County Metropolitan Transportation Authority (MTA), and many more prominent leaders from the San Gabriel Valley. This year's event will focus on MTA's proposed ballot measure for transportation projects which has the

potential to generate over \$120 billion for our region and vastly expand and improve our transportation network. This year Phil Washington, CEO of Metro, will be one of the featured speakers.



Also. the SGVCOG Annual Leadership Awards will be presented at the General Assembly Luncheon.

<b>Date:</b>	Wednesday, October 26, 2016
<b>Time:</b>	9:00—1:00 p.m.
<b>Place:</b>	Pacific Palms One Industry Hill Parkway City of Industry, CA
<b>Register:</b>	<a href="http://sgvcogga.eventbrite.com">http://sgvcogga.eventbrite.com</a>

# Transportation Update

## Board Member John Fasana Elected Chair of Metro

Starting July 1, 2016 COG Board Member, and City of Duarte Councilmember, John Fasana was elected Chair of the Metropolitan Transportation Authority (Metro) Board of Directors. Please see, below, his priorities for Metro in the coming year.

**As the LA Metro Board Chair what are your goals for the coming fiscal year?**

I am looking to constantly improve services to Metro’s customers and grow the Metro system so it is an attractive alternative to meeting the region’s mobility needs.

**What do you perceive as Metro’s biggest challenges and opportunities for the future?**

Los Angeles County is largely developed with minimal space for new transportation corridors. We need to focus on making these corridors more productive so we can move people and goods to enable this region to realize its economic potential.

**What are you most looking forward to as Chair of the Board?**

First, I am looking forward to seeing how the voters of Los Angeles County respond in November to the Los Angeles County Traffic Improvement Plan. This plan allows capital improvements on our roads and transit network to be accelerated to meet the needs of our growing population and also includes new projects that were developed by stakeholders throughout Los Angeles

County. I want to plan for technology that can enable improvements to the transportation experience for Metro’s customers and users of the municipal bus systems in our county. Re-focusing on roads and highways also will help identify opportunities for productivity improvements and facilitating development of first-last mile strategies, active transportation, and bike-share and bicycle networks.

**You have been on the Board since its formation, what are the biggest changes you have seen?**

The Metro Blue Line and Metrolink had only been operating for a few years, and the initial Red-Line subway segment had opened only a few months prior to the merger that led to the creation of Metro. There is much greater recognition today of the benefits that a rail network can provide to the region. Also, we are learning to use new technologies to make it easier for customers to use transit once a week, once a month, or whenever it may be convenient for them. We have made progress but still have more to do for customers to see the entire road and highway and transit networks as part of a



comprehensive solution for better mobility.

**Over your tenure on the Board, what do you consider your biggest accomplishment?**

Three things come to mind. The construction of the Gold Line through Azusa, creation of the Alameda Corridor East Construction Authority to address freight rail grade separations in the San Gabriel Valley, and development of the Metro Express Lanes to improve efficiency on the I-10 carpool lane with the added benefit of the rebuilt and modernized El Monte Station.

## SGVCOG to Host A City and College Bike Share Information Session

The San Gabriel Valley Council of Governments and Los Angeles County Metropolitan Transportation Authority (Metro) are hosting a city and college bike share information session about Metro’s Regional Bike Share program on Wednesday, September 28, 2016.

This session will provide information on the following:

- How cities and colleges can partner to expand the regional bike share network;
- Detailed implementation costs;
- Station siting opportunities and requirements; and

- Bicycle and station technology.
- Bike share is a program designed for point-to-point local trips or trips to transit using a shared use fleet of bicycles located at docking stations throughout a city or region within easy access to each other. Bike share programs around the country and world have proven to be a strong first and last-mile short-trip transportation option. Currently, there are over 53 bike share programs operating in cities in the United States. When coordinated with transit, such programs can facilitate reductions in vehicle miles traveled, reduced travel times, improved access, and growth in

bicycling as a viable mode of travel.



<b>Date:</b>	Wednesday, September 28, 2016
<b>Time:</b>	9:00—11:00 AM
<b>Place:</b>	Glendora Public Library 140 S. Glendora Ave Glendora, CA 91741
<b>Register:</b>	<a href="https://goo.gl/forms/Jjlm3i3X1RYKMtsu2">https://goo.gl/forms/Jjlm3i3X1RYKMtsu2</a>



## ACE Construction Authority Kicks off Fullerton Grade Separation Project

The Fullerton Road Grade Separation Project will lower Fullerton Road under the existing Union Pacific railroad tracks in the City of Industry and unincorporated area of Los Angeles County, between Rowland Street and State Route 60. Plans call for constructing a six-lane roadway underpass on Fullerton Road, four-track railroad bridge and bridge for Railroad Street spanning Fullerton Road. Gale Avenue would be lowered at the intersection with Fullerton Road.

The road grade separation construction contract was awarded in March 2016 and underground utility relocation work has begun. It is expected that the project will be completed by the winter of 2019. The project cost is estimated at \$145.2 million.

The project is projected to reduce an estimated 50.4 vehicle hours of delay each day at the crossing which is traversed by 49 trains per day, projected to increase to 91 trains by 2025. Fullerton Road carries 23,716 vehicles per day which is projected to increase to 25,315 vehicles by 2025. The project is projected to eliminate delays for emergency responders and crossing collisions. The project will also reduce emissions and eliminate locomotive horn and crossing bell noise. The Federal Railroad Administration has recorded 2 train-vehicle collisions at the crossing in a recent 10 year period.

underpass along the freight-heavy 60 Freeway corridor between the 605 and the 57 freeways.



**Date:** Friday, September 16, 2016  
**Time:** 10:30 a.m.  
**Place:** 18311 Railroad Street  
 City of Industry, CA  
**RSVP:** By September 2nd to  
 Ricky Choi  
 rchoi@thaceproject.org  
 Or at (626)373-2686

This project marks the sixth railroad

## El Monte Unveils Seven New CNG Transit City Buses

The City of El Monte demonstrated its commitment to community access with the debut of its seven new transit buses during a ceremony Saturday, July 23 at the El Monte Metrolink Station. The clean-burning compressed natural gas buses will begin service August 1st and will provide local transit service Monday through Saturday.

job to ensure that residents have reliable and efficient options to navigate our beautiful city.” Transportation Deputy Javier Hernandez, for 1st District Supervisor Solis, represented the Los Angeles County Metropolitan Transportation Authority and spoke at the event.

Gabriel Valley stronger.”

“In 2015, over half a million passengers were transported via El Monte’s local transit system,” said Elaine Jeng, El Monte’s Director of Public Works and Utilities. “El Monte is growing and it is our

“These new buses are an example of how El Monte continues to invest in the needs of its community,” Hernandez said. “El Monte is a leader in L.A. County when it comes to transportation, making surrounding communities in the San



*City of* **EL MONTE**

# Environment & Water Update

## Update on LA Countywide Community Choice Aggregation Program

Community Choice Aggregation (CCA) leverages the market power of group purchasing and local control by allowing communities to pool their electricity demand in order to purchase and develop power on behalf of local residents, businesses, and municipal facilities.

The Board of Supervisors (BOS) directed staff, on March 17, 2015, to develop a technical analysis on the feasibility of establishing a CCA program for electrical power procurement for County unincorporated areas. This analysis resulted in a Business Plan.

Key findings of the Business Plan are as follows :

**Rates:** A rate comparison indicates that the residential rate is 0.9¢/kWh lower. Across all rates the, average is 5.4%. lower than what Southern California Edison (SCE) currently offers with an equal amount of renewable power (28%). The CCA residential rate with 50% renewable power (compared to SCE’s 28%) is 0.7¢/kWh lower. Across all rates the, average is 4.1% lower for roughly twice the amount of green renewable power. The CCA residential rate with 100% green power (compared to SCE’s 28%) is 1.1¢/kWh higher. Across all rates the, average

increase is 6.3% higher, but this additional amount comes with almost four times more renewable power than the comparable SCE rate. (Table 1).

**Phasing:** the CCA Business Plan identified three phases in which to implement a county CCA

- At the April 2016 LA County CCA Task Force meeting, the Task Force presented a list of Phase 1 milestones the LA County CCA Task Force hopes to achieve through 2016-2017 (Table 2). Phase 1 would commence as early as January 2017, and would provide service only to County municipal facilities located in County unincorporated areas. Other cities' municipal facilities could be eligible for Phase 1 services if

they were to timely join CCA.

- Phase 2 would commence as early as July of 2017, and expand service to include all County unincorporated area electric ratepayers. Other cities' electric ratepayers could be eligible for Phase 2 service if they were to timely join CCA.

- Phase 3 would commence at a date yet-to-be-determined, and would expand service to include all cities' electric ratepayers, depending on if and when the cities choose to join LACCE. With the exception of cities that have municipal electric power.

Table 1

Indicative Rate Comparison in ¢/kWh					
Rate Class	Customer Type	SCE Bundled Rate*	LACCE RPS Bundled Rate	LACCE 50% Green Bundled Rate	LACCE 100% Green Bundled Rate
Residential	Domestic	17.1	16.2	16.4	18.2
GS-1	Commercial	16.6	15.7	15.9	17.7
GS-2	Commercial	15.8	15.0	15.2	16.9
GS-3	Industrial	14.5	13.8	13.9	15.5
PA-2	Public Authority	12.6	12.0	12.1	13.4
PA-3	Public Authority	10.4	9.9	10.0	11.1
TOU-8 Secondary	Domestic	13.1	12.4	12.6	14.0
TOU-8 Primary	Commercial	11.7	11.1	11.2	12.5
TOU-8 Substation	Industrial	7.5	7.1	7.2	8.0
Total LACCE Rate Savings			5.4%	4.1%	(6.3%)

Table 2

Los Angeles Community Choice Energy (LACCE) Phase 1 Summary Milestone Schedule																		
Task Name	2015			2016												2017		
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Task Force Meetings	◆																	
Acquire SCE Data (three phases)		◆ Order	◆ 1st	◆ 2nd	◆ Final													
Business Plan								◆ Draft										
Board Approves Ordinance/Resolution																		
Implementation Plan/Statement of Intent																		
Marketing and Outreach																		
Negotiate Financing/Line of Credit																		
Energy Services/Data Management																		
CPUC Certification and Launch Date Set																		
Cities Opt-In for Municipal Buildings																		
Negotiate Power Contracts																		
Finalize Cost of Service and Rates																		
Execute SCE Service Agreement*																		
Integration with SCE																		
Initial Opt-Out Notices																		
Phase 1 Service Begins																		
Final Opt-Out Notices																		

\* Includes all required forms and Binding Letter of Intent.

## Urban Rivers Grant Program is Now Open For Solicitation

The California Natural Resources Agency (Agency) has released the final guidelines for the California Urban Rivers Grant program and is now accepting grant applications.

This will be a competitive grant program for projects that meet at least two of the following five statutory conditions:

- Promote Groundwater Recharge and Water Reuse.
- Reduce Energy Consumption.
- Use Soils, Plants, and Natural Processes to Treat Runoff.
- Create, or Restore Native Habitat.
- Increase Regional and Local Resiliency and Adaptability to Climate Change.

Also, eligible projects must be multi-benefit watershed and urban rivers enhancement projects in urban watersheds that increase regional and local water self-sufficiency.

Grant funds will be awarded to public agencies, California nonprofit organizations, public utilities, federally recognized Indian tribes, state Indian tribes listed on the Native American Heritage Commission's California Tribal Consultation list and mutual water companies. All nonprofits must be a 501 (c)(3) as verified by the Internal Revenue Service.

Projects must be multi-benefit watershed and urban rivers enhancement projects in urban watersheds that increase regional and local water self-sufficiency. All projects must be located in an urban area. For purposes of this program, an urban area is a geographic area designated or defined as urban by an applicable plan covering the project area, including, but not limited to general plans, specific plans, or community plans. The Agency anticipates two funding cycles with approximately \$9.3 million available to award in each cycle for the California Urban Rivers Grant Program. There are

no minimum or maximum grant amounts for this grant program.

**Key Facts**

**Application Deadline:** October 3, 2016

**Eligible Agencies:** Public agencies, California nonprofit organizations, public utilities, federally recognized Indian tribes, state Indian tribes and mutual water companies.

**Total Funding available:** \$9.4 Million

**Website:** [http://resources.ca.gov/bonds\\_and\\_grants/grant\\_programs/](http://resources.ca.gov/bonds_and_grants/grant_programs/)



## SGV Energy Wise Partnership to Host Benchmarking Workshop

The SGV Energy Wise Partnership will be hosting a Benchmarking 101 Workshop on September 14, for interested city staff. Benchmarking measures a building's energy use and then compares it to the average for similar buildings. It allows cities to understand their building's relative energy performance, and helps identify opportunities to cut energy waste. Benchmarking allows each city to track and measure the energy usage of facilities and, therefore, better invest resources into energy efficiency improvements. In a recent study, EPA found that buildings that were benchmarked consistently reduced energy use by an average of 2.4 percent per year, for a total savings of 7 percent.

The San Gabriel Valley Energy Wise Partnership Benchmarking 101 Workshop will provide an overview of ENERGY STAR Portfolio Manager, tips for developing a benchmarking policies, and strategies to

develop and maintain your benchmarking portfolio.



**Date:** Wednesday, September 14

**Time:** 8:30 a.m.

**Location:** Upper San Gabriel Valley Municipal Water District  
602 E. Huntington Drive  
Monrovia, CA

**RSVP:** at [sgvcog.org](http://sgvcog.org) or call 626-457-1800.



# Upcoming Meetings

**Monday, August 29, 4:00 p.m.**

Executive Committee - Special Meeting  
1000 Fremont Ave., Alhambra

**Wednesday, August 31, 12:00 p.m.**

City Managers Steering Committee  
100 S. Vincent Ave., West Covina

**Thursday, September 15, 6:00 p.m.**

SGVCOG Governing Board  
602 E. Huntington Drive, Monrovia



*Pomona College, Claremont*

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

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

Newsletter Editors:  
 Christian Cruz  
 ccruz@sgvcog.org  
 626-457-1800

Katie Ward  
 kward@sgvcog.org  
 626-457-1800



## 2016 General Assembly

Wednesday, October 26, 2016  
9:00am-1:00pm

Pacific Palms Resort  
One Industry Hills Parkway  
City of Industry, CA 91744

**\$25 Per Person**

To register please visit:  
<http://sgvcogga.eventbrite.com>



## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*September 13, 2016*

**From:** Blaine Michaelis, City Manager

**Initiated by:** Marco A. Espinoza, Senior Planner

**Subject:** **Appeal of DPRB Case No. 16-16D**  
An appeal to City Council of the Development Plan Review Board's (DPRB) decision, which was an appeal of a Director's approval of a 119-square foot expansion to an existing 196-square foot second-story deck attached to the rear elevation of a single-family residence located at 1315 Paseo Placita (APN: 8395-004-024).

### SUMMARY

On June 27, 2016, Staff approved a Director's approval (DPRB Case No. 16-16D) to expand a second-story deck by 119 square feet. The proposed expansion included expanding on both sides of the existing deck (north and south). The plans submitted depicted a 42.5-square foot addition (8'-6" x 5') on the north side and a 119-square foot addition (8'-6" x 13'-11") on the south side of the existing 196-square foot deck for a total of 358-square feet. Upon approval, Notices of Construction indicating the Director's approval of the deck expansion were mailed to the property owner and 20 other adjacent neighbors. During the 14 days appeal period, City Council Member Denis Bertone appealed the Director's approval to the Development Plan Review Board on behalf of the property owner to the south of the subject site, Mr. Don Meredith, who objects to the deck expansion due to privacy issues.

On July 28, 2016, the Development Plan Review Board (DPRB) reviewed the appeal and voted to uphold the appeal. In upholding the appeal, the Board sought to find a compromise by modifying the original Director's approval by upholding the approval of the 42.5 sq. ft. (8'-6" x 5') expansion on the north but not the 119 sq. ft. (8'-6" x 13'-11") expansion to the south.

On August 15, 2016, the property owner's daughter-in-law, Ms. Desiree Martinez, who resides at the property, submitted an appeal to City Council of the Development Plan Review Board's decision.

## **BACKGROUND**

The property owner at 1315 Paseo Placita commenced an expansion of a second-story deck without building permits. A City building inspector observed the construction activity and issued a stop work notice. The property owner responded to the notice by submitting an application to the Planning Department requesting approval for expansion of the deck. The deck expansion was later approved by Staff based on the standards set forth in the San Dimas Municipal Code Section 18.12.050.

The Board considered the appeal on July 28 2016. In order to better understand the issues brought up by Mr. Meredith regarding the deck design and potential privacy impacts, the Board and Staff visited the subject site, 1315 Paseo Placita and the neighbor's property at 1321 Paseo Placita the morning of the DPRB meeting.

At the meeting, Staff presented the staff report and the reasons for the Director's approval. Both affected parties attended the meeting and provided public testimony. The Board discussed different design options for the deck with the property owner and the neighbor; none of them were agreeable to both parties. The Board focused on the issues brought up by the appellant since the neighbor to the north had submitted a letter stating that she did not object to the deck expansion.

After a lengthy discussion, the Board voted against allowing the south side deck expansion. In arriving to the decision, the Board considered the following:

- The neighborhood is a one-story neighborhood, except for the subject property.
- The addition of a second-story approved in 2012/2013 that included the existing 196-square foot deck affected the neighbor's privacy. The appellant had raised the same issues when the original deck was approved. A screening wall was required but once the deck was completed, the appellant decided it was fine without the screen wall. As such, the screen wall was not constructed.
- Lastly, expansion of the deck would potentially exacerbate privacy impacts onto adjacent neighbors. However, due to the letter submitted by the property owner to the north, the Board approved the proposed 42.5-square foot expansion on the north side of the deck.

As mentioned above, the property owner's daughter-in-law submitted an appeal to the Board's decision in not allowing the south side deck expansion. In her appeal letter to the City Council, she alleges that the Board was biased and that there was a conflict of interest due to "*a personal relationship between him (Mr. Meredith) and the Board members.*" In her appeal letter she also states that she is willing to install a privacy wall along the south elevation plane as part of the deck extension. She believes that the privacy wall would address the privacy concerns raised by the neighbor to the south, Mr. Meredith. The privacy wall screen option was discussed by the Board but was not offered by the property owner at that time nor preferred by the Board. Before



# DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



**DATE:** July 28, 2016

**TO:** Development Plan Review Board

**FROM:** Marco A. Espinoza, Senior Planner

**SUBJECT:** **Appeal of DPRB Case No. 16-16D**  
An appeal to DPRB of a Director's Review approving a 162- square foot expansion to an existing 196 square feet second-story deck attached to the rear elevation of a single-family residence located at 1315 Paseo Placita (APN: 8395-004-024).

## **BACKGROUND/FACTS:**

The subject site has a 196-square foot second-story deck that was approved in 2012/2013 as part of a second-story addition to the single-family dwelling. Originally, when the 196-square foot second-story deck was proposed as part of the improvements to the subject site, the property owner to the south raised concerns about the deck design and privacy issues. However, both parties were able to reach an agreement on the deck design to address privacy concerns, which included the construction of a screen wall. Once the deck was completed, both parties agreed at the time that the wall was not necessary and the deck was fine the way it was constructed.

On March 29, 2016, the City's building inspector observed construction in progress at the subject site, 1315 Paseo Placita. The inspector was granted consent to observe the work being done. The building inspector took photos of the construction and left a note asking the property owner to contact Planning.

The property owner contacted Planning within a few days acknowledging that review and approval from the City is required for the deck expansion. On May 29, 2016, the owner's contractor, John Mitchell, submitted an application for a 162-square foot expansion that proposed expanding the deck on both sides (north and south). The plans submitted depicted a 42.5-square foot addition (8'-6" x 5') on the north side and a 119-square foot addition (8'-6" x 11') on the south side of the existing deck for a total of 358 square feet (see site plan).

On June 27, 2016, Planning Staff approved DPRB No. 16-16D for the proposed second-story deck expansion. Approval letters were mailed to the applicant and property owner. Notification letters of the Director's approval of the deck were mailed to 22 neighbors, including the property owners abutting the site, which stated the

description of the project, decision rendered, and time frame to appeal Staff's decision on the project (see Exhibit B & C).

On June 29, 2016, Planning Staff was contacted by the neighbor to the south. Mr. Don Meredith, expressing his objection to the deck expansion.

On July 6, 2016, City Council Member Denis Bertone appealed DPRB Case No. 16-16 D on behalf of Mr. Don Meredith, who resides at 1321 Paseo Placita.

On July 8, 2016 Staff received a detailed email from Mr. Don Meredith that stated his concerns with the project (see Exhibit A).

## **ANALYSIS**

The proposed 162-square foot deck expansion, as designed, would align with the existing deck. The deck, as proposed, would run the entire length of the second-story, stopping 3 feet away from the south edge of the dwelling unit. The existing deck can be accessed from a bedroom and a family room; no additional access points are proposed with the expansion.

A deck without cantilever design or retaining wall supports and not visible from the public right-of-way can be approved at a Staff level per Code Section 18.12.050 – Development Plan Review Authority Table (see Exhibit E). The proposed deck is not designed with a retaining wall support or a cantilevered design and not visible from the public right-of-way. However, per Code Section 18.12.050.B – Exempt, the Director/Staff may determine that the project can be reviewed at a higher level to determine if the project would be incompatible or have an adverse effect on the existing property and or surrounding properties. The deck expansion was reviewed under Code Section 18.12.050.C – Review by Director to allow a 14-day appeal period from neighbors having a concern with the deck expansion.

As part of the Director's review, the project was evaluated under Code Section 18.12.060 Findings – Standards of Review. It was determined that the deck expansion was compatible with the existing development at the site, the overall square footage of the deck was not oversized, it was designed to match the existing deck and the expansion was not out of character for developments of single-family residences (see Exhibit B).

Twenty-two surrounding neighbors were notified in writing of the Director's approval of the deck expansion at the subject site (see Exhibit C). Staff notified the same properties that were notified for the second-story addition and deck back in 2012. The Notice of Construction describes the project and notifies the neighbors that they have the right to appeal the Director's decision to approve the project within 14 days from the date of the letter.

Staff received an email from the adjacent property owner to the south, Mr. Don Meredith, expressing his objection to the deck expansion due to privacy issues and further exacerbating his loss of privacy that originated when the original deck was constructed back in 2012/2013; thus depreciating his property value (see Exhibit A). The neighbor also submitted photos of the existing deck as viewed from different locations from his rear yard.

The daughter-in-law of the property owner of the subject site, who also lives at the property with her family, submitted a letter on behalf of the property owner discussing the reason for the proposed deck expansion, which is primarily to have additional outdoor space to be used by her family (see Exhibit F). As part of the deck expansion, or as a separate item, the property owner would like to install a retractable awning and remove the temporary cloth shade installed.

As discussed in the DPRB Case No. 16-16D Approval Letter, the deck expansion was approved because it is compatible with the existing dwelling unit (see Exhibit B). The deck was designed to match the existing deck in materials and color, aligns with the existing deck, and it does not protrude further than the length of the dwelling unit rear elevation wall.

Staff approved the project based on the regulations set forth in the San Dimas Municipal Code. As part of the appeal process, Staff visited the subject site and Mr. Don Meredith's property. Staff agrees that the original balcony has a view of Mr. Don Meredith's rear yard and that any expansions to the deck have the potential to further impact his privacy (see Exhibit G).

#### **RECOMMENDATION:**

In light of the concerns related to privacy issues that might prevent the property owner enjoyment of his backyard, Staff recommends that the Board considers all the facts presented by Staff and make a recommendation to either deny the appeal and uphold the Director's Approval or overturn the Director's Approval of DPRB Case No. 16-16D, a request to add 162 square feet to an existing second-story deck.

#### **Attached:**

- Exhibit A - Neighbor's objection letter and photo exhibits
- Exhibit B - DPRB Case No. 16-16D, Approval Letter
- Exhibit C - Neighbor's Notice of Construction
- Exhibit D - Building Department Stop Work Notification
- Exhibit E - Chapter 18.12 Development Plan Review
- Exhibit F - Letter from the property owner relative of subject site
- Exhibit G - Photos taken from the deck
- Exhibit H - photos taken from inside the second-story



## Marco Espinoza

---

**From:** Don Meredith  
**Sent:** Friday, July 08, 2016 5:16 PM  
**To:** Marco Espinoza  
**Cc:** Larry Stevens; Denis Bertone; Jeff Templeman  
**Subject:** Re: Second email re DRPB Case No. 16-16D  
**Attachments:** PICS re 1315.docx

Mr. Espinoza,

I am sorry that I missed your call yesterday, I called today and they said you were out. So I am emailing my response to your inquiry re; July 28 DRB appeal at 8:30. Yes I will be there.

Interesting to note, that just as I logged on to send this, I found the attached post on Via Verde in your neighborhood. It is from one of the residents at 1315 Paseo Placita asking for an ASAP contractor referral as they have been approved for the extension. They want to start construction immediately and with a new contractor.

**So presuming the appeal is set for July 28, I am curious as to how they can begin construction immediately.**

As for your staff report on my objections, you may include my comments in prior emails as well as the following.

This track was designed by Pardee Homes for single story residences not for two story residences, when I bought in 1992 I believed it would remain as such. Reluctantly, like the other neighbors in the interest of neighborhood harmony I dropped my objection to the construction in 2012, something I regret.

The second story addition and balcony provide an unobstructed view into my yard, patio and pool eliminating and privacy I had.

1- Focusing on the existing balcony Denise, a resident of the 1315 Paseo Placita told me in June 2016, that the original contractor had performed shoddy work and the balcony had to be repaired to make it safe. She followed that statement with, "we plan to extend it to the edges of the house." I advised her I objected to the extension and that the existing balcony was already imposing in my yard and that I lost all privacy to the yard, the pool and even the patio and windows of my house on the north and west sides.

She stated, "I understand, you can look into our bedroom from your yard and we can see your whole yard, so we are thinking of some kind of drape or screen, and "I will talk to Marco for ideas."

*This is an admission that the residents of 1315 Paseo Placita are aware that the existing balcony took away my privacy.*

2- Further expansion or extension of the balcony will only exacerbate the loss of privacy and decrease my property value on an future sale of my house, ultimately loss of thousands of dollars compared to other houses in the area.

3- The existing balcony has forced me to try and screen my patio with shades for privacy, but as you can see it doesn't work well. In the attached photo you will see even with 2 shades there is little privacy.

4- The extension of the balcony will further intrude upon any potential effort to provide privacy as it will be above and with 4 feet of the wall dividing the properties.

5- The current structure is composed of wood and at times has a propane BBQ and paint stored upon it. I believe this creates a public safety issue, in that if a brush fire occurs within the Walnut Creek area any flying embers could land upon it and ignite the balcony. Though I have an aluminum patio cover, the radiated heat from the balcony could easily endanger my residence. I believe the flying ember issue is why San Dimas enacted the ordinance that eliminates the installation of new wood shake roofs.

6- The Extension of the balcony would allow a better view of my entire yard including viewing into my kitchen dining and den area.

7- The existing balcony has already enhanced noise levels by people sitting there talking, drinking, watching TV or using the external wall mounted speakers.

8- The residents were stopped once by the city in 2016 from doing an un-permitted expansion of the patio according to your email, thus why should they be rewarded the opportunity without consideration to the neighbors.

9- The existing patio was part of a 2nd story addition that originated in July 2012 and took over two years to complete. Denise at 1315 Paseo Placita told me that the original contractor did shoddy work and as it result interior walls and flooring needed repair, as did the patio which she called, "unsafe."

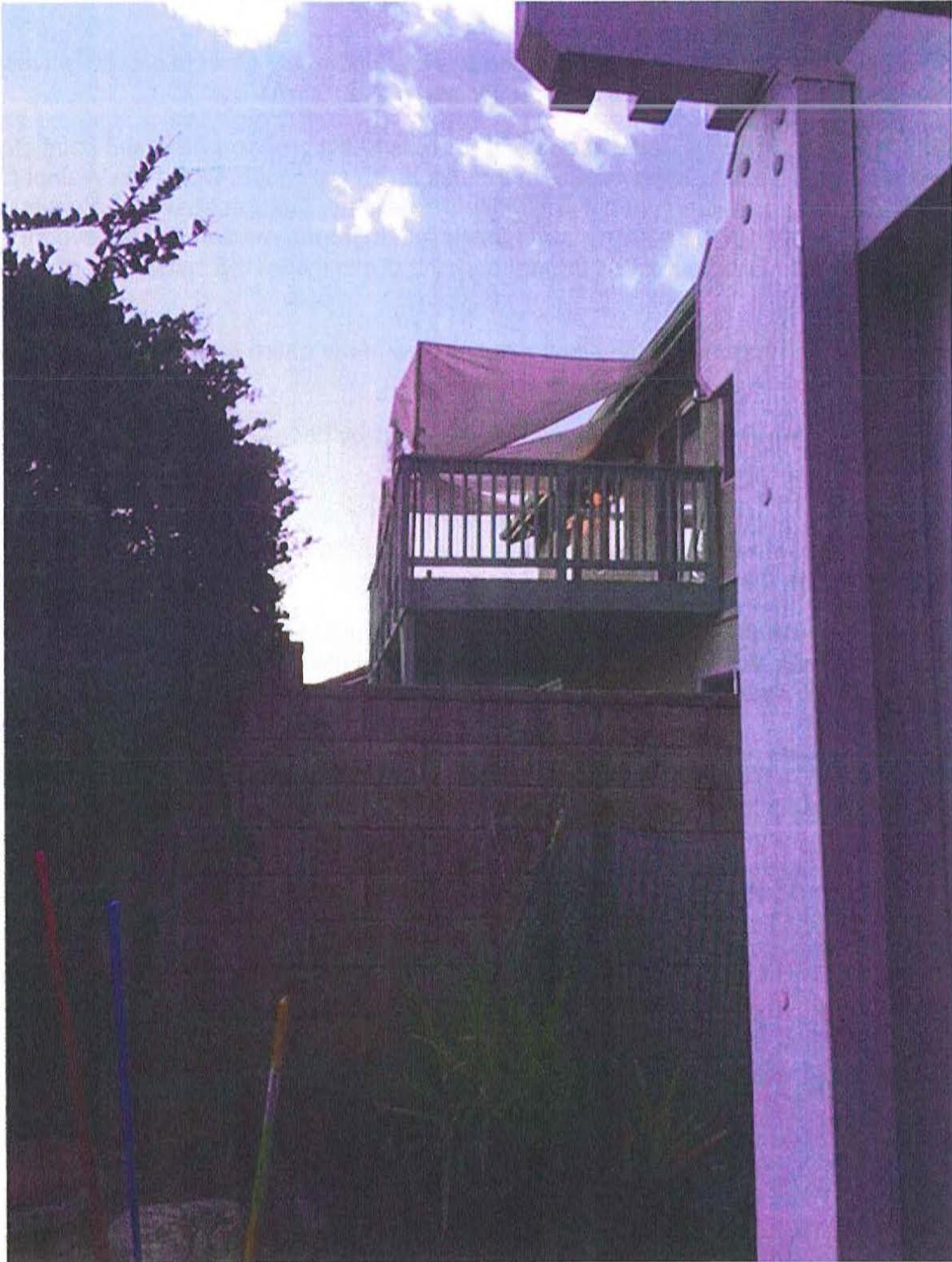
10- There is an extensive email trail between myself and the city on this project since 2012. I presume you maintain a file, if not I did. In this case allowance of a rebuild of the original footprint is acceptable. Any extension is not acceptable as it would further intrude on the privacy and property rights of the adjacent properties on Paseo Placita and those on Paseo Cielo.

11- the extension would devalue the adjacent properties resulting in lower resale value and could subject various parties to civil litigation.

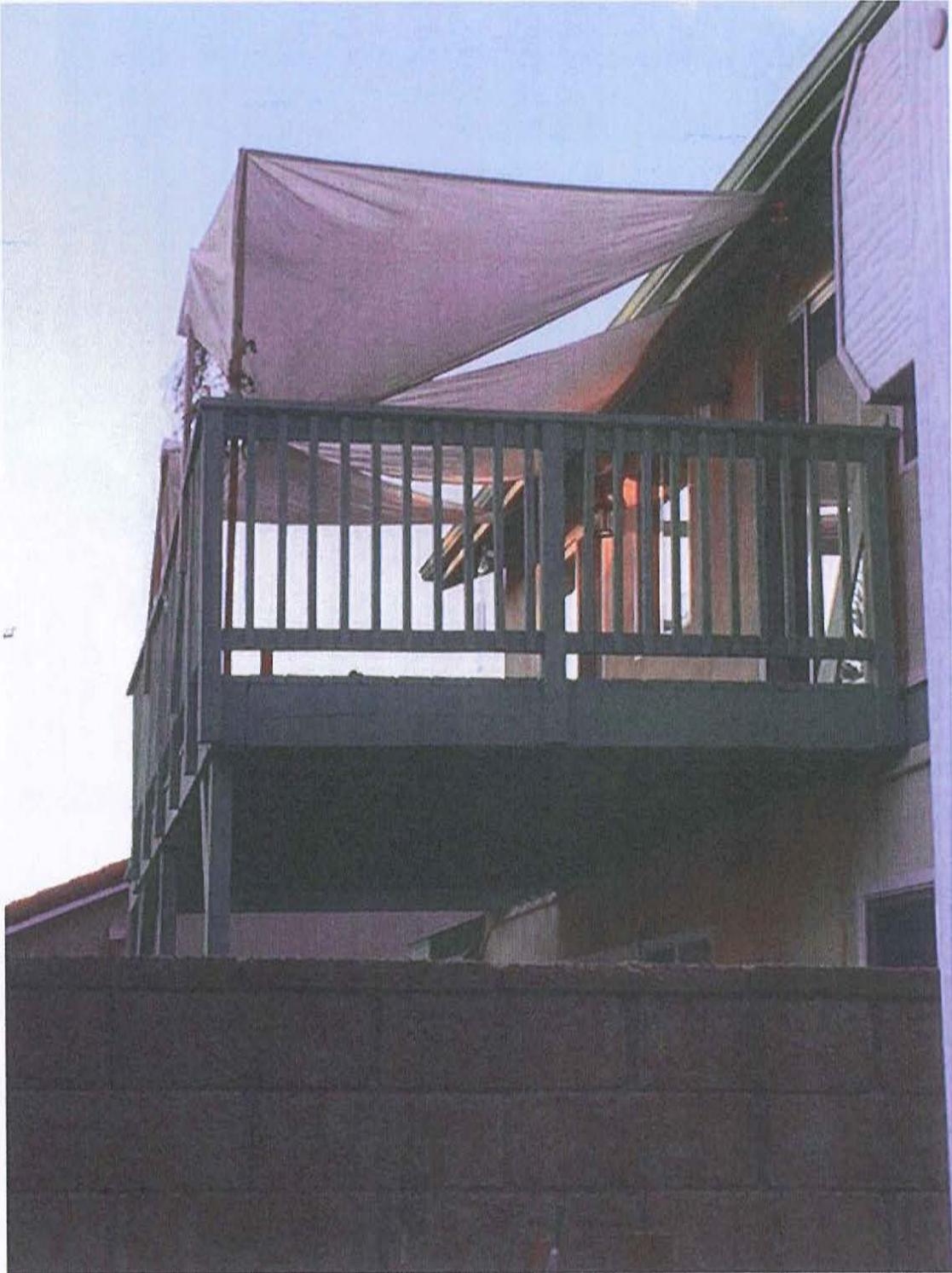
12- There is no legitimate need or justification to allow further expansion of the balcony. It currently is large enough to accommodate a number of people, tables and chairs.

See attached photos.

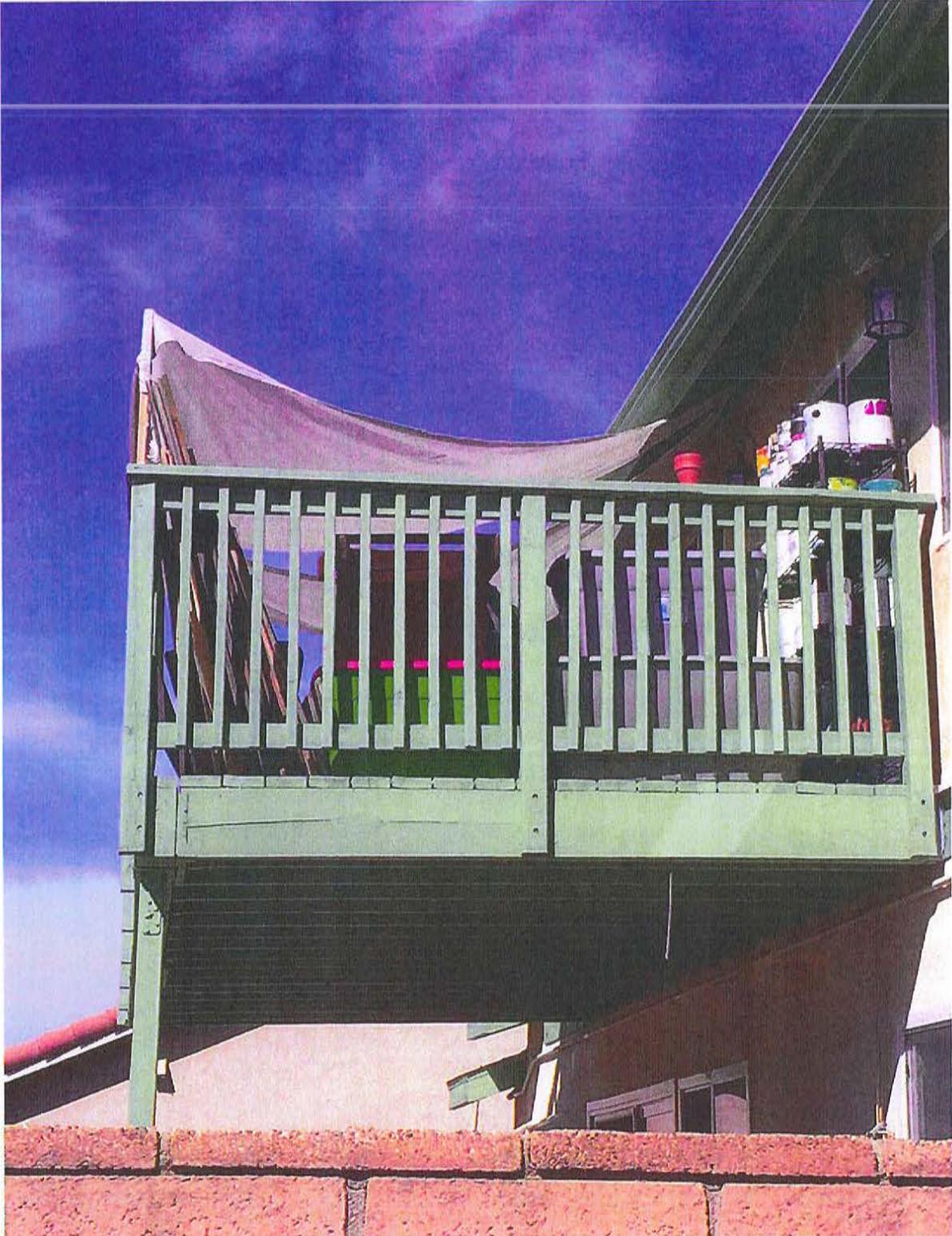
Don Meredith



Looking north from backyard of 1321 Paseo Placita (Meredith residence)  
to 1315 Paseo Placita (the permit for extension applicant's address.)



Looking north from backyard of 1321 Paseo Placita (Meredith residence)  
to 1315 Paseo Placita (the permit for extension applicant's address.)



Looking north from backyard of 1321 Paseo Placita (Meredith residence)  
to 1315 Paseo Placita (the permit for extension applicant's address.)



Looking east from backyard of 1321 Paseo Placita (Meredith residence) on right to 1315 Paseo Placita (the permit for extension applicant's address.) on left

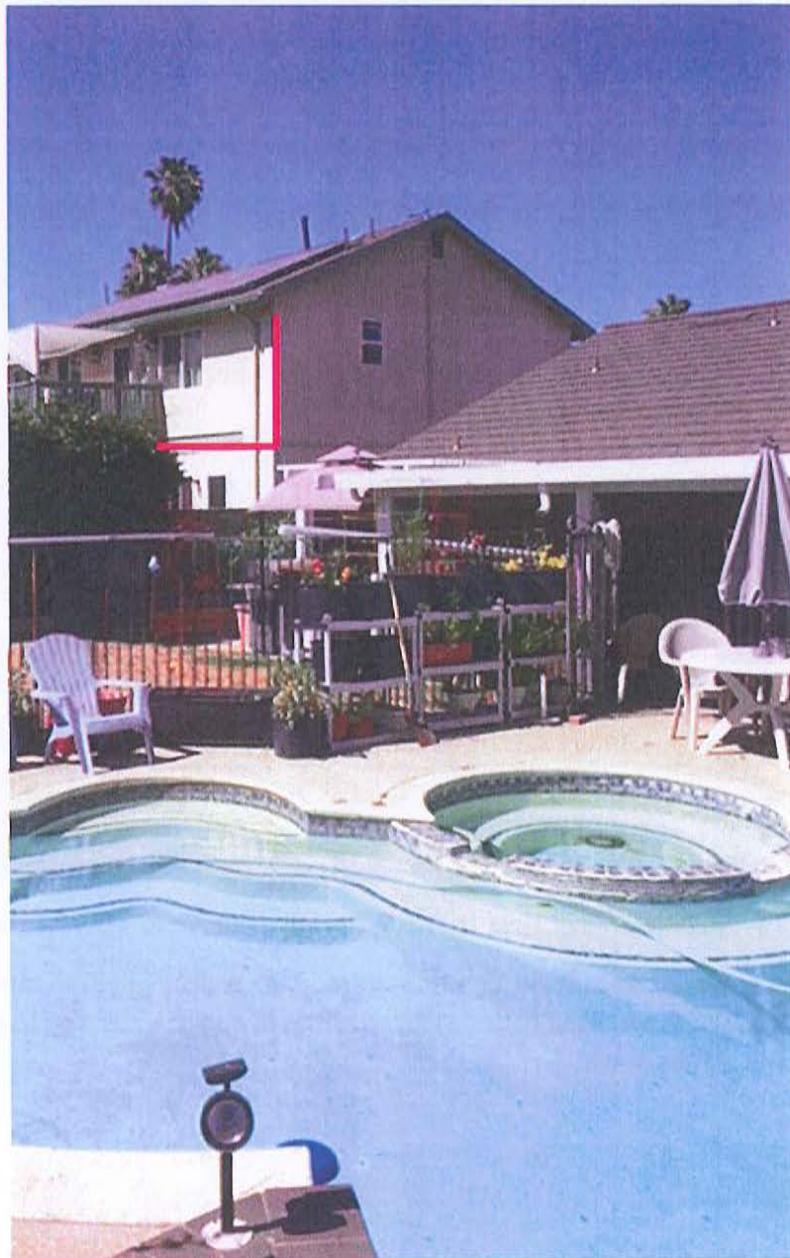


Even with screens privacy lost and at night with lighting there is no privacy.

Note there are 2 screens used here.

Looking north from backyard of 1321 Paseo Placita (Meredith residence)

to 1315 Paseo Placita (the permit for extension applicant's address.)



From the furthest point in the yard of 1321 Paseo Placita  
looking toward the yard from 1315 Paseo Placita

Redline denotes the edge of house where the neighbor told me they plan to extend to.



From pool area of 1321 Paseo Placita looking toward 1315 Paseo Placita

Note that I have been forced to grow my shrubs beyond the wall height in an attempt to get privacy, even then you can see the existing balcony looks over them and an extension to the red line. Might was well take wall and shrubs down.



View look north to 1315 Paseo Placita from 1321 Paseo Placita.

As you can see the existing balcony footprint overlooks the yard of 1321 Paseo Placita, denying any privacy. Extension to where the red line is would deny any attempt at privacy. As it is now a Gazebo, patio cover and umbrella have to be used. To try and obtain privacy for dinner or coffee on the patio.



View looking south from the backyard of 1307 Paseo Placita

You will note that the footprint of the existing balcony looks directly into the backyard of 1307 Paseo Placita and any extension would further intrude on their privacy. This picture illustrates how the existing balcony towers over and views into the backyard of 1321 Paseo Placita. There for any further extension of the balcony would have a dire impact on property values and privacy. Also note that 1315 Paseo Placita is the third house from the Walnut Creek Wilderness area and is a wood frame exposed structure with cloth canopy. This makes it exceptionally vulnerable to flying embers in a brush fire.

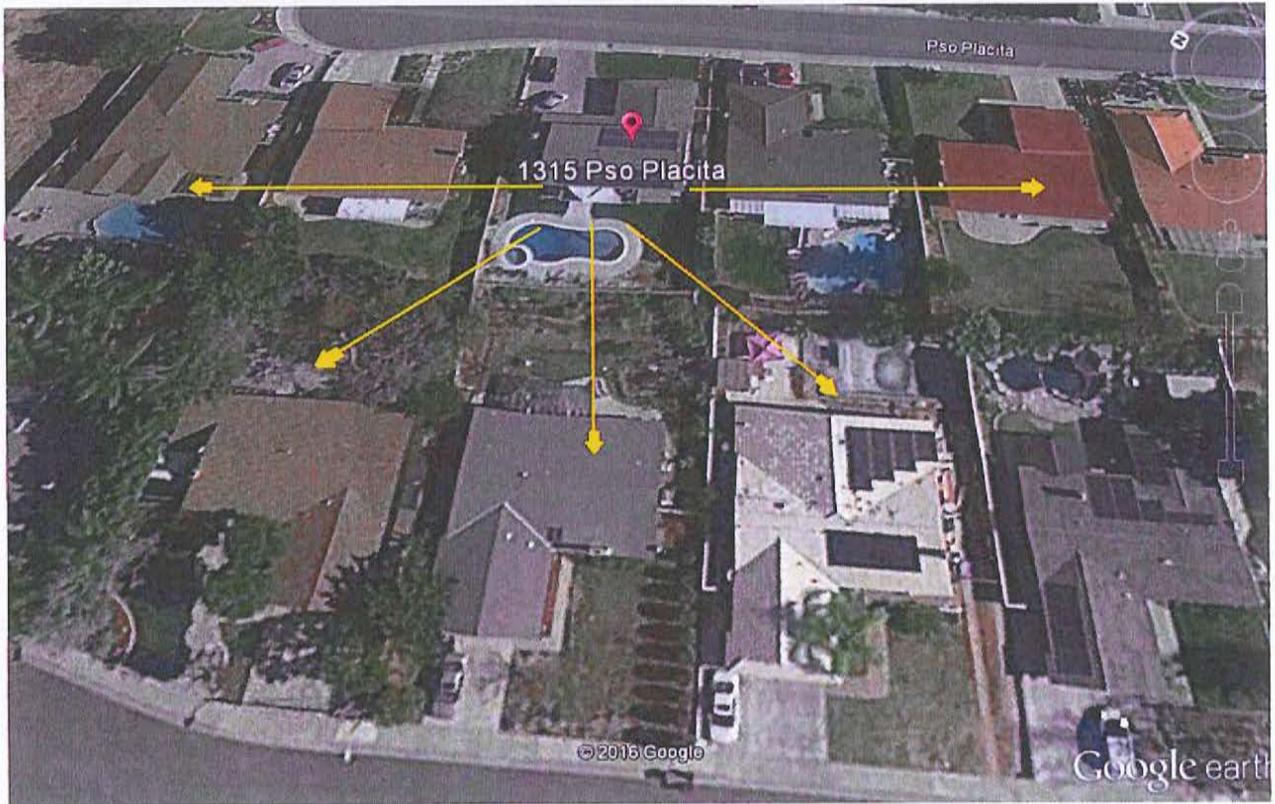


This is looking west with 1321 Paseo Placita on the left and 1315 Paseo Placita on the right. The red line indicates the edge of the house where the residents wish to extend the patio. Note how intrusive that would be.

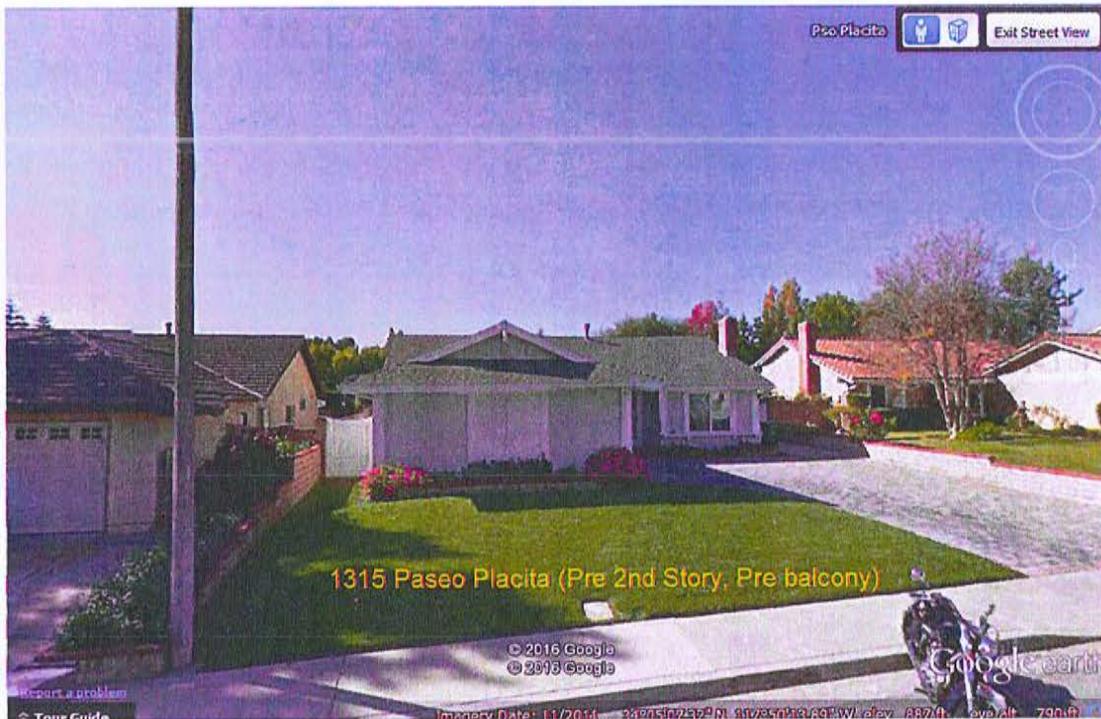


This is looking west at 1315 Paseo Placita on left and 1307 Paseo Placita on the right.

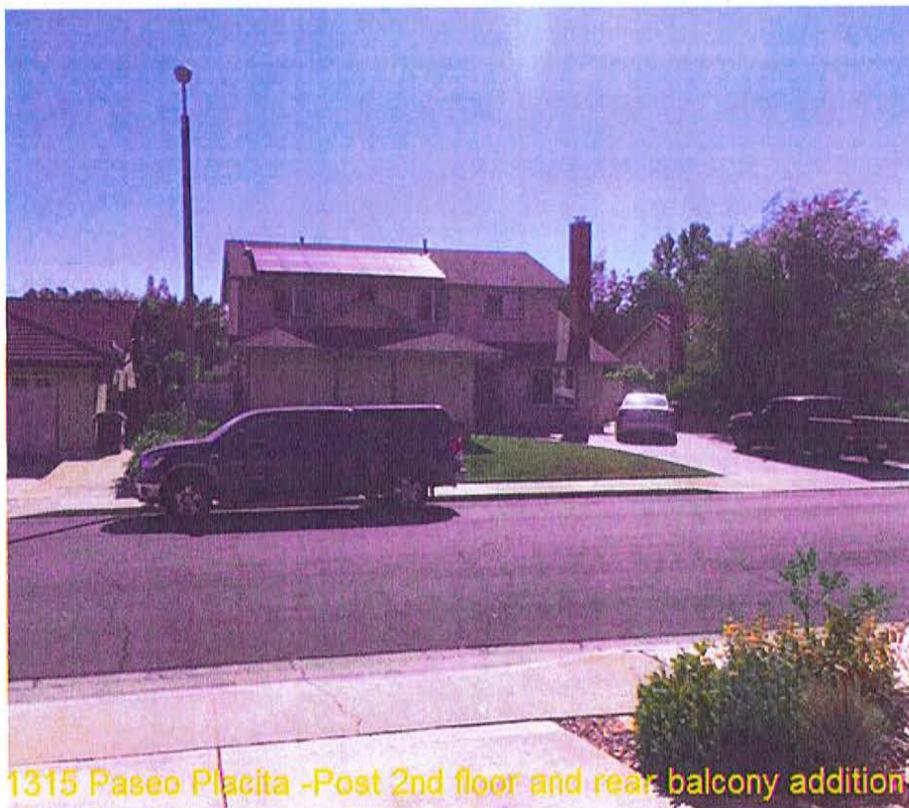
The red line denotes where planned extension would come to and extend west from. As you can see this makes it visible from the street.



Aerial view showing 1315 Paseo Placita existing balcony field of view (intrusion) as it looks north and south over back yards of Paseo Placita and west overlooking the backyards of homes on Paseo Cielo which are approximately 30 feet lower than the property at 1315 Paseo Placita. Any extension of the balcony would further impact no less than six homes.



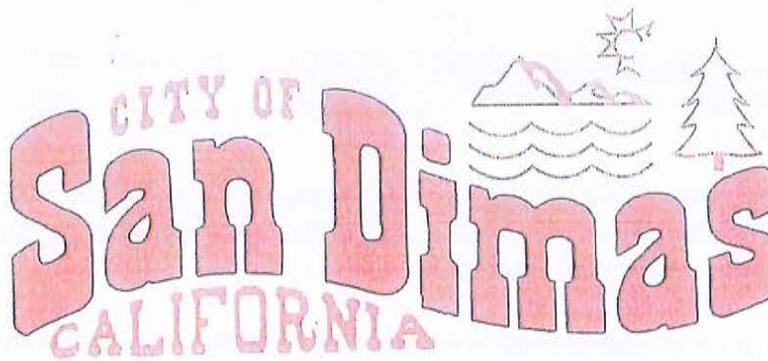
This pre 2<sup>nd</sup> story, pre balcony perspective provides an idea of the privacy denial the current addition and balcony provides (photo below) and how any extension would be further intrusion to the neighbor's privacy and safety. Photo below shows the impact of the balcony



City Council  
CURTIS W. MORRIS, Mayor  
EMMETT BADAR, Mayor Pro Tem  
DENIS BERTONE  
JEFF TEMPLEMAN  
JOHN EBINER

City Manager  
BLAINE M. MICHAELIS

Assistant City Manager  
Treasurer/City Clerk  
KENNETH J. DURAN



Assistant City Manager of  
Community Development  
LAWRENCE STEVENS

Director of Public Works  
KRISHNA PATEL

Director of Parks  
and Recreation  
THERESA BRUNS

City Attorney  
MARK W. STERES

June 27, 2016

John Mitchell  
760 E. Glenlyn Drive  
Azusa, CA 91702

**SUBJECT: DPRB Case No. 16-16D, Approval Letter**

A request to add a total of 162 sq. ft. to an existing 196 sq. ft. second-story deck attached to the rear elevation of the single-family residence at 1315 Paseo Placita (APN: 8395-004-024). 42.5 sq. ft. (8'-6" x 5) to the north side of the deck and 119 sq. ft. (8'-6" x 13'-11") to the south side.

Dear Mr. Mitchell,

The request to add a total of 162 sq. ft. to an existing 196 sq. ft. second-story deck attached to the rear elevation of the single-family residence; 42.5 sq. ft. (8'-6" x 5) to the north side of the deck and 119 sq. ft. (8'-6" x 13'-11") to the south side at 1315 Paseo Placita was approved on June 27, 2016, by the Director of Development Services. This approval is based on the following findings and is subject to the conditions set forth in Exhibit A.

Findings

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

The proposed addition of 162 sq. ft. to the existing 196 sq. ft. second-story deck is consistent with other single-family residential developments within the city and in this community. Other such proposals have been previously approved within this development. This same property was approved in 2013 for a 196 sq. ft. second-story deck. The deck will be aligned with the existing deck at 8'-6" in depth and will not protrude out any further. The deck will be increased in length by 5' to the north and 13'-11" to the south. The total size of the deck will be 358 sq. ft. which is suitable and not out of proportion for this size residential development (house and lot size).

**EXHIBIT B**

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

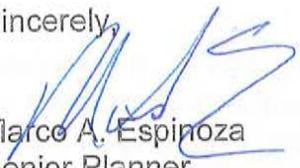
The proposed construction has been thoughtfully designed in a manner that is compatible with the existing house and neighborhood, minimizing any public health, safety, and general welfare concerns. The additions will not create negative impacts on surrounding properties. The second-story deck expansion will be set back 9'-8" from the south property line and 9'-5" from the north. In the original approval of DPRB Case No. 13-23D for the 196 sq. ft. second-story deck the property owner worked with the neighbor to the south to add a semi-privacy wall along the south elevation of the deck. The semi-privacy deck wall was not constructed and the neighbor submitted a letter to the City stating that he was in agreement with not requiring the privacy wall after all. Due to the understanding between the neighbors, Staff did not require a semi-privacy wall as part of the expansion of the deck. However, if DPRB Case No. 16-16D is appealed due to privacy issues, the privacy wall may be a consideration to remedy the neighbor's concern.

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

The proposed construction meets the intent of the General Plan land use designation and complies with all zoning standards of the SF-7,500 zone.

Any decision, determination or action by the Director of Development Services may be appealed to the Development Plan Review Board provided that such appeal is filed within fourteen days after issuance of the decision, determination or action by the Director of Development Services. The appeal shall contain a statement of the grounds for the appeal and shall be accompanied with a \$109 fee. If you have any questions about this approval, the conditions listed in Exhibit A, the process for obtaining permits or any other inquiry, please contact me at (909) 394-6259.

Sincerely,



Marco A. Espinoza  
Senior Planner

Attached: Exhibit A - Conditions of Approval  
Acceptance of Conditions Affidavit

Cc: Maria Martinez, 1315 Paseo Placita, San Dimas, CA 91773

**EXHIBIT B**

**EXHIBIT A**

**Conditions of Approval for  
DPRB Case No. 16-16D**

A request to add a total of 162 sq. ft. to an existing 196 sq. ft. second-story deck attached to the rear elevation of the single-family residence at 1315 Paseo Placita (APN: 8395-004-024). 42.5 sq. ft. (8'-6" x 5) to the north side of the deck and 119 sq. ft. (8'-6" x 13'-11") to the south side.

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. Copies of the Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The developer shall comply with all requirements of the SF-7,500 zone.
5. All conditions are final unless appealed to the Development Plan Review Board within 14 days of the issuance of the conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 E.

7. The applicant shall sign an affidavit accepting all conditions prior to the issuance of building permits.
8. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
9. The plans shall be prepared in compliance with the 2013 edition of the codes as adopted by reference by the City of San Dimas: California Residential Code, California Mechanical Code, California Plumbing Code, California Green Building Code and California Electrical Code
10. Building architecture and site plan shall be consistent with plans presented to the Director of Development Services on June 27, 2016, provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code.
11. Plans for all exterior design features, including shall be submitted to the Planning Division for review and approval before issuance of building permits.
12. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.
13. All exterior building colors and materials shall match the approved plans on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.

**End of Conditions**

# NOTICE OF CONSTRUCTION

Dear San Dimas Property Owner,

This notice is to inform you of a proposed construction project on a property that adjoins your property. The following is a description of the project:

**Property Address:** 1315 Paseo Placita  
**Applicant:** John Mitchell  
**Project Description:** DPRB Case No. 16-16D

A request to add a total of 162 sq. ft. to an existing 196 sq. ft. second-story deck attached to the rear elevation of the single-family residence at 1315 Paseo Placita 42.5 sq. ft. (8'-6" x 5) to the north side of the deck and 119 sq. ft. (8'-6" x 13'-11") to the south side.

APN: 8395-004-024

**Status of Project:** *This item has been approved by the Director of Development Services on June 27, 2016 and is subject to a 14-day appeal period that will end at 5:30 p.m. on **July 11, 2016**. Appeals must be submitted in writing explaining the reasons for the appeal, and must include the appeal fee of \$109 as adopted by City Council.*

Plans for the project referenced above are available for review at the Planning Division located in City Hall at 245 East Bonita Avenue. You may contact **Marco Espinoza, Senior Planner, in the Planning Division at 909-394-6259** or visit the Planning Division. City Hall is open Monday through Thursday 7:30 a.m. to 5:30 p.m. and on Fridays from 8:00 a.m. to 5:00 p.m.

16-16D  
1315 Paseo Placita



EXHIBIT C

1315 Paseo Placita

① The Balcony Deck  
in the Rear yard  
is being altered from  
the location that was  
permitted and approved,  
submit plans to the  
Planning Department  
in City Hall for  
approval.

3-29-16

Doug Myshak



EXHIBIT D

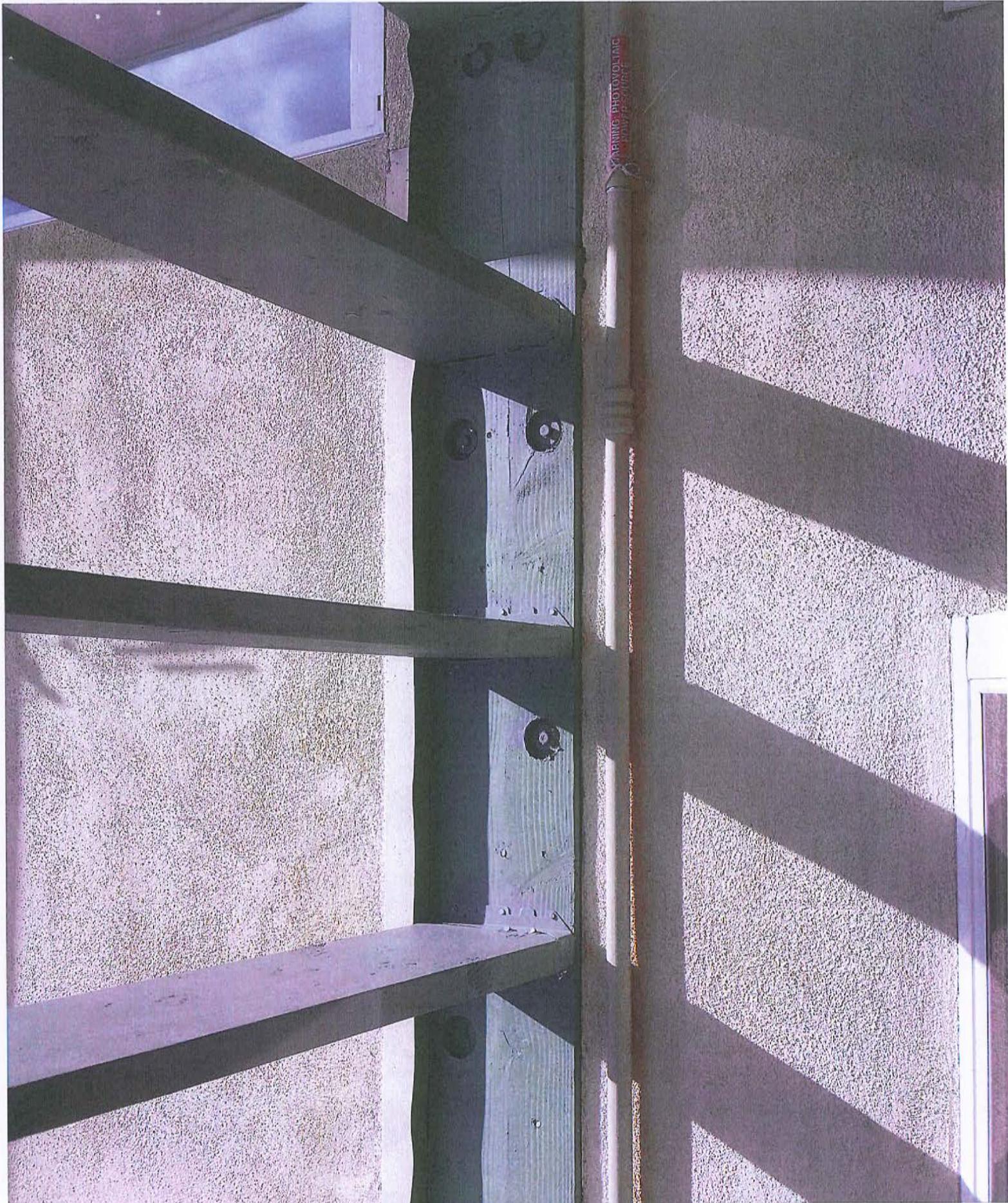


EXHIBIT D



EXHIBIT D



EXHIBIT D



EXHIBIT D



EXHIBIT D

## Chapter 18.12

### DEVELOPMENT PLAN REVIEW\*

#### Sections:

- 18.12.010 Purpose.**
- 18.12.020 Development plan review board created.**
- 18.12.030 Review required.**
- 18.12.040 Submission of development plan.**
- 18.12.045 Resubmittal of denied application.**
- 18.12.050 Review authority.**
- 18.12.060 Findings—Standard of review.**
- 18.12.070 Procedure.**
- 18.12.090 Issuance of permit.**
- 18.12.100 Dedications and improvements required.**
- 18.12.104 Reimbursement for public improvements.**
- 18.12.110 Single-family residences—Limitation on requirements.**
- 18.12.120 Limitation on board authority.**

\* Prior ordinance history: Ords. 99, 199 and 287.

#### **18.12.010 Purpose.**

The purpose of this chapter is to permit the city to review proposed development projects to ensure compliance with the general plan goals, policies and objectives favoring high-quality development which is both internally balanced and harmonious and is complimentary to adjacent properties. The city recognizes that architectural design and treatment of buildings and structures, integrity of design, orientation and configuration of buildings and structures upon a site, compatibility of development with adjacent development, traffic circulation and parking, and landscaping and open areas are all factors which should be addressed with respect to development of any property so as to create attractive, desirable and healthy neighborhoods for work and residence. The city's objective is to encourage and to promote development which is not only

functional and attractive, but is also functionally and aesthetically compatible with surrounding development and enhancing to the area in which it is located. In furtherance of this purpose, this chapter provides for detailed site plan review of development proposals to ensure compliance with the zoning ordinance and other regulations of the city by creating a development plan review board to review such proposals and impose such conditions as the board deems necessary to carry out the purposes of this chapter. Where the proposed development plan creates adverse effects on surrounding properties, or environmental impacts are found to so require, the director of development services or the development plan review board, as the case may be, may establish more stringent regulations than those otherwise specified. (Ord. 1170 § 1, 2007; Ord. 909 § 1, 1989; Ord. 703 § 1, 1980; Ord. 292 § 1, 1970; Ord. 99 § 4, 1964; Ord. 37 § 795.0, 1961)

#### **18.12.020 Development plan review board created.**

A. Creation. There is created a development plan review board consisting of the president of the Chamber of Commerce; a member of the city council; a member of the planning commission; the director of public works; the city manager; the director of development services; or their designated representatives; and, an appointed member of the general public at large with a designated alternate. In the event that the board attendance is not sufficient to reach a quorum, the director of community development shall appoint a temporary board member(s). The term "DPRB," when used in this chapter, refers to the development plan review board. The DPRB shall carry out the duties prescribed in this chapter.

B. Meetings. The DPRB shall meet regularly in open meeting at a time to be determined by the development plan review board.

C. Rules of Procedure. The DPRB may adopt such procedural rules as are necessary for the conduct of its business. (Ord. 1170 § 1, 2007; Ord. 1005 § 1 (Exh. A, § 1), 1993; Ord. 897 § 1, (B),

1989; Ord. 737 § 1, 1981; Ord. 703 § 1, 1980; Ord. 484 § 1, 1975; Ord. 342 § 1, 1971; Ord. 292 § 1, 1970; Ord. 99 § 4, 1964; Ord. 37 § 795.2, 1961)

**18.12.030 Review required.**

A. Building Review. No person shall construct any building or structure, or relocate, rebuild, alter, enlarge or modify any existing building or structure, until a development plan has been reviewed and approved in accordance with this chapter, and no building permit, relocation permit or business license shall be issued until the requirements of this chapter are met.

B. Sign Review. No person shall install or construct a sign or implement a sign program until a sign plan or sign program has been reviewed and approved in accordance with this chapter and the sign regulations pursuant to Chapter 18.152 of this title. (Ord. 1170 § 1, 2007; Ord. 1005 § 1 (Exh. A, § 2), 1993; Ord. 897 § 1, (D), 1989; Ord. 703 § 1, 1980; Ord. 480 § 1, 1974; Ord. 292 § 1, 1970; Ord. 99 § 4, 1964; Ord. 37 § 795.4, 1961)

**18.12.040 Submission of development plan.**

Application for a development plan review shall be filed by the owner of the property for which the permit is sought, or by the authorized representative of the owner; provided, however, that the city council, upon written request of the owners or authorized representatives of the owners of the majority of the property in an area for which a development is being proposed, may authorize the filing of an application without the approval of all of the property owners or their authorized representatives if the city council determines that to do so is in the best interest of the city.

A. The applicant shall submit to the planning division a completed development plan review application with materials and plans as required in the development plan review application package.

B. Fees. No application shall be processed in accordance with this chapter unless the applicant pays such fees as shall from time to time be fixed by resolution of the city council as being necessary

to defray the costs of the city incidental to processing the application.

C. Contents. The development plan shall be the building plans and shall include, but not be limited to, the following:

1. Parcel or lot dimensions;
2. Walls and fences: location, height, materials and colors;
3. Off-street parking and loading: location, number of spaces, dimensions of parking area and loading facilities, internal circulation pattern;
4. Access and circulation: pedestrian, vehicular, service; points of ingress and egress, internal circulation;
5. Buildings and structures: location, floor plans, elevations, size, height, proposed use; type and pitch of roofs; size and spacing of windows, doors and other openings; materials, colors and architectural treatment;
6. Spaces between buildings: location, size and dimension; yards and setbacks;
7. Open spaces, recreation areas or greenbelts; location, size and facilities;
8. Public improvements; street dedications and improvements; public utilities installations including poles, transformers, vaults and meters; design and location;
9. Signs: location, size, color, design and materials;
10. Lighting: location and general nature; hooding devices;
11. Drainage pattern and structures;
12. Towers, chimneys, roof structures, flagpoles, radio and television masts, all mechanical equipment external to main or accessory structures; location, design, size, height, materials, colors and architectural treatment;
13. Alternative energy systems;
14. Such other data as the development services department staff or DPRB may require to make necessary findings. (Ord. 1170 § 1, 2007; Ord. 1117 § 2, 2001; Ord. 897 § 1 (E), 1989; Ord. 750 § 4, 1981; Ord. 703 § 1, 1980; Ord. 292 § 1, 1970; Ord. 99 § 4, 1964; Ord. 37 § 795.6, 1961)

**18.12.045 Resubmittal of denied application.**

Following denial of a development plan review case, no similar or substantially similar application for development plan review on the same property, or portion thereof, shall be filed for one year from the date that the denial becomes final; unless the denial was made without prejudice. (Ord. 1170 § 1, 2007; Ord. 1144 § 3, 2004)

**18.12.050 Review authority.**

A. Informal Review. Applicants may, at their option, submit preliminary drawings to the planning division for informal review and comment prior to the preparation of working drawings.

B. Development Plans—Exempt. The following development is exempt from development plan review and approval as shown below in the first column of Table 18.12.050. These developments shall conform to all applicable provisions of the San Dimas Municipal Code and this chapter. For development plans specified in this subsection, the director of development services may approve reductions in setbacks or other development standards where this title allows the development plan review board to do so. The director of development services may, upon a determination that the development could be incompatible with or have an adverse effect on existing and surrounding property, require that the development plan be reviewed pursuant to subsection C or D, as deemed appropriate, of this section.

C. Development Plans—Review by Director of Development Services. The director of development services may approve, conditionally approve, or disapprove those development plan applications, subject to the criteria set forth in Section 18.12.060, as shown below in the second column of Table 18.12.050. The director of development services may approve reductions in setbacks or other development standards where this title allows the development plan review board to do so. The director of development services may, upon a determination that the development could be incompatible with or have an adverse effect on existing and surrounding property, require that the devel-

opment plan be reviewed pursuant to subsection D of this section.

D. Development Plan—Review by Development Plan Review Board. The development plan review board may approve, conditionally approve, or disapprove those development plan applications, subject to criteria set forth in Section 18.12.060, as shown below in the third column of Table 18.12.050.

E. Development Plan—Review by City Council. Where the applicant is a city council member or commissioner for the city of San Dimas, a member of the development plan review board, or any designated employee of the city of San Dimas required to file a statement of economic interests, the DPRB shall forward their recommendation to the city council. The city council may approve, conditionally approved, or disapprove development plan applications, subject to criteria set forth in Section 18.12.060.

**Table 18.12.050**

**Development Plan Review Authority**

<b>Exemptions</b>	<b>Director of Development Services</b>	<b>Development Plan Review Board (DPRB)</b>
Single-family residential additions or structural modifications where addition is 1-story in height and where designed to match existing building exterior	Single-family residential additions or structural modifications where addition is greater than 1-story in height; provided neighbors are notified	New single-family residences; new multiple-family residences, office, commercial, institutional, public, industrial and other non-residential buildings.
Ground-mounted mechanical equipment where screened from view of adjoining properties and public streets	Roof-mounted mechanical equipment	
Patios, gazebos, decks and similar accessory residential structures without cantilever design or retaining wall support and not visible from public rights-of-way	Patios, gazebos, decks and similar accessory residential structures with cantilever design or retaining wall support	
Swimming pools and spas without retaining walls or with not more than 50 cubic yards of grading(excluding pool excavation)	Swimming pools and spas with retaining walls or with more than 50 cubic yards of grading (excluding pool excavation)	
Second-story decks and balconies less than 200 square feet, which are not on street-facing side of home and which are not located in a zero lot line or attached residential project; provided that neighbors are notified	Second-story decks and balconies greater than 200 square feet, which are not on street-facing side of home and which are not located in a zero lot line or attached residential project; provided that neighbors are notified	
Signs complying with approved sign program	Monument signs which comply with Chapter 18.152 and additional wall signs allowed by Chapter 18.152	Sign programs
Wall signs and on-site directional signs		
Temporary signs and banners		
Sign face changes		

<b>Exemptions</b>	<b>Director of Development Services</b>	<b>Development Plan Review Board (DPRB)</b>
Minor additions and structural modifications to multiple-family residential and nonresidential uses and structures, for which there is no increase in intensity of use or additional parking required. Examples: interior remodels, trash enclosures and similar facilities	Additions and structural modifications to multiple-family residential and nonresidential uses and structures, which increase intensity of use or additional parking required. Examples: exterior remodeling, exterior color and material changes and similar modifications	Additions or structural modifications to an historic structure
Demolition of nonhistoric buildings		Demolition of historic buildings
Grading and reforming of land of not more than 50 cubic yards or other minor grading in isolated, self-contained areas not intended to support structures.	Grading and reforming of land greater than 50 cubic yards and which is not in anticipation of a development plan requiring DPRB review	Grading associated with a development plan requiring DPRB review
Fencing and landscape plans complying with an approved community fencing or landscape plan	Community fencing or landscape plans	
Satellite dishes which are less than 24 inches in diameter and not visible from public rights-of-way	Satellite dishes 24 inches or greater in diameter or visible from public rights-of-way, flag poles, communication towers and other similar accessory facilities	
Other development of similar scale or impact, as determined by the director of development services, provided that no development explicitly subject to review under subsection C or D of this section shall be exempted.	Other development of similar scale or impact, as determined by the director of development services; provided, that no development explicitly subject to review under subsection D of this section shall be reviewed pursuant to this subsection.	Other development plans not governed by subsections B and C of this section.

(Ord. 1170 § 1, 2007; Ord. 1005 § 1 (Exh. A, § 3), 1993; Ord. 897 § 1 (F)—(H), 1989; Ord. 703 § 1, 1980; Ord. 292 § 1, 1970; Ord. 99 § 4, 1964; Ord. 37 § 795.8, 1961)

**18.12.060 Findings—Standard of review.**

A. Consideration and Review of Development Plan. In reviewing any development plan presented pursuant to the provisions of this chapter, the planning manager, director of development services or the DPRB, as the case may be, shall consider the following:

1. New development or alteration or enlargement of existing development should be compatible with the character and quality of surrounding development and shall enhance the appearance of the area in which development is located.

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

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

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

5. The location and configuration of buildings should minimize interference with the privacy and views of occupants of surrounding buildings.

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

7. Garish, inharmonious, or out-of-character colors should not be used on any building, face or roof visible from the street or from an adjoining site. Exposed metal flashing or trim should be anodized or painted to blend with the exterior colors of the building.

8. The development of the site should protect the site and surrounding properties from noise, vibration, odor and other factors which may have an adverse effect on the environment.

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

10. Deep eaves, overhangs, canopies and other architectural features that provide shelter and shade should be encouraged.

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

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

13. The design of accessory structures, fences and walls should be harmonious with the principal building and other buildings on the site. Insofar as possible, the same building materials should be used on all structures on a site.

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

15. The design of the buildings, driveways, loading facilities, parking areas, signs, landscaping, lighting, solar facilities and other sight features should show proper consideration for both the functional aspects of

the site, such as the automobile, pedestrian and bicycle circulation, and the visual effect of the development upon other properties from the view of the public street.

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

17. All utility facilities shall be underground.

18. Adequate provisions should be made for fire safety.

19. Drainage should be provided so as to avoid flow onto adjacent properties.

20. All buildings and structures shall be designed and oriented to promote passive thermal systems to the greatest extent possible, in accordance with Chapter 18.168. Alternative energy systems shall be provided when required by Chapter 18.168 and such systems shall meet all requirements of this chapter.

21. All development standards for respective zoning shall be met.

B. Findings. In approving or conditionally approving a development plan pursuant to the requirements of this chapter, the planning manager, director of development services or the DPRB, as the case may be, shall find that as modified by any imposed conditions:

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

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

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

Where such findings are not made, the development plan shall be disapproved. (Ord. 1170 § 1, 2007; Ord. 1005 § 1 (Exh. A, §§ 4, 5), 1993; Ord. 897 § 1, 1989; Ord. 750 § 4, 1981; Ord. 703 § 1, 1980; Ord. 37 § 795.9, 1961)

#### **18.12.070 Procedure.**

A. Completeness. The director of development services shall review a development plan application pursuant to Section 18.12.040 to determine if the application is complete within thirty days after receiving the application. If determined incomplete, the applicant shall be advised in writing of all information needed to complete the application. A determination of completeness by the director of development services shall not prevent the DPRB from requesting supplemental information to facilitate its decision. The applicant must supply the requested plans and/or information within sixty days of the notice of incomplete filing. Upon receipt of the required items by the development services department, the information shall be reviewed for completeness and a determination of completion shall be made within thirty days.

B. Incomplete Applications.

1. In the event that information needed for the reasons shown below is not provided by the applicant within the time limits specified by this section, the city may deny a permit or entitlement for a development project. Information whose absence would constitute a reason for such a denial are:

a. Information which is to be supplied by the applicant and is necessary to prepare a legally adequate environmental document;

b. Information necessary to prepare a supplemental environmental impact report in compliance with the Public Resources Code, Section 21166; or

c. Information without which the city's decision to approve a project would not be supported by substantial evidence.

2. Denial for the above reasons may be deemed by the city to be a denial without prejudice to the applicant's right to reapply for the same permit.

C. Notice. Written notice shall be sent to the applicant prior to consideration of the development plan application by the development plan review board. Written notice shall be also sent to adjoining property owners prior to consideration of any development plan application by the DPRB.

D. Decision. The director of development services or the development plan review board shall consider any application in a timely manner after it is deemed complete. In approving a development plan, the director of community development or the development plan review board shall be empowered to impose conditions to ensure conformance to the general plan, zoning code, specific plans, applicable regulations of the San Dimas Municipal Code and the provisions of this chapter. The DPRB may, from time to time, continue its consideration of any development plan.

E. Execution of Approved Plan. The decision of the director of development services or development plan review board, together with the findings and any conditions, shall be made in writing and shall be kept on file in the development services department. A copy of such decision shall be mailed to the applicant and to any person who has made written request for such notice. The decision shall be final fourteen days after mailing of the notice, unless the decision is appealed in accordance with subsection H of this section.

F. Extension. Upon receiving a written request prior to the expiration of any approval time period, the director of development services may grant an extension of the development plan approval for a period not exceeding one year; providing, that it is found that there has been no subsequent change in the findings, conditions of approval, and applicable regulations governing the development plan approval.

G. Expiration. Construction of improvements permitted by any development plan shall be commenced within one year of the date of approval; provided, that this time limit may be increased or decreased, at the time of granting the approval, in order to allow the time limit to be concurrent with any other entitlement to construct set forth in this title.

H. Appeals. Any decision, determination or action of the director of development services pursuant to this chapter may be appealed by any aggrieved party or person to the development plan review board; provided, that such appeal is filed within fourteen days after the issuance of the decision, determination or action by the director of development services. Any decision, determination or action by the development plan review board may be appealed by an aggrieved party or person to the city council provided that such appeal is filed within fourteen days after issuance of the decision, determination or action by the development plan review board. Except for the time period specified herein, appeals shall be governed by the provisions of Chapter 18.212. (Ord. 1170 § 1, 2007; Ord. 1005 § 1 (Exh. A, § 6), 1993; Ord. 897 § 1 (J), 1989; Ord. 703 § 1, 1980; Ord. 561 § 1, 1977; Ord. 292 § 1, 1970; Ord. 99 § 4, 1964; Ord. 37 § 795.10, 1961)

**18.12.090 Issuance of permit.**

Before a building permit or relocation permit is issued for any building or structure, the building department shall ensure that:

A. The proposed building is in conformity with the development and conditions approved by the DPRB or director of development services, and the applicant has signed a file copy of the approved development plan, accepting the conditions thereon.

B. All required improvements have either been installed or cash or bond has been deposited with the city to cover the cost of the improvements.

C. All of the required dedications have been given. (Ord. 1170 § 1, 2007; Ord. 703 § 1, 1980; Ord. 292 § 1, 1970; Ord. 37 § 795.12, 1961)

**18.12.100 Dedications and improvements required.**

Changes normally occur in the local neighborhood due to increased vehicular traffic generated by facilities requiring a development plan; therefore, such developments are required to provide street dedication and improvements on all rights-of-way abutting a lot or parcel in which the development is to occur. The dedications and improvements noted in the following sections of this chapter are required as a condition to the approval of any development plan. (Ord. 703 § 1, 1980; Ord. 292 § 1, 1970; Ord. 37 § 795.14, 1961)

**18.12.104 Reimbursement for public improvements.**

A. Supplemental Size Required. There may be imposed as a condition of approval of any development plan, civic center permit, or precise plan for any property a requirement that public improvements (including water, sewer and similar public improvements) installed by the developer for the benefit of such property benefit other property by containing supplemental size, capacity or number, or otherwise providing a benefit for the other property, and that such improvements be dedicated to the public. If such condition is imposed, the city may enter into an agreement with the developer to reimburse the developer pursuant to subsection B of this section for that portion of the cost of such improvements equal to the difference between the actual cost of the improvements and the amount it would have cost the developer to install such improvements to serve only his or her property, as determined by the city engineer.

B. Reimbursement Agreement Contents. Any reimbursement agreement required by subsection A of this section shall set forth a description of the properties benefited by the improvements other than that of the developer, the amount to be reimbursed, and a fair method of allocating such amount to such properties, and shall provide that the city shall impose upon such properties as a condition of approval of any subdivision, development plan, civic center or precise plan, an obligation to reimburse the developer who installed the improvements in amounts as specified in the agreement. Such agreement shall be effective for a period of ten years or until the developer has been reimbursed in the amount set forth in the agreement, whichever occurs first.

C. Public Hearing. Prior to approval of any reimbursement agreement, the city council shall conduct a public hearing. Notice of the public hearing shall be given to each owner of property described in the agreement as benefited by the public improvement, as identified on the last available assessment roll. At the public hearing the city council shall determine the properties benefited by the improvements, the amount to be reimbursed, and the method of allocating such amount to such properties.

D. City Liability. Neither the provisions of this section nor the provisions of the reimbursement agreement shall be deemed to impose any obligation upon the city to reimburse any developer directly for any improvements required as a condition of approval of a development plan, civic center permit, or precise plan. Nothing in this section shall be construed as requiring the city to enter into any agreement even though it may have required the installation of public improvements as a condition of approval. (Ord. 1005 § 1 (Exh. A, § 7), 1993; Ord. 800 § 2, 1983; Ord. 37 § 795.11, 1961)

**18.12.110 Single-family residences—Limitation on requirements.**

A. The improvements required by Section 18.12.100 shall be required as a condition to the approved development plans involving additions to single-family residences unless one of the following apply:

1. "Improvements," as defined by Section 18.12.100 have been constructed in front of properties constituting less than fifty percent of the front footage within the block in which the subject property is situated; or
2. The addition to the single-family residence is less than or equal to six hundred square feet or not greater than fifty percent of the gross floor area of the existing structure, whichever is more restrictive.

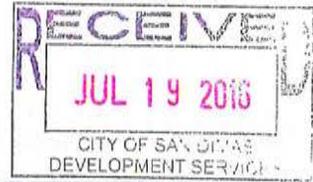
B. "Block" means property facing one side of any street between the next intersecting street and an intersecting street. "Street" does not include an alley or other right-of-way unless it is of the same width as a regular residential minimum-width street approved as part of the city's master plan of circulation or streets. In the case of an alley, "block" means property facing both sides of an alley between the next intersecting streets or alleys between the terminus of an alley and an intersecting street. In the case of street lighting, "block" means property facing the side of any street on which the improvement is to be constructed between the next intersecting streets on the side to be improved or between the terminus of a dedicated right-of-way of a street and a street intersecting the side to be improved; or property facing the side of any street on which the improvement is to be constructed between the next intersecting streets on the side to be improved and a street intersecting the side to be improved and the property facing the opposite side of the street.

C. Where a block exceeds one thousand feet in length, a length of frontage of one thousand feet constitutes a "block" as used in this chapter, if so designated by the superintendent of streets. A determination by the superintendent of streets of such a one-thousand-foot-block establishes a "block" and cannot later be changed to include a portion of the one-thousand-foot-block in another block. (Ord. 897 § 1 (L), 1989; Ord. 480 § 2, 1974; Ord. 37 § 795.15, 1961)

**18.12.120 Limitation on board authority.**

No provision of this chapter shall give the review board or planning commission authority to deny any use permitted by the zone in which the property lies. (Ord. 1170 § 1, 2007; Ord. 292 § 1, 1970; Ord. 37 § 795.16, 1961)

July 19, 2016



I'm writing this letter in hopes of my case to be understood and will be made clear to why we want to extend our deck.

In May I asked our neighbor Don to come over to our back yard so I can show him and explain our plans of extending the deck. I did explain out of respect to him I wanted to let him know in person and if he had any concerns he was welcomed to voice them and share thoughts that he had. As we stood in the back yard I pointed out the difference of the deck location, explaining that where the deck currently stands we are able to see in his back yard and from his yard he is able to see in our bedroom. Don shared his concerns and the concerns his wife had with me. I truly & completely understand and agree the privacy is important. We are wanting the same "privacy": the state or condition of being free from being observed or disturbed by other people. When we are in our bedroom with the window view we lose our privacy as well.

~~as our~~

EXHIBIT F

I went on sharing with Don with the understanding that him and I want the same thing we would like to have the same comfort with the same amount of privacy in our homes with the extension of the deck we will be able to put a shade, screen, whatever it takes to cover up the side of the deck providing the privacy we both strongly look for.

I ask that you please carefully look over the pictures and the facts. If privacy is the main issue this is an answer to the problem. It would be nice to have my curtains open to let natural light in as well as the night light from the moon (it does look so nice when it lights up the dark sky). I also would like to add that in the time we have lived here we rarely use our deck when Don is outside because we want to respect his privacy. I have nothing but respect for him and all my neighbors as well as understanding. But this deck being extended is the answer it will solve the problem that we are faced with

at this time. My husband, children and I very rarely go down stairs in the back yard. The deck would be a great opportunity to gain extra space for us. We keep it clean and in order so it looks nice. In the future we would like to use our deck more and be comfortable well we do.

As I close this letter I want to highlight two facts: Don is concerned about privacy, (I respect that concern) with the deck staying as is the view to his back yard is still visible from my bedroom. Extending the deck passed my window will assure privacy on both parts. After all isn't privacy what we are striving for. Thank you for your time in reading my letter. I pray and hope you will review the facts with open minds and as well see my point of view.

Sincerely  
Mrs. Dorie Martney



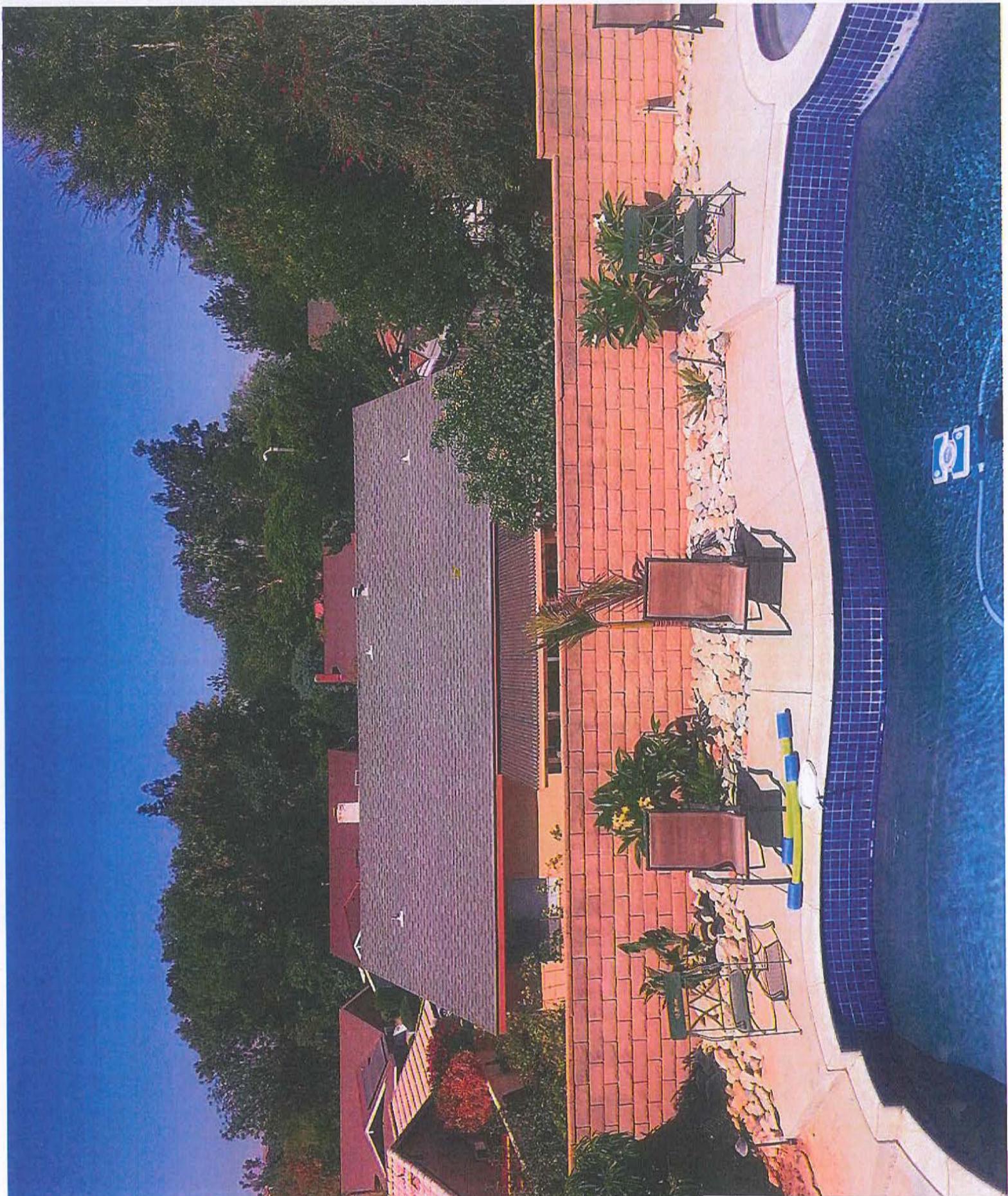
TAKEN FROM DECK LOOKING SOUTH.

EXHIBIT G



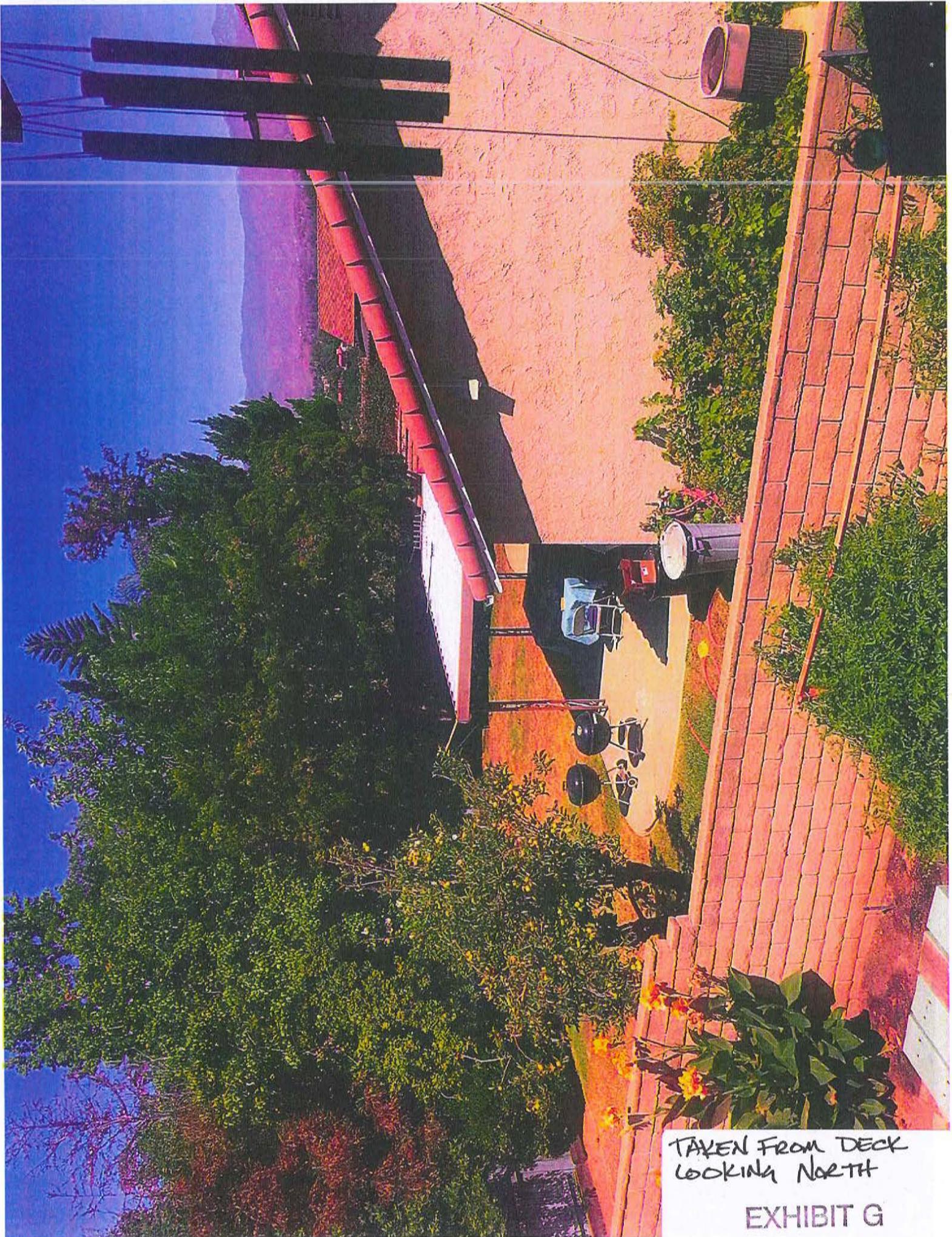
TAKEN FROM DECK  
LOOKING SOUTH

EXHIBIT G



TAKEN FROM DECK  
LOOKING WEST

EXHIBIT G



TAKEN FROM DECK  
LOOKING NORTH

EXHIBIT G



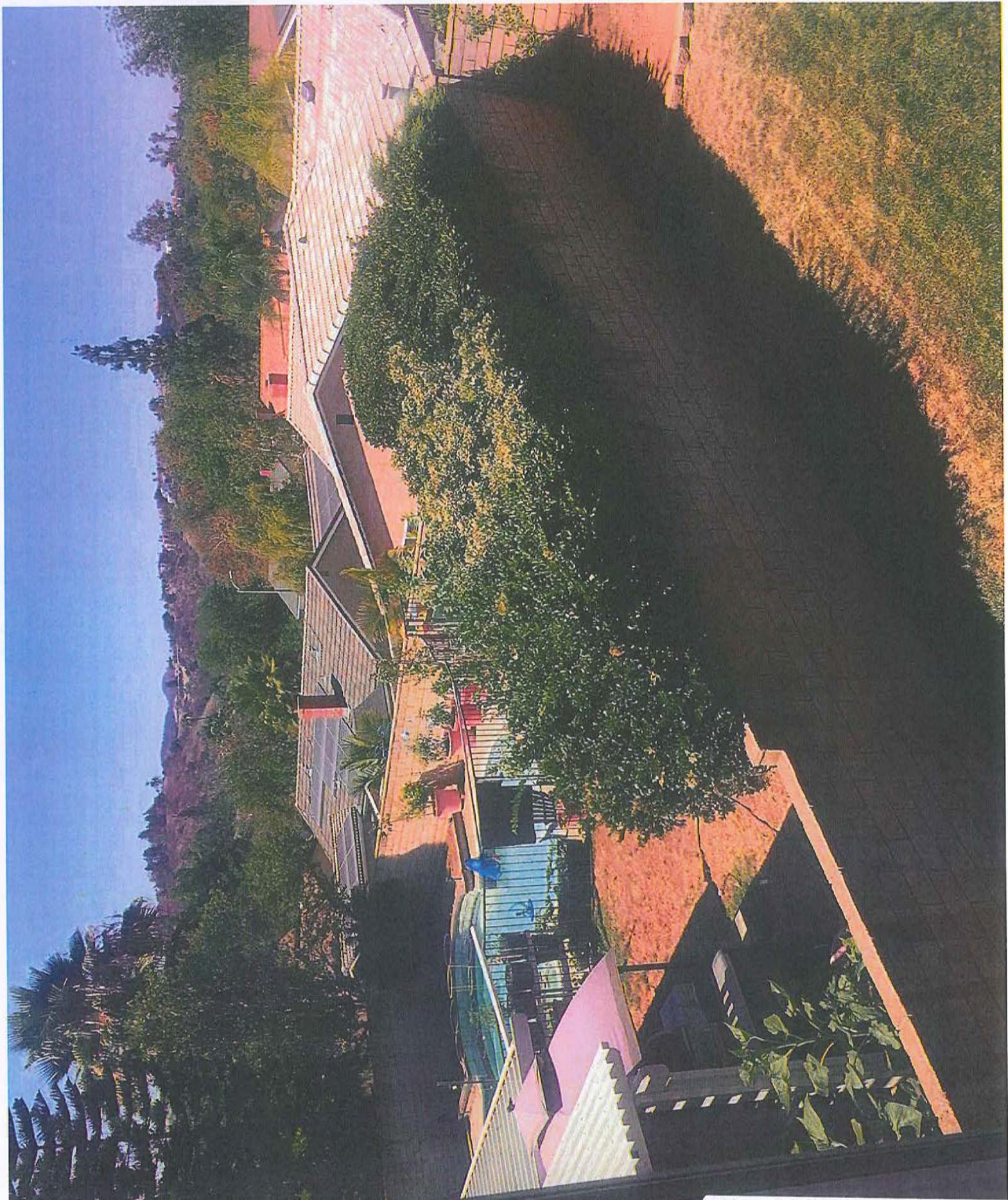
PHOTOS OF DECK

EXHIBIT G

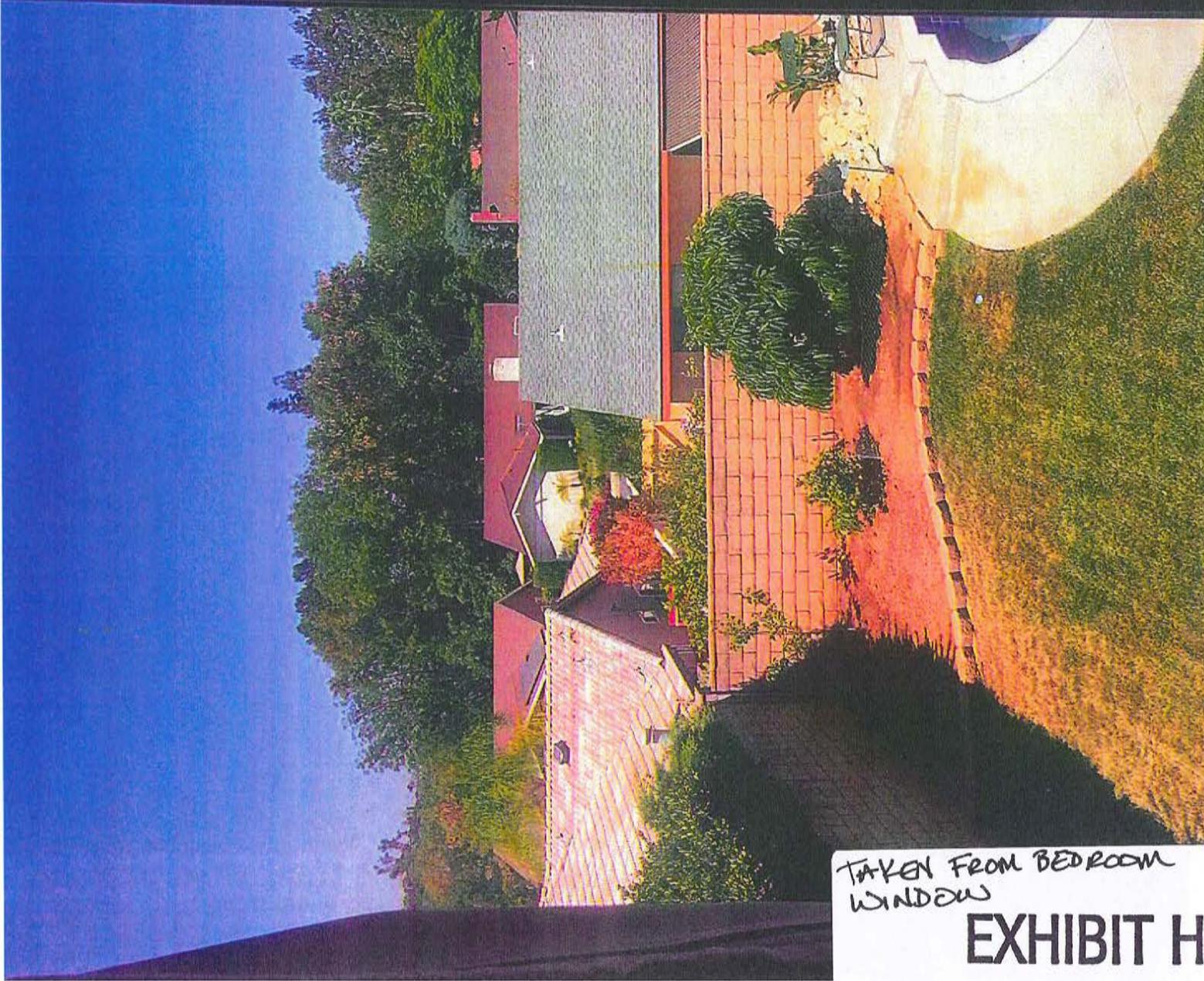


PHOTOS OF DECK

EXHIBIT G



TAKE FROM BEDROOM  
WINDOW  
**EXHIBIT H**



TAKEN FROM BED ROOM  
WINDOW  
**EXHIBIT H**

# DEVELOPMENT PLAN REVIEW BOARD MINUTES

July 28, 2016 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL

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## PRESENT

David Bratt, Planning Commission  
Ken Duran, Assistant City Manager  
Krishna Patel, Public Works Director  
John Sorcinelli, Public Member at Large  
Larry Stevens, Director of Community Development

## STAFF

Eric Beilstein, Building Superintendent  
Marco Espinoza, Senior Planner  
Anne Nguyen, Assistant Planner  
Luis Torrico, Associate Planner  
Jennifer Williams, Associate Planner  
Fabiola Wong, Planning Manager

## ABSENT

Emmett Badar, Council Member  
Scott Dilley, Chamber of Commerce

## CALL TO ORDER

David Bratt called the regular meeting of the Development Plan Review Board to order at 9:13 a.m. so as to conduct regular business in the City Council Conference Room.

## APPROVAL OF MINUTES

Larry Stevens moved, seconded by David Bratt to approve the June 23, 2016 minutes. (Patel and Sorcinelli abstain)

## Appeal of DPRB Case No. 16-16D

APN: 8395-004-024

An appeal to DPRB of a Director's Review approving a 162- square foot expansion to an existing 196 square feet second-story deck attached to the rear elevation of a single-family residence located at 1315 Paseo Placita.

Desiree Martinez, owner of 1315 Paseo Placita was present  
Mykela Martinez, resident of 1315 Paseo Placita was present  
Don Meredith, Appellant & owner of 1321 Paseo Placita was present

**Mr. Stevens** stated for the record that the Board conducted an offsite visit today to 1315 Paseo Placita & 1321 Paseo Placita. The visit was to examine the deck extension at 1315 Paseo Placita and the possible privacy intrusion reported by the appellant living at 1321 Paseo Placita.

**Senior Planner Marco Espinoza** presented the staff report. He added he received a letter from the residents north of the property at 1307 Paseo Placita. Both the tenants and property owner for 1307 Paseo Placita do not have any issues with the progressed project.

**Mr. Stevens** asked if the second-story addition triggered anything.

**Senior Planner Espinoza** stated it was a Directors review.

**Mr. Duran** asked if the second-story addition and the second-story deck were two different applications.

**Senior Planner Espinoza** stated yes, the two items were two separate applications with two separate reviews.

**Mr. Stevens** asked if the previously approved deck was approved with the contingency of adding a lattice screen on the south side.

**Senior Planner Espinoza** stated the lattice screen was initiated after the deck was approved but during the appeal period.

**Mr. Stevens** asked if the lattice was a condition.

**Senior Planner Espinoza** stated no, the lattice was not a condition of approval.

**Mr. Stevens** asked when the new deck was proposed closer to the neighbors, was the lattice idea supposed to be reintroduced.

**Senior Planner Espinoza** stated there was a small discussion regarding the lattice for privacy with the property owner; they decided not to incorporate into the new proposal.

**Mr. Stevens** directed his question towards Building Superintendent Beilstein regarding structural integrity. He asked if the deck were to be extended westerly, would it need larger beams for support.

**Building Superintendent Beilstein** stated that would depend on how large of an expansion would be requested.

**Mr. Sorcinelli** stated they would need to lower the girder to be in line with the rafter. He feels the whole structure would need to be rebuilt.

**Mr. Stevens** asked if there was a sample of the screen used by the neighbor.

**Senior Planner Espinoza** stated Exhibit A shows a screen from 1321 Paseo Placita looking towards the new deck.

**Don Meredith, Appellant** stated he is the owner at 1321 Paseo Placita. He noted that the original deck was completed in 2014, after two years of construction. In 2012, when he heard of the initial project he wanted to object but felt he needed to be neighborly and agreed to the deck. When he gave his "OK" for the deck he asked that a privacy screen be added along his side of the deck. He feels his biggest issue with the deck is that he gave up his privacy to his pool. The balcony is used for family gatherings so now their whole family can look into his yard. He states he has tried to be a good neighbor but he just cannot live with the balcony being extended in his direction. He does not feel he is being a bad neighbor by asking for his privacy.

**Mr. Stevens** noted the letter from the applicant stated the neighbor's had a small discussion about the deck. He asked if any compromise was made in that meeting.

**Desiree Martinez, owner of 1315 Paseo Placita** stated they did have a discussion but it ended in the Appellant stating he could not live with the deck.

**Mr. Stevens** asked if there was talk about the privacy screen.

**Don Meredith, Appellant** stated he told the homeowner he would think about the screen but later came back to say that he did not feel it would preserve his privacy.

**Mr. Stevens** asked both parties if there was a willingness to work with City Staff to find a common ground in this matter.

**Don Meredith, Appellant** stated he and the homeowner already had a discussion and he feels the only compromise is for the deck to be added onto in a westerly direction only.

**Mr. Patel** asked what kind of screen the appellant would like.

**Don Meredith, Appellant** stated he would like something solid as he feels it would help with his privacy. He asked the Board, how much balcony does a house of this size need. He feels the large size of the deck is getting inappropriate.

**Senior Planner Espinoza** asked the appellant if he is asking for a screen above or below the railing.

**Don Meredith, Appellant** stated he would like a screen for everything that looks into his yard.

**Mr. Stevens** stated Staff would not only need to review materials but also the architectural detail of the privacy screen. He believes the screen would need to be solid to be most effective.

**Don Meredith, Appellant** stated his Realtor informed him that his property is at a loss of value due to the lack of privacy.

**Desiree Martinez, owner of 1315 Paseo Placita** stated when the house was originally set to have the addition done; her mother did not inform the neighbors. When they decided to do the

deck she made an effort to inform all the neighbors. Unfortunately the contractor hired said he had pulled permits, took their money and ran.

**Mr. Stevens** asked if the current contractor is a different person.

**Desiree Martinez, owner of 1315 Paseo Placita** stated the old contractor disappeared. They were trying to move forward with what was already had planned as they thought they had active permits. She added her family does not use the deck as much as they would like, if the neighbors are out, they stay inside. If the Board looks at Exhibit A, the window, the privacy goes both ways. He can see into her room from his backyard. That is why they want the deck to be built past the window. They are on a budget but would like to find a happy medium regarding the privacy issue.

**Mr. Stevens** asked if it was ever a consideration to make the north side of the deck deeper, towards the pool.

**Desiree Martinez, owner of 1315 Paseo Placita** stated with the bad experience from the previous contractor, they are hoping to find a solution on a tight budget. Currently the footings are set to run the deck across the back of the house.

**Mr. Bratt** asked the applicant if that is her bedroom on 2<sup>nd</sup> floor.

**Desiree Martinez, owner of 1315 Paseo Placita** stated yes, her bedroom takes access to the deck.

**Mr. Sorcinelli** asked what is the other space that accesses the deck.

**Desiree Martinez, owner of 1315 Paseo Placita** stated the other room that takes access to the deck is a 2<sup>nd</sup> floor living room.

**Building Superintendent Beilstein** asked how the deck helps with privacy and airflow. He asked if shutters could provide privacy with proper air flow.

**Desiree Martinez, owner of 1315 Paseo Placita** states that a deck will ensure privacy to her bedroom window. She reiterates her main concern is privacy.

**Mr. Bratt** noted the neighbors have single story homes, she is concerned with everyone looking up; yet she looks down into everyone's yard.

**Desiree Martinez, owner of 1315 Paseo Placita** stressed putting up the deck it will block the window.

**Mr. Bratt** stated the privacy issue was created when a 2<sup>nd</sup> story was added in a neighborhood of all single story homes.

**Desiree Martinez, owner of 1315 Paseo Placita** stated the City approved the addition and she would just like to complete her deck at this point.

**Mr. Stevens** stated the addition is already done; a happy medium just needs to be met.

**Desiree Martinez, owner of 1315 Paseo Placita** stated the deck does not need to go to the edge of the house. She would just like the deck to go past the window.

**Don Meredith, Appellant** stated when the 2<sup>nd</sup> story was added, he adjusted his style of living to keep his own privacy. He cannot see into the neighbor's windows as he has added privacy screens along the north side of his home.

**Mr. Stevens** asked if the privacy screens were wooden screens.

**Don Meredith, Appellant** stated two are wood and one is a fabric.

**Mr. Sorcinelli** added after hearing the arguments, seeing evidence and being at the site, once the 2<sup>nd</sup> floor was added, there was an encroachment into the privacy issue. The Board must now consider if there is a justifiable need to extend the deck. Currently, he would not be in favor of approving the deck extension as he feels someone looking into the 2<sup>nd</sup> floor window will only see the ceiling. He suggests a lattice piece below the window just for added shade and the deck be extended towards the north. The other issue would be the removal of the shade cloth over the current deck. He notes anything that has been erected over six months is considered a permanent structure. He says extend the deck north and remove the shade cloth.

**Mr. Duran** asked if a retractable awning would work for this situation.

**Mr. Sorcinelli** stated a retractable awning would not easy to add with existing rain gutters.

**Mr Patel** stated a lattice patio may be a good compromise for the privacy.

**Building Superintendent Beilstein** states that he feels it will solve both issues of no further walking surface and solar protection to the bedroom window.

**Mr. Stevens** added the only issue it doesn't accommodate is the larger deck space. He doesn't think the applicant will lose much money by adjusting construction.

**Mr. Sorcinelli** stated he doesn't believe the Board is in the position to encroach on the north side of the property. The Board needs to be careful going forward that the neighbors do not object.

**Senior Planner Espinoza** added Mr. Sorcinelli brings up a good point in which if the deck expands north, Staff would need to notify a larger area of residents.

**Mr. Stevens** stated the Board could refer this item back to Staff and the item can come back if there is any objection.

**Mr. Sorcinelli** noted the issue of the north side deck only becomes an issue if it is to move to the west.

**Mr. Stevens** noted to both the applicant and appellant, this decision is appealable from 14 days of the notice. Please note you have that right if you chose to exercise it.

**Motion Appeal of DPRB Case No. 16-16D:** Larry Stevens second by David Bratt to grant the appeal and modify the Directors Review to approve only the 2<sup>nd</sup> story deck expansion nearest

the north property line. The Board does not approve any expansion on the south property line. It is noted that the owner may, but not required to install a lattice patio cover as expressed for privacy on the south side without further approval and to note that there may be an option to expand westerly but only if approval comes from the neighbor at 1321 Paseo Placita. The Board also asks there to be the removal of the existing shade cover, if a new shade cover is desired then a permit must be pulled to do so.

Motion carried 5-0

**DPRB Case No. 16-22**

APN: 8448-022-012 - 016 & -026

Associated Cases: DPRB Case No. 16-25

A request for approval of a new master paint color scheme for Via Verde Plaza located at 1100-1198 Via Verde.

*Linda Klein with Vista Paint was present  
Drew Israelsky with Summit Team was present  
Erik Coffin, Sign Contractor was present*

**Associate Planner Luis Torrico** presented the staff report. Staff recommends that the Development Plan Review Board consider the request and approve an appropriate color scheme subject to the conditions.

**Mr. Duran** asked what the applicant response was regarding the red hue under canopy.

**Associate Planner Torrico** stated the applicant would like to keep the red hue under the canopy.

**Mr. Stevens** asked if the existing monument sign had a VONS logo on it.

**Associate Planner Torrico** stated the monument sing does not have a VONS logo.

**Building Superintendent Beilstein** asked if the business owners are aware the sign policy and color scheme will be changing.

**Associate Planner Torrico** stated yes, the business owners and tenants are aware of the change.

**Mr. Stevens** stated VONS painted their storefront about a year ago to match the previous paint colors. He does not believe VONS will repaint to match a new color scheme at this point in time.

**Mr. Bratt** asked if there is a safety issue if the center does not replace the deteriorated wood.

**Associate Planner Torrico** answered no, the deteriorated wood is purely esthetic.



August 14, 2016

Appeal of DPRB CASE No.16-16D

Subject: Disagreement of the appeal hearing that took place on July 28, 2016.

I/We have been through the proper channels that are required by the city of San Dimas in accordance to submitting plans: Permits (including all fees), submitting appropriate plans that have been asked of us, having the plans up to code as well as all other requirements of the city of San Dimas. Everything that is required of us in submitting the plan have been completed in a timely manner for approval. As a result the planning department reviewed and approved our plans for extending our deck.

With this being said I would like in writing a detailed explanation of why the DPRB ruled against the south side considering we followed all the proper procedures and guidelines. I would also like a copy of the minutes from the DPRB meeting on 07/28/2016.

Don's concern is privacy, currently where the deck is located, there is no privacy. We are able to see his backyard from our bedroom window. With the deck extension past our window (to the south) and with the proper privacy blocking (please see attached picture and description of Euro lattice) we will no longer see him in his yard or will he be able to see in our bedroom window. The main complaint from Don is privacy, This will give him his *full* privacy that he is looking for as well as giving us privacy and a little more comfort and space on our deck. On July 28, at the DPRB meeting the question was asked "why would we need so much space when we have room for a table and BBQ right now?" My answer to this is, Why not? Everyone likes to improve their living area when given a chance and this is something we would like to do. Overall giving privacy for Don and us. We are more than willing to put up the necessary screen or whatever is needed (example of the Euro lattice giving full privacy) to complete the privacy as it is a concern to both parties.

I believe the decision was not objective and that there was a clear conflict of interest in reaching their decision. I say this because

1. I do not have a relationship with any of the board members, and from my observation of the interaction between the board and Don it is clear that theirs a personal relationship between him and the board members. This is affecting an objective decision in regards

Exhibit C

to this project. Don has said to me and my husband that he *"has friends in city hall and they know him very well."* This is upsetting and discouraging to think that unless you "know" someone and are on good terms with them you don't have a chance.

2. The morning of the appeal a group of 9 people came to both residence to observe the extension in question and at that time it became clear to me that these "friends" of Don would be the ones to make the decisions about the appeal. I was advised not to speak during the walk through or to answer any questions that were asked. When they left my home and went next door, Don's relationship with them was made apparent by the conversations that began immediately as they met at the gate. Talking about "how nice Don looked in a tie" and "how his garden looked" among other inappropriate conversations between them considering the current issue of the appeal. Don was given an opportunity to freely speak with the board regarding his concerns as well as pointing out what he felt was the problem with the plans to extend the deck. He was able to express his feelings at his home while I was asked to not speak.
3. When we arrived to city hall the situation was no different, Don spoke first as he had full attention of the board as well as eye contact. The minute Don got up to stand before the board they were making friendly conversation and jokes. Don brought up issues that had nothing to do with us being at the appeal and spoke with malice and untruths about my family and our residence. The board laughed and continued a dialog with him, after he spoke I was asked if I had anything to say. This is when I stood before the board addressing the accusations Don had made then continued with my statement.
4. Well standing before the board I was not shown the same courtesy as Don was. There was no eye contact by any of the members. Instead, they talked among themselves and asked each other questions while I was speaking, Most of the conversation was irrelevant to the topic of the appeal. "Is a window and a slider necessary for the lighting in this size room?", "How can a breeze from a window really matter when they are on a second story?" Discussions of "expanding west as an option and why is it really necessary to expand anyway?" One member said "if they did that they would have to tear down the entire deck and start over." (I'm certain that this conclusion could not be made without an engineer examining the prints). These are examples of what was being discussed while I was up there taking my turn to speak.
5. I took a picture view of Don's back yard at night so they can see there is no visible view with the shading he put up and handed this to one of the board members. A couple of them glanced at the picture making jokes that they can "see Don swimming naked in his pool." One member asked me a couple of questions, and they were followed up with jokes from the board.
6. I was not taken serious when I was speaking and explaining why I submitted the plans. I can clearly see that the walk through and the meeting was just a technicality and they already made up their minds before I even got there.
7. Don used his personal relationship to move forward with the first appeal. He had Denise Bertone appeal on his behalf so he would not have to pay the appeal fee of \$109. This is

not appropriate or fair to do so, if Don had an issue with this he should have had to follow the same steps as everyone else including the fee. I was mistreated and so I am appealing and have to pay the fee in order to what I hope will be a fair chance at being heard. I asked at the meeting how this could be right to do so. One of the board members said "you can ask one of the council members to appeal for you, but it's not likely it will happen." How can I have a fair chance if I know Don is going to pull strings to get what he wants? This is exactly how the city of San Dimas and Don have made me feel. My mother in law and husband have lived at this address for at least 22 years and he felt this was the perfect place for us to raise our children. The neighborhood, the schools and the small friendly environment. Living on a street where the neighbors know each other and look out for one another. Unfortunately this is not the experience we are having at this time and are saddened to see the ripple of effect it is having on the people who live on our street.

In the packet that was sent to us concerning the appeal there is a picture taken from my neighbor's back yard. Don states on the bottom of the picture that this neighbor has no privacy in her backyard and is concerned as well. This picture had a note on it from the resident to the north explaining Don was not given permission to go in the yard and take the picture nor did he have the right to speak for them. This picture was not addressed, I don't even know if it was submitted into the file. As well as a typed statement from the neighbor on the north side sharing her thoughts about the extension. Elvia (the neighbor to the north) is perfectly comfortable with the deck being extended and feels it will look nice when finished.

On 8/14/2016 Elvia shared with me that she spoke with her children about how Don could possibly gotten in the back yard to take this picture. With an upset tone she explained that Ann (a neighbor across the street from Don and a very good friend of his) went over her house one early evening and talked to one of the sons stating "I have a friend that wants to get her deck extended and really likes the way theirs came out, can you please take a picture of it from you back yard so she can see what it looks like." Then, proceeded to hand the son a phone to take the picture. Elvia explained that the situation, Ann as well as Don took advantage of her son. Elvia continued, "When a friendship allows trespassing to obtain unsolicited documents and then presents the illegally obtained documents as evidence, gravely shows Don will use to his friendships to his advantage anyway possible. He has no right to speak on me or my husband's behalf. The mistrust and the betrayal of neighbors that I have known for so long is upsetting." Elvia continued sharing that she felt violated and misled by these actions.

I bring this up as another example of Don being dishonest and using deception to get what he wants. I spoke with Don before we submitted the plans and explained in my backyard how this will bring the full privacy to both of us. I said "we are willing to use whatever HE is comfortable with to block the view into his yard." Don went on saying "I don't oppose it nor am I for it. We will see what happens." I said "come talk to me if you have questions/ concerns and we can work something out so you don't have to go to the city." I wanted to show him consideration and respect as neighbor by letting him know what was going on before he got the letter. In hopes we could work it out so it was fair for us both.

Don is concerned with his privacy, I completely understand and share the same concerns. Where the deck ends north of my bedroom window the privacy is not there. Extending the deck to the south side of my window will allow full privacy when we put up the Euro style lattice or similar to this standing 6 foot tall blocking the view to his back yard. Also giving us more space on the deck to enjoy, this is the privilege that we have as American citizens to be able to appreciate the fruits of our labors and as homeowners.

Lastly, I need to say I have the right to be heard just as Don did. I was not given the opportunity to do so. It is a privilege to serve the city we live in and to be a board member or on the city council. There is a responsibility of the elect to see all matters as an equal opportunity and judge fairly. Not to be used for personal relationship advantages. We followed all the correct procedures according to the city and was not giving any appropriate reasoning that said otherwise, in the decision made. I would like to add that this appeal is to address the south side of the deck. The neighbors to the north are aware of the project and have no objections to it being completed. There is a letter signed by north neighbor expressing so. I am including drawings of the view from our window outside in hopes that you will have a better understanding of what I'm explaining as the finished product.

Thank you for your time,

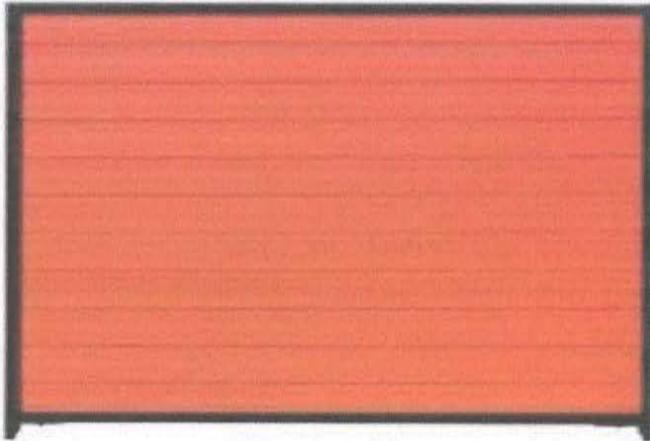
Desiree Martinez

# Euro Style 6 ft. Lattice

## Product Overview

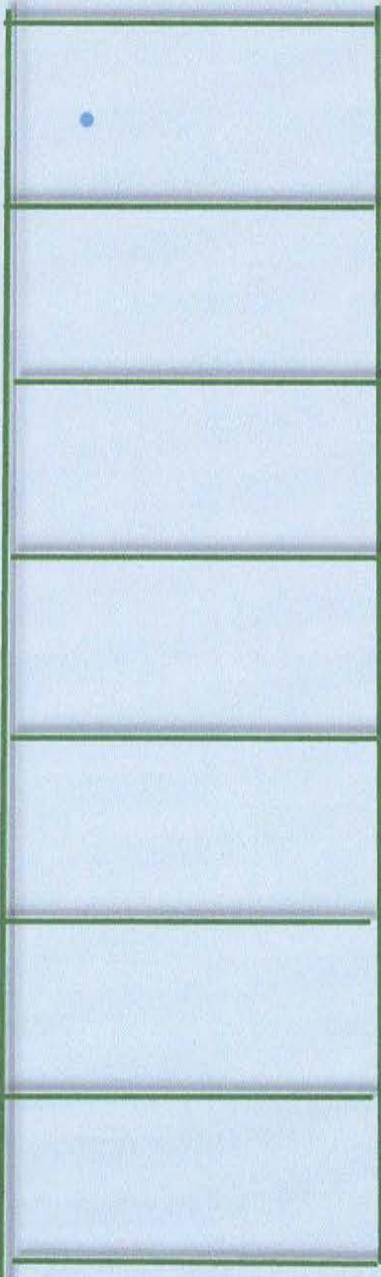
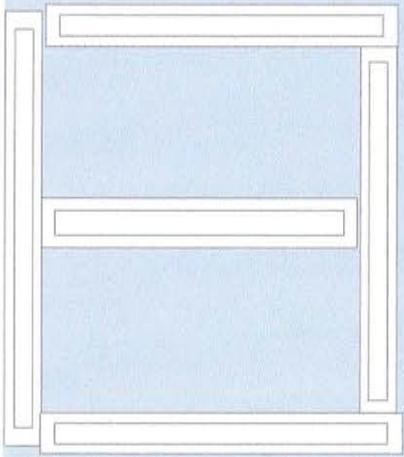
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All new 6 ft. x 6 ft. Lattice Top King Cedar Euro Style Composite/Aluminum Fencing delivers the beauty of wood without the maintenance of wood. Used in conjunction with black aluminum framing and accents (sold separately), this mixed material fencing is extremely low maintenance and retains its beauty for many years. Its "all-purpose" channel posts (sold separately) and board stacking simplicity makes it the easiest fence of all to install. Use as in-ground fencing in your yard, or create an attractive privacy alcove by surface mounting on your patio or deck (under 30 in. deck surface height).

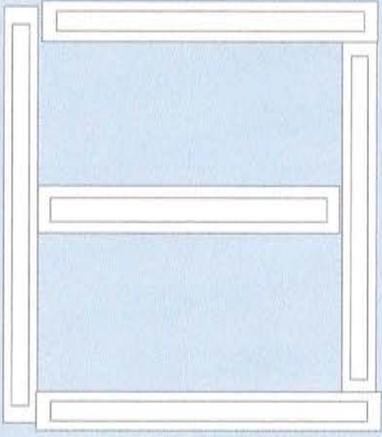


current location of deck  
north side of window

Bedroom window

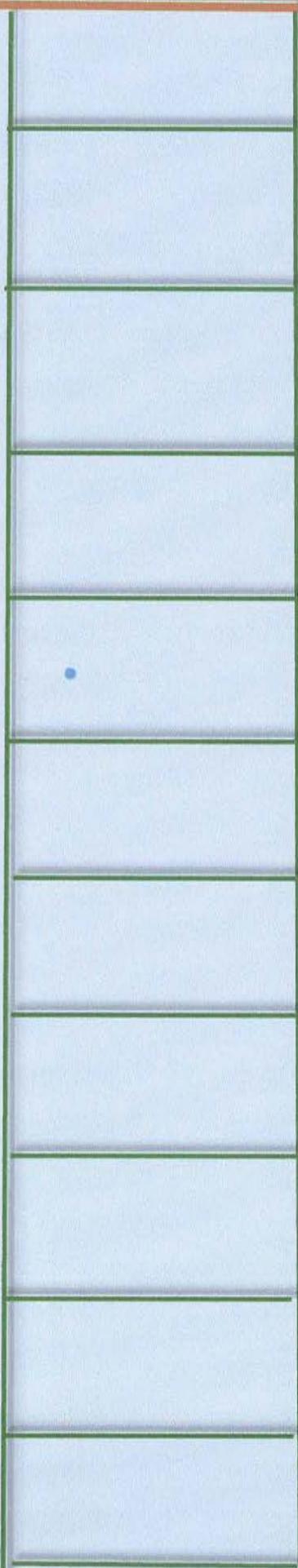


Bedroom window



6 ft tall lattice  
blocking view

Deck on the south side  
of window



view from Dons yard

House

6 ft. tall  
Lattice

Deck

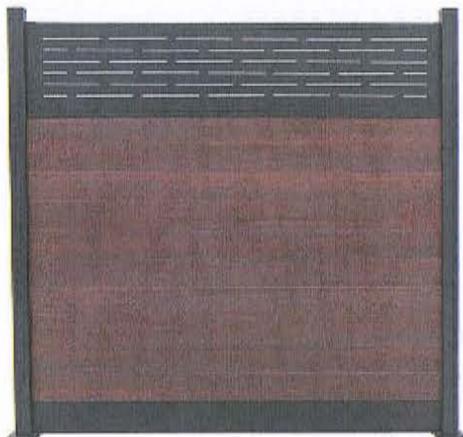
Fence





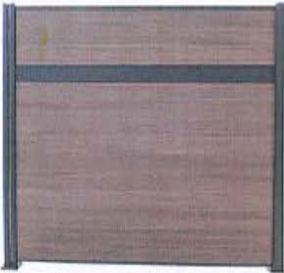
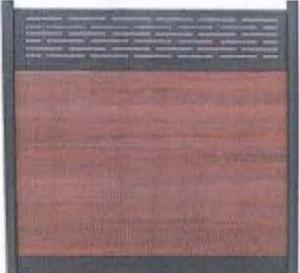
# EURO STYLE FENCING

- Page 1: Tools Needed
- Page 2: Planning & Layout
- Page 3: Infill: Quantities per 6 ft. Sections & Stacking Order
- Page 4: Illustration Page: Estate Model
- Page 5: Illustration Page: Black Top Model
- Page 6: Illustration Page: Lattice Top Model
- Page 7: Illustration Page: Acrylic Top Model
- Page 8: Illustration Page: Surface Mount Install
- Page 9: Illustration Page: In Ground Install
- Page 10: Illustration Page: Multi-Purpose Post - Product Identification
- Page 11: Illustration Page: Multi-Purpose Post - Orientation
- Page 12: Illustration Page: Base Plate - Mount to Post
- Page 13: Surface Mount Install Instructions - 4 ft or 6 ft High; page 1
- Page 14: Surface Mount Install Instructions - 4 ft or 6 ft High; page 2
- Page 15: In Ground Install Instructions - 6 ft High; page 1
- Page 16: In Ground Install Instructions - 6 ft High; page 2
- Page 17: In Ground Install Instructions - 4 ft High; page 1
- Page 18: In Ground Install Instructions - 4 ft High; page 2
- Page 19: Sloped Terrain Install Instructions; page 1
- Page 20: Sloped Terrain Install Instructions; page 2
- Page 21: Gate Installation
- Page 22: Material List
- Page 23: FAQs



# EURO STYLE - Infill

Quantities per 6 ft. Section & Stacking Order

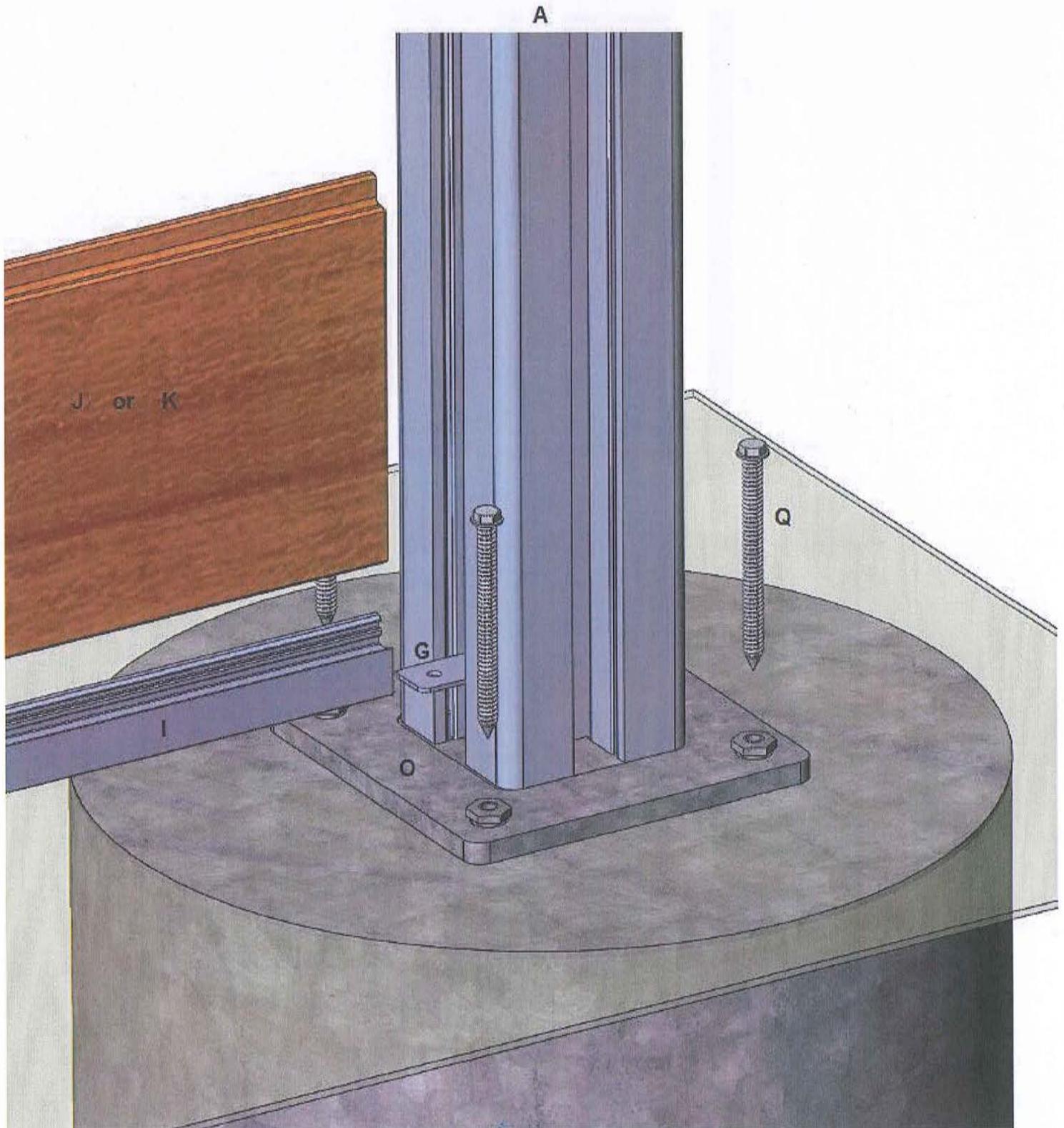
EURO MODEL	6 ft. Height	4 ft. Height					
I		<b>Estate</b>					
		<table border="1"> <tr><td>&gt; Top Board Cap</td></tr> <tr><td>&gt; 3 Composite Boards</td></tr> <tr><td>&gt; 1 Black Aluminum Board</td></tr> <tr><td>&gt; 10 Composite Boards</td></tr> <tr><td>&gt; Bottom Support Bar</td></tr> </table>	> Top Board Cap	> 3 Composite Boards	> 1 Black Aluminum Board	> 10 Composite Boards	> Bottom Support Bar
> Top Board Cap							
> 3 Composite Boards							
> 1 Black Aluminum Board							
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> Bottom Support Bar							
II		<b>Black Top</b>					
		<table border="1"> <tr><td>&gt; Top Board Cap</td></tr> <tr><td>&gt; 3 Black Aluminum Board</td></tr> <tr><td>&gt; 10 Composite Boards</td></tr> <tr><td>&gt; 1 Black Aluminum Board</td></tr> <tr><td>&gt; Bottom Support Bar</td></tr> </table>	> Top Board Cap	> 3 Black Aluminum Board	> 10 Composite Boards	> 1 Black Aluminum Board	> Bottom Support Bar
> Top Board Cap							
> 3 Black Aluminum Board							
> 10 Composite Boards							
> 1 Black Aluminum Board							
> Bottom Support Bar							
III		<b>Lattice Top</b>					
		<table border="1"> <tr><td>&gt; Top Board Cap (down)</td></tr> <tr><td>&gt; Lattice Top</td></tr> <tr><td>&gt; Top Board Cap (up)</td></tr> <tr><td>&gt; Top Board Cap (down)</td></tr> <tr><td>&gt; 10 Composite Boards</td></tr> <tr><td>&gt; 1 Black Aluminum Board</td></tr> <tr><td>&gt; Bottom Support Bar</td></tr> </table>	> Top Board Cap (down)	> Lattice Top	> Top Board Cap (up)	> Top Board Cap (down)	> 10 Composite Boards
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> Bottom Support Bar							
IV		<b>Acrylic Top</b>					
		<table border="1"> <tr><td>&gt; Top Board Cap (down)</td></tr> <tr><td>&gt; Acrylic Top</td></tr> <tr><td>&gt; Top Board Cap (up)</td></tr> <tr><td>&gt; Top Board Cap (down)</td></tr> <tr><td>&gt; 10 Composite Boards</td></tr> <tr><td>&gt; 1 Black Aluminum Board</td></tr> <tr><td>&gt; Bottom Support Bar</td></tr> </table>	> Top Board Cap (down)	> Acrylic Top	> Top Board Cap (up)	> Top Board Cap (down)	> 10 Composite Boards
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> Acrylic Top							
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> Top Board Cap (down)							
> 10 Composite Boards							
> 1 Black Aluminum Board							
> Bottom Support Bar							

- Apply all boards with the TONGUE SIDE UP and the GROOVE SIDE DOWN
- 6 ft high: In Ground use 8 ft post kit, Surface Mount use 6 ft post kit + Base Plate
- 4 ft high: In Ground use 6 ft post kit, Surface Mount use 4 ft post kit + Base Plate
- All sections are 72 in. post center to post center

# SURFACE MOUNT

\* Refer to the Material List page for product identification

\* If your patio pitches, adjust the leveling screws attached to the base plate



# EURO STYLE Surface Mount Install Instructions 4 ft. or 6 ft. High



Jewett-Cameron Company - P.O. Box 1010 North Plains, OR 97133 Customer Service: (800) 955-2879 Fax: (503) 647-2272

<b>Tools Needed:</b>							
	Tape Measure	Wrench	Saw	Mallet	Level	Power Drill	Anchor Screws

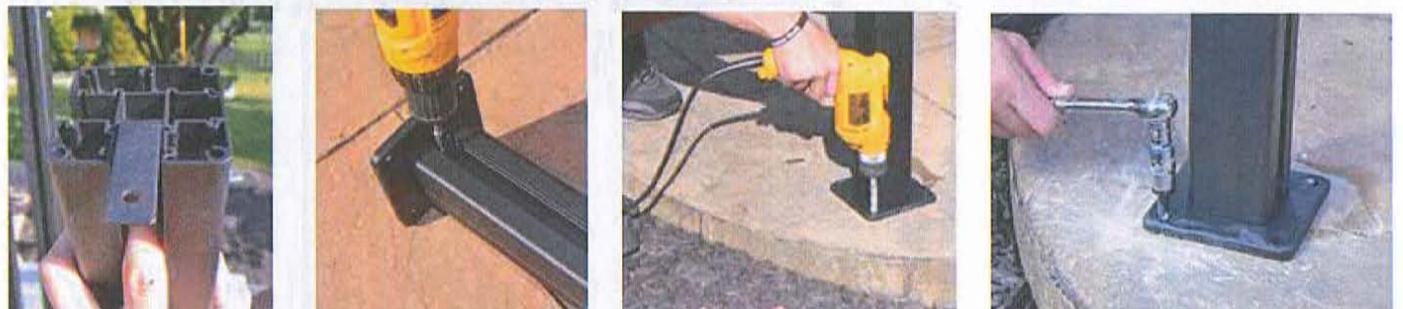
## > POST PREP

Refer to the SURFACE MOUNT illustration page for a closer look!



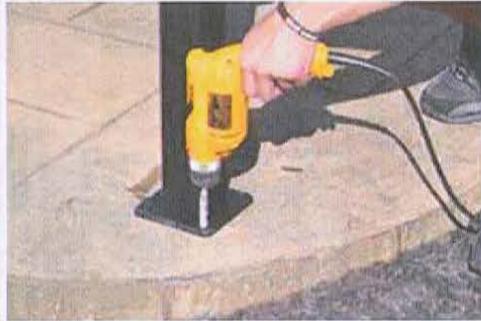
**Remove:** Post Caps\* and Channel Covers\* from 2 posts. **Attach:** Base Plate\* to the bottom of posts. **Secure:** With the 5 included screws so the screw heads are screwed tightly past flush.

## > ATTACH ALL BRACKETS AND SECURE FIRST POST



**Determine:** Line, End, or Corner\* posts. **Insert:** Bracket\* through post, down inner Channel Slot\*, short side down. **Touch:** Bracket\* to Base Plate\*, attach with self tapping screw\*. **Pre-drill:** Concrete through Base Plate\* with 3/8" x 4" masonry bit. **Secure:** 4" Concrete Anchor Screws tightly to Base Plate\*.

## > START FRAMING & SECURE SECOND POST



**Insert:** The Bottom Support Bar\* in post Channels\*, resting on Brackets\*, as the measuring stick to find the location for the next post's distance. **Predrill:** The concrete through the 2nd post's Base Plate\* with a 3/8" x 4" masonry bit. **Secure:** 4" Concrete Anchor Screws tightly to Base Plate\*.

## > INFILL BOARDS & FINISH FRAMING



**Infill Boards:** By following your specific Euro Style descriptions for quantities & order. **Insert:** Top Board Cap\* down through post channels, tap down with mallet to secure. **Insert:** Bracket\* through post, down Inner Channel Slot\* and slide down behind Top Board Cap\*, short side down.

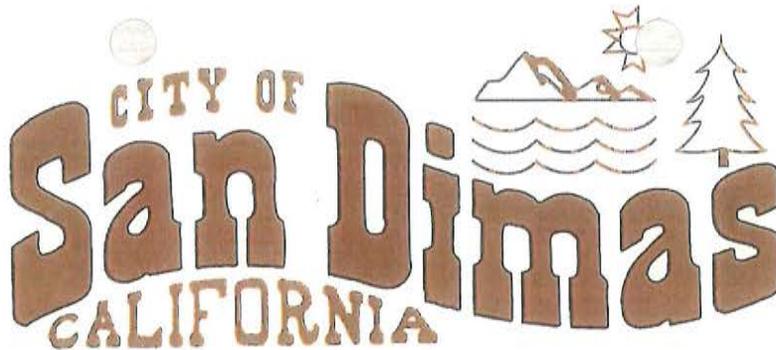
## > SECURE & FINISH POST INSTALL



**Secure:** Each Bracket\* with a self tapping screws. **Replace:** Channel Covers\* through any unused post Channels\*, down the Outer Channel Slots\*, hole side down. **Secure:** Channel Covers\* with 1 1/2" self tapping screw through hole. **Replace:** Post Caps\* back on posts, tap down with mallet to secure.

## > NEXT POST

**Repeat:** Steps by using the next sections Bottom Support Bar\* as the measuring stick for next post distance.



City Council  
CURTIS W. MORRIS, Mayor  
EMMETT BADAR, Mayor Pro Tem  
DENIS BERTONE  
JEFF TEMPLEMAN  
JOHN EBINER

City Manager  
BLAINE M. MICHAELIS

Assistant City Manager  
Treasurer/City Clerk  
KENNETH J. DURAN

Assistant City Manager of  
Community Development  
LAWRENCE STEVENS

Director of Public Works  
KRISHNA PATEL

Director of Parks  
and Recreation  
THERESA BRUNS

City Attorney  
MARK W. STERES

August 2, 2016

Denis Bertone  
City Council Member  
245 E. Bonita Avenue  
San Dimas, CA 91773

**SUBJECT: Appeal of DPRB Case No. 16-16D**

An appeal to DPRB of a Director's Review approving a 162 square foot expansion to an existing 196 square foot second-story deck attached to the rear elevation of a single-family residence located at 1315 Paseo Placita (APN: 8395-004-024).

Dear Mr. Mitchell,

On July 28, 2016, the Development Plan Review Board (DPRB) heard the appeal of DPRB Case No. 16-16D. After hearing Staff, the appellant and the homeowner's representative's information regarding the project and the appeal, the Board voted to uphold the appeal and modify the original Director's approval dated June 27, 2016. The Board's approval is for the 42.5 sq. ft. (8'-6" x 5) expansion of the north side of the deck. The 119 sq. ft. (8'-6" x 13'-11") expansion to the south side of the deck was not approved. This approval is based on the following findings and is subject to the conditions set forth in Exhibit A.

Findings

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

The proposed addition of 42.5 sq. ft. to the existing 196 sq. ft. second-story deck is consistent with other single-family residential developments within the city and in this community. Other such proposals have been previously approved within this development. This same property was approved in 2013 for a 196 sq. ft. second-story deck. The deck will be aligned with the existing deck at 8'-6" in depth and will not protrude out any further. The deck will be increased in length by 5' to the north. The total size of the deck will

be 238.5 sq. ft. which is suitable and not out of proportion for this size residential development (house and lot size).

The Board determined that the Director approved 119 sq. ft. (8'-6" x 13'-11") expansion to the south side of the deck was not suitable for the existing development and would impede in the neighbor's enjoyment of his rear yard.

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

The proposed 42.5 sq. ft. deck extension on the north side of the existing deck has been designed in a manner that is compatible with the existing house and neighborhood, minimizing any public health, safety, and general welfare concerns. The addition would not create negative impacts on surrounding properties. The second-story deck expansion will be set back 9'-5" from the north property line.

The Board determined that the proposed 119 sq. ft. (8'-6" x 13'-11") expansion to the south side of the existing deck would have an adverse effect to the neighbor's privacy and enjoyment of his pool and rear yard. The neighborhood was originally developed as a one-story housing development. The subject house had a second-story and deck added in 2012/2013 which encroach into the neighbor's privacy of his back yard. The proposed deck would have further encroached into the enjoyment of his privacy as the deck would be set back 9'-8" from the property line instead of the current setback of 23'-7".

In the original approval of DPRB Case No. 13-23D for the 196 sq. ft. second-story deck the property owner worked with the neighbor to the south to add a semi-privacy wall along the south elevation of the deck. The semi-privacy deck wall was not constructed and the neighbor submitted a letter to the City stating that he was in agreement with not requiring the privacy wall after all. Due to the understanding between the neighbors, Staff did not require a semi-privacy wall as part of the expansion of the deck.

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

The proposed construction meets the intent of the General Plan land use designation and complies with all zoning standards of the SF-7,500 zone.

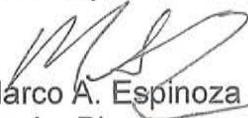
Any decision, determination or action by the Development Plan Review Board may be appealed to the City Council provided that such appeal is filed within 14 days from the date of this letter, which is issuing the determination or action by

Appeal of DPRB Case 16-16D  
1315 Paseo Placita  
August 2, 2016

Page 3

the Development Plan Review Board. An appeal may be filed by you or any other interested party. Any appeal must include an appeal fee of \$109 and be accompanied by a written letter stating the reason(s) for the appeal. If you have any questions about the appeal process, the decision of the Board and/or any other inquiry, please contact me at (909) 394-6259.

Sincerely,



Marco A. Espinoza  
Senior Planner

Cc: Don Meredith, 1321 Paseo Placita, San Dimas, CA 91773

**Exhibit D**



## Agenda Item Staff Report

**To:** Honorable Mayor and Members of City Council  
*For the meeting of September 13, 2016*

**From:** Blaine Michaelis, City Manager

**Subject:** **Plant material being used in the pots of the downtown renovation project**

### SUMMARY

Interest has been expressed in having a more lush, leafy or flowery planting in the new pots of the Downtown project. Along Bonita Avenue there will be two pots on either side of the new street trees. The landscaping design for the Downtown needs to reflect the new water use requirements established by the state and adopted by the city.

The maximum amount of water use possible under the new requirements is 82,000 gallons of water per year for all plantings – trees, planters, and the pots. The plants selected for the project are calculated to use 45,000 gallons of water per year – 37,000 gallons under the maximum. Therefore the project could consider a higher water use plant material (for the pots only, the plants designed for the planter areas will need to remain the same as designed in the approved plans).

The purpose of this agenda item is to present this matter and have the city council consider if they have a desire for more leafy and/or flowering plants for the pots.

**BACKGROUND**

Here is the current planting plan for the Downtown pots:

Cordyline 'Purple Sensation' 15 gal size –  
will be 2 ½ - 3 feet tall planted in the center  
of each pot



Surrounding the Cordyline will be (3) 1  
gallon Echeveria 'Black Prince' planted in  
each pot



In the remaining space in the pots will be 4”  
pots of a mix of the following succulents:  
Sempervivum 'Hens and Chicks'



Semecio 'Blue Chalk Sticks'



Senduim r. 'Aurora



Here is a picture of the pot itself for reference:



The pot is 31 inches tall – the inside planting area at the top is 28” across.



These current plants were selected for their low water use, year round color and low maintenance qualities. They were also selected to provide some height with the plantings to provide a more visual upward reach and scale next to the trees. The pots and Cordyline will have an overall height of 5 to 5.5 feet next to the newly planted 36” box trees that will have a height of 10 to 11 feet. There will be a pot on both sides of each Bonita Avenue tree.

---

#### **ALTERNATIVE PLANTS:**

Here is a representation of ‘higher water use’ plants that could be used in the pots and still be within the water use requirements of the project.

Vinca (periwinkle)



Geranium



Lavender



Lantana 1



Lantana 2



Lobelia laxiflora



Verbana



Other possibilities:

Rosemary



Ferns



Day Lily



Ornamental grasses



Japanese Box Wood



While all plants require maintenance, these alternative plants would require a little more hand trimming and maintenance than the original plants proposed for the pots.

### **RECOMMENDATIONS**

- Receive presentation from staff outlining the current planting design for the new Downtown pots – ask questions as desired.
- Receive presentation of possible alternatives to that planting. Ask questions as desired. Discuss the question of whether or not to consider an alternative to the current design. Give direction to staff.
- If there is an interest in an alternative design – it is recommended that the council provide specific feedback and direction on what they desire and have the designers come back with a recommended alternative plan for consideration and final approval at the next city council meeting.