



MINUTES
SPECIAL CITY COUNCIL
TUESDAY, MARCH 1, 2005, 7:00 P. M.
COUNCIL CHAMBERS, 245 E. BONITA AVE.

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem John Ebner
Councilmember Denis Bertone
Councilmember Sandy McHenry
Councilmember Jeff Templeman

City Manager Michaelis
City Clerk Rios
City Attorney Brown
Assistant City Manager Duran
Community Development Director Stevens
Public Works Director Patel
Parks and Recreation Director Bruns
Planning Manager Hensley

CALL TO ORDER

Mayor Morris called the meeting to order at 7:05 p.m.

ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item not on the agenda. No action or discussion shall be undertaken on any item not appearing on the posted agenda.)

- a. Members of the Audience

No one spoke

PLANNING

- a. Appeal of DPRB Case No. 04-68, new 10,313 square foot house plus cabana, at 1575 Calle Christina.

Planning Manager Hensley reported that this item was approved by the Development Plan Review Board at its January 13, 2005 meeting and by the Planning Commission on February 2, 2005. Mayor Pro Tem Ebner requested the appeal be heard by the City Council. Manager Hensley provided a brief history and indicated that over 3,600 square feet of the total square footage is a combination of basement and garage area that will not be visible from the street. He stated that if the Council is concerned about the mass of the house, or the proposed tree removal, one possible alternative would be to move the house closer to the street.

Manager Hensley responded to Council concerning the number and location of the endangered Black Walnut trees; the willingness of the owner to replace the trees; and moving the house forward 8 feet addressed the entire area and preserved an additional six trees. He provided square footage of

neighboring homes and said it is a fair assessment that it is the intent of the specific plan that houses are suppose to fit with the natural terrain as much as possible.

Community Development Director Stevens said it is not as simple as simply moving a house forward. One other constraint was grading limitations of up to 200 cubic yards. Moving the house forward causes more grading to occur and substantial design change in the house.

Mayor Morris asked if the applicant would like to speak.

Dennis Braeutigam, Principal, Dynamic Homes, architectural firm in Pasadena, felt it was important to point out that the house directly across the street is comparable in height and square footage. They propose to plant several 48" box trees in front of the home. Another item of importance is the rear retaining wall that is only two or three feet at terrace level. He thought the house is now consistent with the market.

In response to Mayor Pro Tem Ebiner, Mr. Braeutigam said he shares the concern about the quality of black walnut trees, however, many are poorly maintained dead wood. He would rather replace the trees with handsome 48" boxed specimens. He further responded that the CCRs address the issue of lights.

Councilmember Templeman moved to approve the project per staff's recommendation.

Councilmember McHenry commented that the applicant has been very cooperative. In his opinion, this house has less bulk and mass than houses previously approved. He seconded the motion.

Mayor Pro Tem Ebiner said mass and bulk are not the issue. He felt this house could have been built without losing any trees.

The motion carried by a vote of 4.1, with Mayor Pro Tem Ebiner opposed.

OTHER BUSINESS

a. Request from Festival of Arts for Street Light Pole Banners

Assistant City Manager Duran summarized a request by the Festival of Arts to hang banners or flags on the street light poles along Bonita Avenue, from Walnut Avenue to Cataract Avenue, to promote their Spring and Fall exhibitions. He said the flags or banners would not have commercial advertising, and would be hung preceding and during the exhibitions. Since this request is not within the City's existing policy and in light of the recent decision in favor of Educational Foundation, staff requested Council direction.

Mayor Morris indicated this was the second request and suggested staff design a policy for Council review and approval.

It was moved by Councilmember McHenry, seconded by Councilmember Bertone, to permit the Festival of Arts to hang banners or flags on the street light poles along Bonita Avenues, from Walnut Avenue to Cataract Avenue, for promotional purposes only. The motion carried unanimously.

SAN DIMAS REDEVELOPMENT AGENCY

Mayor Morris recessed the regular City Council meeting at 8:02 p.m. to convene a meeting of the San Dimas Redevelopment Agency Board of Directors. The meeting reconvened at 8:03 p.m.

ORAL COMMUNICATIONS

a. Members of the Audience

Dennis Phillips, 525 North Amelia, addressed the City Council on equality issues for building or improving property in the City of San Dimas.

b. City Manager

No report.

c. City Attorney

No report.

d. Members of the City Council

1) Councilmember Bertone reported that home prices in San Dimas have increased 27.6%.

2) Mayor Morris encouraged everyone to vote at the next election on Tuesday, March 8, 2005.

3) Councilmember McHenry thanked Councilmember Bertone for making a change on the Council of Governments as representative for the Gold Line.

Councilmember Bertone said as long as MTA has control of the Gold Line, the extension is a long way off. The MTA is controlled by the City of Los Angeles and will do their best to get every street in Los Angeles with mass transit before it gets to the Valley. Fortunately, the extension cities have friends in Washington, D.C.

He responded to Councilmember Templeman, that in conversations with City Manager Michaelis about the need to contribute time or money, Mr. Michaelis felt the project was worthwhile.

STUDY SESSION

Mayor Morris adjourned the regular meeting at 8:14 p.m. to convene a study session in the City Council Conference Room. The Council convened in closed session at 10:48 p.m.

CLOSED SESSION

The meeting recessed at 10:48 p.m. to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:

a. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

Property: Sycamore Canyon Equestrian Center, 1525 Sycamore Canyon Rd.

Negotiating Parties:

For Agency: Blaine Michaelis, City Manager/Executive Director, and J. Kenneth Brown, City/Agency Attorney.

For Property: Danny and Laurie Adair

Under Negotiation: Renegotiation and terms and conditions of lease of property

There was no reportable action.

ADJOURNMENT

The meeting adjourned at 11:55 p.m. The next meeting will be on Tuesday, March 22, 2005, 6:00 p.m. for the Ceremony to Swear In New Council following the General Municipal Election on March 8, 2005.

Mayor of the City of San Dimas

ATTEST:

City Clerk