



**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, NOVEMBER 22, 2005, 7:00 P. M.**  
**COUNCIL CHAMBERS, 245 E. BONITA AVE.**

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**CITY COUNCIL:**

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

**1. CALL TO ORDER**

**2. ORAL COMMUNICATIONS**

(For anyone wishing to address the City Council on an 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.)

- a. Members of the Audience
- b. City Manager
- c. City Attorney
- d. Members of the City Council

**3. CONSENT CALENDAR**

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

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
  - (1) **No. 05-67**, A Resolution of the City Council of the City of San Dimas, California, approving certain demands for the month of November, 2005.
  - (2) **No. 05-72**, A Resolution of the City Council of the City of San Dimas, County of Los Angeles, State of California, amending the Flexible Benefits Plan.
- b. Approval of minutes for City Council/Staff Retreat of April 5, 2005; regular meeting of November 8, 2005; and special meeting of November 15, 2005.
- c. Approval of the City's Annual Audited Financial Statements.
- d. Authorization to waive formal bid process for the purchase of Video Detection Cameras for Lone Hill Avenue/Covina Boulevard Traffic Signal Project and award of bid to RodefX, Inc., in the amount of \$20,784.00.

- e. Engineering survey of Amelia Avenue from Fifth Street to Gladstone Street
  - 1) Appropriation of \$9,770.00 from Infrastructure Funds;
  - 2) Award to DL&A for aerial and topographic survey of Amelia Avenue from 5<sup>th</sup> Street to Gladstone, in the amount of \$9,770.00.
- f. Rejection of claim for damages from Ramis Urribarri.

END OF CONSENT CALENDAR

#### 4. PUBLIC HEARING

(The following items have been published and/or posted. The Mayor will open the meeting to receive public testimony.)

- a. Tentative Parcel Map 05-01 (063238) A request to subdivide a 1.45 acre parcel into four lots at 343 East Foothill Boulevard.

**RESOLUTION NO. 05-68**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING TENTATIVE PARCEL MAP 05-01 (063238), A REQUEST TO SUBDIVIDE ONE LOT INTO FOUR LOTS ON THE PROPERTY LOCATED AT 343 EAST FOOTHILL BOULEVARD.

- b. Municipal Code Text Amendment 05-02: a request to amend Section 18.204 of the Municipal Code regarding re-submittal of denied variance applications.

**ORDINANCE NO. 1153**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 05-02, A REQUEST TO AMEND SECTION 18.204 REGARDING RE-SUBMITTAL OF DENIED VARIANCE APPLICATIONS. **INTRODUCTION AND FIRST READING.**

- c. **CONSIDER GENERAL PLAN AMENDMENT 04-01; ZONE CHANGE 04-01; AND MUNICIPAL CODE TEXT AMENDMENT 05- 01** – A request to amend the General Plan to add a Mixed Use Designation to the Land Use Element; amend the General Plan from Commercial to Mixed Use on various properties; Zone change from M-1 to Creative Growth Zone-Area 3 on various properties on the east side of San Dimas Avenue; and Text Amendment to Creative Growth Zone-Area 3 (Chapter 18.140) revising current standards and revising land use and setback map.

**Environmental:** Mitigated Negative Declaration

**Applicant:** City of San Dimas

**RESOLUTION NO. 05-69**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING GENERAL PLAN AMENDMENT 04-01, ADDING A DOWNTOWN MIXED USE DESIGNATION TO THE LAND USE ELEMENT OF THE GENERAL PLAN AND CHANGING THE GENERAL PLAN DESIGNATION FROM COMMERCIAL TO MIXED USE ON VARIOUS PROPERTIES LOCATED NORTH OF ARROW HWY. AND SOUTH OF THE RAILROAD TRACKS ALONG SAN DIMAS AVENUE

**ORDINANCE NO. 1154**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING FROM M-1 (INDUSTRIAL) TO CREATIVE GROWTH ZONE-AREA 3 ON THE PROPERTIES LOCATED NORTH OF ARROW HWY. AND SOUTH OF THE RAILROAD TRACKS ON THE EAST SIDE OF SAN DIMAS AVENUE. **INTRODUCTION AND FIRST READING.**

**ORDINANCE NO. 1155**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING CHAPTER 18.140.090.C OF THE SAN DIMAS MUNICIPAL CODE (REVISED STANDARDS FOR CREATIVE GROWTH ZONE-AREA 3) AND ADOPTING NEW EXHIBITS A & B (SETBACKS) FOR CHAPTER 18.140 OF THE SAN DIMAS MUNICIPAL CODE. **INTRODUCTION AND FIRST READING.**

## **5. OTHER BUSINESS**

- a. Request from Los Angeles County Fire Department to station the operation of a Trauma Response Helicopter at Station No. 64 on Walnut Avenue.
- b. Request to transfer Cable Television Franchise from Century-TCI California L.P. to CAC Exchange I, LLC.

**RESOLUTION NO. 05-70**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING A TRANSFER, WITH CONDITIONS, OF THE CITY'S CABLE TELEVISION FRANCHISE FROM CENTURY-TCI CALIFORNIA, L.P. TO CAC EXCHANGE I, LLC.

- c. Resolution No. 05-71 Amending the Optional Benefit Plan Contribution

**RESOLUTION NO. 05-71**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING SECTION 2 OF RESOLUTION 05-46 TO PROVIDE FOR AN INCREASE IN THE CITY'S OPTIONAL BENEFIT PLAN.

## **6. SAN DIMAS REDEVELOPMENT AGENCY**

- a. Oral Communications
- b. Approval of Minutes for November 8, 2005 meeting
- c. Public Hearing  
(The following items have been published and/or posted. The Chairman will open the meeting to receive public testimony.)
  - 1) Consider adoption of Resolution of Necessity relative to property located at 200 South San Dimas Avenue and approval of a Mitigated Negative Declaration for the proposed development of a Mixed Use Project.

**RESOLUTION NO. 180**, A RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY SAN DIMAS FINDING AND DETERMINING THE PUBLIC INTEREST AND NECESSITY FOR ACQUIRING AND AUTHORIZING THE CONDEMNATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF SAN DIMAS FOR REDEVELOPMENT PURPOSES.

Environmental:                      Mitigated Negative Declaration

- d. Executive Director
  - 1) Approval of the Annual Audited Financial Statements and State Controller's Report.
- e. Members of the Agency

## 7. ORAL COMMUNICATIONS

- a. Members of the Audience
- b. City Manager
- c. City Attorney
- d. Members of the City Council
  - 1) Appoint Mayor Pro Tem Jeffrey Templeman to represent City of San Dimas on San Gabriel Valley Mosquito & Vector Control District Board of Trustees.

## 8. CLOSED SESSION

Recess to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.9:

### a. CONFERENCE WITH LEGAL COUNSEL – PENDING LITIGATION (SUBDIVISION (a) OF GOVERNMENT CODE SECTION 54956.9)

Name of Case: Phillips v. City of San Dimas, LASC Case No. BS089159

### b. CONFERENCE WITH REAL PROPERTY NEGOTIATION

Property: Property acquisition pursuant to the Disposition Development Agreement with Costco for the Costco project at the southeast corner of Lone Hill and Gladstone.

APN: 8383-009-004; 019, 025, 026, 044, 045, 046 & 047, 602 N. Lone Hill Avenue; 526 N. Lone Hill Avenue; 522 N. Lone Hill Avenue; 514 N. Lone Hill Avenue; 508 N. Lone Hill Avenue.

APN: 8383-009-020 & 021, 506 N. Lone Hill Avenue

APN: 8383-009-034, 943 W. 5<sup>th</sup> Street; 943 "B" W. 5<sup>th</sup> Street

APN: 8383-009-035, 933 W. 5<sup>th</sup> Street

APN: 8383-009-017, 018, & 036, 1000 W. Gladstone

APN: 8383-009-015 & 016, 1002 Gladstone Street; 1004 Gladstone Street.

APN: 8383-010-005, 948 W. 5<sup>th</sup> Street

APN: 8383-010-054, 942 W. 5<sup>th</sup> Street

APN: 8383-010-?, 932 W. 5<sup>th</sup> Street

APN: 8383-010-009, 922 W. 5<sup>th</sup> Street

APN: 8383-010-018, 019 & 020, 914 W. 5<sup>th</sup> Street

Negotiating Parties:

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

For Developer: Steve McArthur, Costco-Northwest Atlantic

Under Negotiation: Terms and conditions of City/Agency possible participation.

## 9. ADJOURNMENT

The next meeting is December 13, 2005, 7:00 p.m.

COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY. INFORMATION MAY BE OBTAINED BY CALLING (909) 394-6216. CITY COUNCIL MINUTES AND AGENDAS ARE ALSO AVAILABLE ON THE CITY'S HOME PAGE ON THE INTERNET:  
<http://cityofsandimas.com>

THE CITY OF SAN DIMAS CITY COUNCIL CHAMBERS ARE EQUIPPED WITH A HEARING ASSISTANCE SYSTEM. PLEASE CONTACT THE CITY CLERK (909) 394-6216 TO CHECK OUT A RECEIVER.

**POSTING STATEMENT:** ON NOVEMBER 18, 2005, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE) AND THE CITY'S WEBSITE AT [WWW.CITYOFSANDIMAS.COM](http://WWW.CITYOFSANDIMAS.COM)