



**Draft 4**  
**AGENDA**  
**REGULAR CITY COUNCIL /**  
**REDEVELOPMENT AGENCY MEETING**  
**TUESDAY, FEBRUARY 14, 2006, 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 Ebiner  
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. 06-04, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF JANUARY AND FEBRUARY, 2006.**
- b. Approval of minutes for December 13, 2005 Study Session; regular meeting of January 10, 2006; regular meeting of January 24, 2006; and special meeting of January 31, 2006.
- c. Seventh Annual Pomona Valley Stage Bicycle Race, Saturday-Sunday, March 18-19, 2006, 6:00am-5:00pm –closure of San Dimas Avenue, south of Puddingstone Drive; Puddingstone Drive/Cannon Avenue/Walnut Avenue; Bonita Avenue, First Street, Iglesia Street, Fifth Street and Walnut Avenue.
- d. Rejection of claim for damages from Robyn DiJerlando.
- e. Rejection of claim for damages from Verizon.

END OF CONSENT CALENDAR

#### **4. PUBLIC HEARING**

##### **a. Joint Public Hearing of the City Council and San Dimas Redevelopment Agency**

To consider a proposed amended Disposition and Development Agreement regarding a Costco Wholesale Warehouse, at Southeast corner of Lone Hill and Gladstone

**RESOLUTION NO. 06-05**, A RESOLUTION OF THE SAN DIMAS CITY COUNCIL PURSUANT TO THE PROVISIONS OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 33433 APPROVING A PROPOSED AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WAREHOUSE CORPORATION

**RESOLUTION NO. 182**, RESOLUTION OF THE SAN DIMAS REDEVELOPMENT AGENCY APPROVING AND AUTHORIZING EXECUTION OF AN AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT BY AND BETWEEN THE SAN DIMAS REDEVELOPMENT AGENCY AND COSTCO WAREHOUSE CORPORATION

- b. Municipal Code Text Amendment 05-03 – a request to amend Chapter 18.36 (Second units) of the San Dimas Municipal Code as it relates to the maximum size of second residential units and the parking requirements for such units.

**ORDINANCE NO. 1156**, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 05-03, A REQUEST TO AMEND CHAPTER 18.38 OF THE SAN DIMAS MUNICIPAL CODE TO REDUCE THE MAXIMUM SIZE OF SECOND UNITS. **INTRODUCTION AND FIRST READING.**

#### **5. PLANNING**

- a. Consider appeal of approval of DPRB Case No. 05-87 - demolition of historic house and construction of new 2,059 s.f. home located at 125 West Commercial Street.
- b. Request by George Yemetz to set appeal hearing for illegal second unit.

#### **6. OTHER**

- a. Update on Via Verde Park & Ride

#### **7. SAN DIMAS REDEVELOPMENT AGENCY**

- a. Oral Communications
- b. Approval of minutes for meeting of January 24, 2006.
- c. Executive Director

- d. Members of the Agency

## 8. ORAL COMMUNICATIONS

- a. Members of the Audience
- b. City Manager
  - 1) Mountain Rescue Golf Tournament request.
- c. City Attorney
- d. Members of the City Council
  - 1) Report on meetings

## 9. CLOSED SESSION

**Adjourn to a City/Redevelopment Agency closed session pursuant to Government Code Section 54956.8:**

### a. 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.

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

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

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

Name of Case: Bradley and Rebecca Secreto v. City of San Dimas, LASC Case No. BC298567

d. Adjourn to closed session pursuant to Government Code Section 54957:  
**PUBLIC EMPLOYEE PERFORMANCE EVALUATION.**

Title: City Manager

**10. ADJOURNMENT**

The next meeting is Tuesday, February 28, 2006, 5:00 p.m. for budget study session.

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**POSTING STATEMENT:** ON FEBRUARY 10, 2006, 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).