

**JOINT CITY COUNCIL AND PLANNING COMMISSION
STUDY SESSION MEETING AGENDA
TUESDAY FEBRUARY 25, 2025 6:00 PM
SAN DIMAS COUNCIL CHAMBER
CONFERENCE ROOM
245 EAST BONITA AVENUE**

A public agenda packet is available for review on the City's website www.sandimasca.gov or by contacting the City Clerk's Office at cityclerk@sandimasca.gov.

CITY COUNCIL AND PLANNING COMMISSION

Mayor Emmett Badar, Mayor Pro Tem Eric Nakano, Councilmember Rachel Bratakos, Councilmember Ryan A. Vienna, Councilmember Eric Weber
Chair David Bratt, Vice-Chair John Davis, Commissioner Doran Barnes, Commissioner Margie Green, Commissioner James Shirley

CALL TO ORDER AND FLAG SALUTE

ORAL COMMUNICATIONS

(Members of the audience are invited to address the City Council on any item on this agenda. Public comment will not be taken during each individual agenda item, except for public hearing items. Comments on public hearing items will be heard when that item is scheduled for discussion. Under the provisions of the Brown Act, the legislative body is prohibited from 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. Each speaker will be limited to speaking once for up to (3) three minutes.)

STUDY SESSION

1. Discussion and Consideration of a Petition to Initiate a Zone Change from Light Agriculture (A-L) to Light Manufacturing (M-1) Among Other Development Applications to Allow the Development of Two (2) One-story Multi-tenant Warehouse/Office Buildings Totaling 52,800 Square Feet for the Properties Located at the Northwest Corner of Allen Avenue and Cataract Street (APN's: 8392-016-008, -047, and -048).

ADJOURNMENT



Notice Regarding Americans 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].

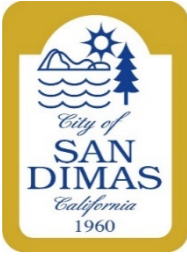
Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public review Monday through Thursday 7:30 a.m. to 5:30 p.m. and on Fridays from 7:30 a.m. to 4:30 p.m. at the Administration Department and San Dimas Library. In addition, most documents are posted on the City's website at www.sandimasca.gov.

Posting Statement: I declare under penalty of perjury that on February 21, 2025, I posted a true and correct copy of this agenda on the bulletin board in the Civic Center Plaza of City Hall at 245 E. Bonita Ave., and on the City's website www.sandimasca.gov/agendas-minutes/ as required by law.

February 21, 2025

Debra Black

Debra Black, City Clerk



Agenda Item Staff Report *Study Session*

To: Honorable Mayor, Members of City Council, and Planning Commissioners
For the Meeting of February 25, 2025

From: Brad McKinney, City Manager

Prepared by: Anne Moore, Senior Planner

Subject: Discussion and Consideration of a Petition to Initiate a Zone Change from Light Agriculture (A-L) to Light Manufacturing (M-1) Among Other Development Applications to Allow the Development of Two (2) One-story Multi-tenant Warehouse/Office Buildings Totaling 52,800 Square Feet for the Properties Located at the Northwest Corner of Allen Avenue and Cataract Street (APN's: 8392-016-008, -047, and -048).

SUMMARY

At the regular City Council meeting of September 24, 2024, the City Council voted 5-0 to deny Ordinance 1313 denying Zone Change 21-0001, a request to change the zoning land use classification from Light Agriculture (A-L) to Light Manufacturing (M-1) for a 2.58-acre site located at the northwest corner of Allen Avenue and Cataract Avenue. Due to the denial of the zone change, the associated entitlement applications (Lot Merger 21-0001, Development Plan Review Board 21-0002, and Tree Removal Permit 21-0004) did not move forward. At the subsequent City Council meeting of October 8, 2024, the City Council denied Resolution 2024-27 for LM 21-0001, DPRB 21-0002, and TRP 21-0004 for the development of a 63,749 square-foot warehouse/office multi-tenant building on the 2.58-acre site.

The Applicant, Ignacio Crespo, O.C. Engineering & Design, on behalf of the property owner, Allen Industrial Investors LLC, has revised the project proposal in an effort to address the concerns that were raised by City Council at the September 24, 2024, City Council meeting.

The Applicant has revised the project addressing the Council's concerns and is hereby requesting authorization to initiate a zone change from Light Agriculture (A-L) to Light Manufacturing (M-1) among other development applications to allow the development of two (2) one-story multi-tenant warehouse/office buildings totaling 52,000 square feet for the properties located at 309 W. Allen Ave., 917 N. Cataract Ave., and 929 N. Cataract Ave. (APN's: 8392-016-008, -047, and -048).

RECOMMENDATION

Staff recommends that the Planning Commission and City Council grant the Applicant the authorization to initiate a zone change from Light Agriculture (A-L) to Light Manufacturing (M-1) and to submit all other associated entitlement applications required for the proposed two (2) one-story multi-tenant warehouse/office development.

GOVERNMENT CODE §84308 APPLIES:

<https://leginfo.legislature.ca.gov>

Yes

FISCAL IMPACT

There is no fiscal impact for the recommended action.

BACKGROUND

The 2.58-acre subject site is located at the northwest corner of Allen Avenue and Cataract Avenue and consists of three (3) contiguous lots that were formerly developed with nine (9) single-family residences (see Figure 1). The subject site has approximately 300 feet of frontage on Allen Avenue and 375 feet of frontage on Cataract Avenue. There is a 10-foot right-of-way (landscape parkway and sidewalk) along Allen Avenue and Cataract Avenue (no sidewalk on the subject site). The site has vehicular access from both streets. The site is surrounded by industrial buildings and uses to the north, east, and west, and single-family residential uses (SF-A8000) to the south of Allen Avenue.

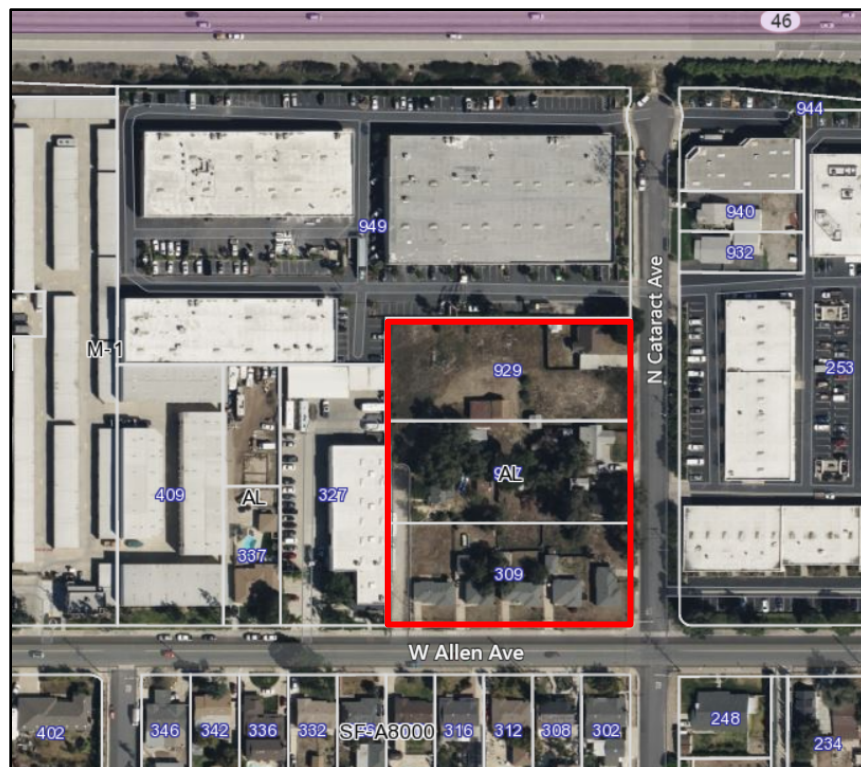


Figure 1 - Aerial of Subject Site.

The current General Plan land use designation of the subject site is "Industrial" whereas the current Zoning for the subject site is Light Agriculture (A-L) (see Figure 2).

General Plan Map (No Change Proposed)

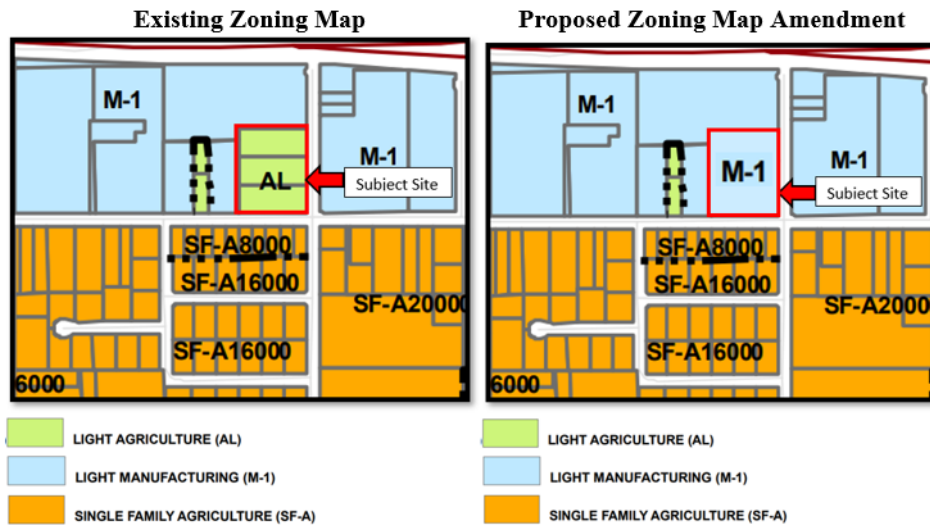
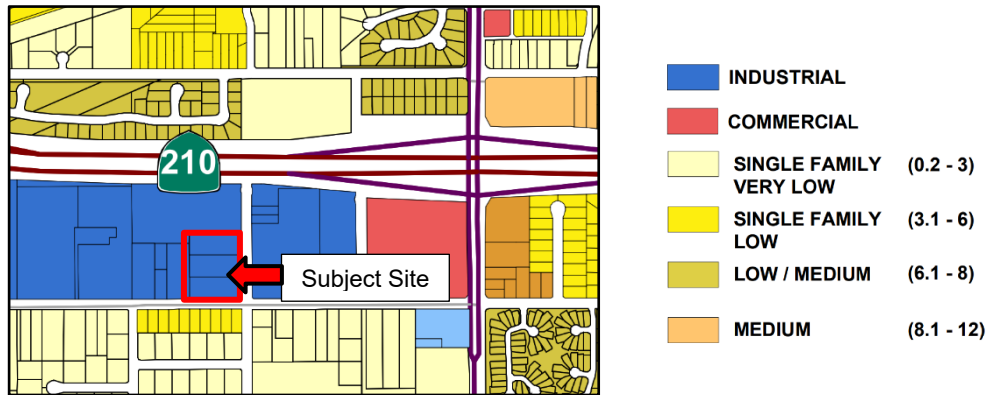


Figure 2 - General Plan / Zoning Maps

On November 24, 2020, City Council authorized the initiation of a zone change from Light Agriculture (A-L) to Light Manufacturing (M-1) to allow the Applicant, Ignacio Crespo, O.C. Engineering & Design, on behalf of the property owner, Allen Industrial Investors LLC, to submit entitlement applications to develop a 2.58-acre site comprised of three (3) contiguous parcels that were formerly developed with nine (9) single-family residences into a warehouse/office building.

On January 25, 2021, the Applicant submitted the following applications for the development of the warehouse/office project:

- **Zone Change No. 21-0001** – A request to change the zoning land use classification from Light Agriculture (A-L) to Light Manufacturing (M-1).
- **Lot Merger 21-0001** – A request to consolidate three (3) contiguous lots together.
- **DPRB Case No. 21-0002** – A request for development of a 63,749 square-foot concrete tilt-up warehouse/office multi-tenant building.

- **Tree Removal Permit No. 21-0004** – A request to remove 17 mature trees in conjunction with the project.

Pursuant to the California Environmental Quality Act (CEQA), an Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to assess the environmental impacts of the proposed project. The IS/MND was circulated for public review from March 7, 2023, through March 27, 2023.

During the course of the project entitlement review, the nine (9) detached single-family residences, which were previously occupied by tenants, became vacant, and due to their vacancy, there were several issues related to unauthorized people occupying the vacant structures that resulted in several responses by the Sheriff's Department. Therefore, a demolition permit was issued on March 13, 2023, to address the health and safety issues and concerns that resulted from the structures being vacant. No other activity, including removal of trees, was authorized.

On March 23, 2023, the Development Plan Review Board (DPRB) recommended approval to the Planning Commission of DPRB No. 21-0002 for the design and construction of the tilt-up warehouse/office multi-tenant building, and TRP 21-0004 for the removal of 17 mature trees, subject to the recommended conditions of approval. The DPRB did not act on the Zone Change or the Lot Merger, as the actions are not under their purview.

On May 4, 2023, the Planning Commission considered the project applications, along with the associated Initial Study/Mitigated Negative Declaration and voted 4-1 to recommend approval of the IS/MND and all associated project entitlement applications to the City Council, with an added condition that no truck ingress or egress shall be allowed on the driveway fronting Allen Avenue.

The A-L zone allows residential as a permitted use. Since the project will include the rezoning of three (3) parcels from A-L to M-1, to accommodate the construction of the warehouse and to be consistent with the General Plan Land Use designation of Industrial, there will be a net loss of three (3) residential units in the City. Pursuant to Government Code Section 66300, as amended by Senate Bill (SB) 8 in 2021 (No Net Loss Law), the zone change from A-L to M-1 cannot occur unless another property is rezoned or up-zoned to increase the residential density in the City by at least three (3) units; one per parcel that were allowed under the A-L zoning. Furthermore, the No Net Loss Law requires that the rezoning or up-zoning be approved concurrently at the same meeting as the project that is incurring the net loss of units. Thus, the project was put on hold until another project came forward that would address the loss of residential units.

On May 14, 2024, the City Council considered the warehouse project along with an application for a seven-unit residential subdivision, which met the no net loss criteria. The Council voted to continue the residential subdivision project, which also required that the warehouse project be continued.

On May 28, 2024, the City Council considered and approved an alternate version of the residential subdivision project, which did not address the no net loss issue created by the warehouse project. Therefore, the warehouse project was continued to a date uncertain, until another application for rezoning or up-zoning was brought forward before the Council that would address the no net loss issue.

On September 24, 2024, the City Council considered the warehouse project along with the city's Downtown Specific Plan, which met the no net loss criteria. At this meeting, the City Council voted 5-0 to approve the Downtown Specific Plan with the reduced density alternative. However, the City Council voted 5-0 to deny Ordinance 1313 denying Zone Change 21-0001. Due to the denial

of the zone change, the associated entitlement applications, which consisted of Lot Merger 21-0001, Development Plan Review Board 21-0002, and Tree Removal Permit 21-0004 for the development of a 63,749 square-foot concrete tilt-up warehouse/office multi-tenant building, did not move forward. At the subsequent City Council meeting of October 8, 2024, the City Council denied Resolution 2024-27 for LM 21-0001, DPRB 21-0002, and TRP 21-0004.

DISCUSSION/ANALYSIS

Although the proposed Zone Change from A-L to M-1 (ZC 21-0001) would have ensured consistency between the General Plan and the Zoning, there were a number of issues that were raised by the City Council at the September 24, 2024, regular city council meeting that were project specific. The originally proposed 63,749 square-foot concrete tilt-up warehouse development, which would have been the largest industrial building in the vicinity and included six truck bays, had the potential to create impacts related to traffic, noise, and safety. The Council shared concerns that the warehouse development would have further intensified traffic along Allen Avenue and adjoining streets, which are already heavily used by commuters and residents as the main access street to arrive at Shull Elementary School located at the southwest corner of Allen Avenue and Amelia Avenue, and Chaparral – Vista High School located at the northwest corner of Allen Avenue and San Dimas Avenue. In addition, freeway commuters tend to use Allen Avenue to bypass the 57/210 interchange, and the heavy truck traffic that would have been generated by the proposed use would have exacerbated traffic conditions.

Additionally, the warehouse development would have been located directly across the street from detached single-family residential lots and would create a negative visual effect due to its height of 41 feet, setback of only 25 feet from Allen Avenue, and 20 feet from Cataract Avenue. Due to the intensification of the site and potential of impacts discussed above, the Zone Change was not supported by City Council.

The Applicant, Ignacio Crespo, O.C. Engineering & Design, on behalf of the property owner, Allen Industrial Investors LLC, has revised the project proposal in an effort to address the aforementioned concerns that were raised by City Council at the September 24, 2024, City Council meeting. The new conceptual site plan (see Attachment 2) proposes the following:

- The building design has been broken up into two separate buildings instead of one.
- Total building square footage has been reduced to 52,800 square feet from 63,749 sq. ft.
- The building setback on Allen Avenue has increased to 86 feet from 25 feet.
- About half of the parking has been relocated along the Allen Avenue frontage, which mimics the design of nearby light industrial buildings.
- The number of large truck bays have been reduced to three (3) from six (6).
- The building height has been reduced to 28 feet from 41 feet.
- The building street frontage on Allen Avenue has been reduced to 202 feet from 212 feet.

The proposed changes described above are intended to scale down the size of the project in order to be more compatible with the surrounding light industrial buildings. By reducing the building size, the overall massing of the building frontage along Allen Avenue will also be reduced. The reduced building height coupled with an increased setback along Allen Avenue will help to minimize the visual impact from the existing single-family residences located to the south of the

subject site. In addition, the reduced building square footage will also attract a less intensive warehouse use development that may be more similar to already existing light industrial uses within the area. Although traffic impacts may still result following the development of the site, the revised project scope is less intensive.

The Applicant is hereby requesting authorization to initiate a zone change from Light Agriculture (A-L) to Light Manufacturing (M-1) among other development applications to allow the development of two (2) one-story multi-tenant warehouse/office buildings totaling 52,800 square feet for the properties located at 309 W. Allen Ave., 917 N. Cataract Ave., and 929 N. Cataract Ave. (APN's: 8392-016-008, -047, and -048).

ALTERNATIVES

Based on the information presented in this Staff Report, the City Council and the Planning Commission may determine the following:

1. Authorize initiation of the zone change.
2. Authorize initiation with direction and/or comments.
3. Deny because the proposed project does not meet the Generalized Criteria/Overriding Principles established in the City Council's Policy.

ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time. The request is solely for the authorization to re-initiate a zone change that was previously denied. At the time of project submittal, further environmental analysis may be required.

Respectfully submitted,



Anne Moore
Senior Planner

Attachments:

1. Applicant Letter
2. Conceptual Plan
3. Previous Development Plan
4. September 24, 2024, City Council Minutes



City Council
City of San Dimas
245 E. Bonita Avenue
San Dimas, CA 91773

Re: 309 W. Allen.

Dear Members of the City Council,

I hope this letter finds you well. We greatly appreciate the opportunity to present our revised project proposal for the development of a two-building complex in San Dimas.

We have carefully considered the concerns expressed during the City Council hearing where our project was denied and have made significant adjustments to our proposal to address the City Council's concerns.

1. **Setback Adjustment:** We have increased the setback of the proposed building from the right-of-way (ROW) at Allen Street to 86 feet. This adjustment aims to enhance the overall visual appeal of the development and ensure a more harmonious integration with the surrounding environment.
2. **Building Height and Design:** The building on the street frontage facing the residential area will be a 28-foot high, multi-tenant office/flex space building. We believe this design will complement the existing neighborhood while providing valuable office and flexible-use spaces for the community.
3. **Screened Industrial Building:** Behind the multi-tenant office/flex space building, we propose a smaller 33,000 square foot industrial building. This structure will be completely screened from view from the right-of-way to minimize any visual impact. Additionally, ingress and egress for this building will be provided on Cataract Avenue, ensuring smooth traffic flow and reducing potential disruptions.

We genuinely believe that these revisions address the primary concerns raised and demonstrate our commitment to developing a project that respects the character and needs of the San Dimas community. We kindly request your consideration of our revised proposal

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ignacio Crespo', is written over a light blue circular stamp.

Ignacio Crespo NCARB
Email icrespo@ocengineering.net



BUILDING 1		33,000 S.F. TOTAL AREA	
FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT	29,000 S.F. 1,000 S.F. 30,000 S.F.	
MEZZA FLOOR	WAREHOUSE OFFICE TOTAL MEZZANINE	0 S.F. 3,000 S.F. 3,000 S.F.	

BUILDING 2		19,800 S.F. TOTAL AREA	
FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT	12,200 S.F. 4,800 S.F. 15,000 S.F.	
MEZZA FLOOR	WAREHOUSE OFFICE TOTAL MEZZANINE	0 S.F. 4,800 S.F. 4,800 S.F.	

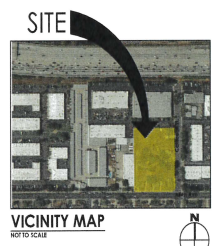
UNIT B		3,400 S.F. TOTAL AREA	
FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT	3,400 S.F. 1,200 S.F. 4,600 S.F.	
MEZZA FLOOR	WAREHOUSE OFFICE TOTAL MEZZANINE	0 S.F. 1,800 S.F. 1,800 S.F.	

UNIT A		6,800 S.F. TOTAL AREA	
FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT	6,800 S.F. 3,200 S.F. 10,000 S.F.	
MEZZA FLOOR	WAREHOUSE OFFICE TOTAL MEZZANINE	0 S.F. 3,200 S.F. 3,200 S.F.	

OFFICE		24,000 S.F. TOTAL	
FIRST FLOOR	OFFICE TOTAL FOOTPRINT	1,000 S.F. 23,000 S.F. 24,000 S.F.	
MEZZA FLOOR	OFFICE TOTAL MEZZANINE	0 S.F. 24,000 S.F. 24,000 S.F.	

SITE PLAN
SCALE 1" = 20'-0"

CATARACT ST.



VICINITY MAP
NOT TO SCALE

PROJECT DATA

DESCRIPTION	AREAS	
CURRENT ZONING	AL - LIGHT AGRICULTURAL	
PROPOSED ZONING	M-1 LIGHT MANUFACTURING	
LAND USE DESCRIPTION	INDUSTRIAL	
PROJECT DESCRIPTION	(1) NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING	
ASSESSOR'S PARCEL NO:	8392-016-008, 8392-016-047 & 8392-016-048	
BUILDING CODE	CBC 2019	
BLDG. OCCUPANCY	B. OFFICE ST. WAREHOUSE	
BUILDING TYPE	IIB-B, FULLY SPRINKLERED	
LAND AREA:	PARCEL SIZE	GROSS ±112,500 S.F. (2.58 AC)
COVERAGE:	40%	FAR: 0.47
ALLOWABLE COVERAGE:	40%	ALLOWABLE FAR: 1.2
LANDSCAPED AREA REQUIRED	TOTAL LANDSCAPED AREA PROVIDED = 15,709 S.F. AGGREGATE PLANTER AREAS	
CONSTRUCTION TYPE	IIB WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS	
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER 504.3.75	
NUMBER OF STORIES	ALLOWABLE STORIES PER 504.4.3	
AREA JUSTIFICATION	ALLOWABLE AREA *51-S1 = 48,000 PER TABLE 506.2 BUILDING FOOTPRINT: 61,500 S.F. < 70,000 S.F.	
*HEIGHT: NUMBER OF STORIES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 509.3. IN THIS CASE F1-B		
ALL BUILDINGS	52,800 S.F. TOTAL AREA	
BUILDING 1	33,000 S.F. TOTAL AREA	
FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT	29,000 S.F. 1,000 S.F. 30,000 S.F.
MEZZA FLOOR	WAREHOUSE OFFICE TOTAL MEZZANINE	0 S.F. 3,000 S.F. 3,000 S.F.
BUILDING 2	19,800 S.F. TOTAL AREA	
FIRST FLOOR	WAREHOUSE OFFICE TOTAL FOOTPRINT	12,200 S.F. 4,800 S.F. 15,000 S.F.
MEZZA FLOOR	WAREHOUSE OFFICE TOTAL MEZZANINE	0 S.F. 4,800 S.F. 4,800 S.F.
TOTAL WAREHOUSE	39,200 S.F. 75%	TOTAL FOOTPRINT 45,000 S.F.
TOTAL OFFICE	13,600 S.F. 25%	TOTAL MEZZANINE 7,800 S.F.
PARKING REQUIRED:	9/16 8,400 / 250 = 33.6 CARS WAREHOUSE + 10% OFFICE 15,000 / 200 = 75 CARS OFFICE EXCEEDING 10% = 8,400 S.F. 15,000 / 200 = 75 CARS TOTAL = 79 CARS +4 MOTORCYCLE STALLS	
PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 18' 2 - STALLS ACCESSIBLE (RAMP) 17' X 18' 3 - STALLS STANDARD STALLS 9' X 18' 60 - STALLS COMPACT STALLS 8' X 16' 0 - STALLS CLEAN AIR STALLS "EVCS" 9' X 18' 8 - STALLS CLEAN AIR STALLS "EVCS" 9' X 18' 8 - STALLS PER TABLE 5.106.5.3.1 TOTAL CARS 81 - STALLS MOTORCYCLE STALLS 7' X 7' 4 - STALLS	
LONG TERM BIKE RACK @ 5% OF PARKING	3 SPACES	
SHORT TERM BIKE RACK @ 5% OF PARKING	3 SPACES	
TRUCK LOADING / UNLOADING	3 SPACES	
TRASH ENCL. AREA PROVIDED	412 S.F.	



C.C. DESIGN & ENGINEERING
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1700 CROSSWAY DRIVE
PICO RIVERA, CA 90660
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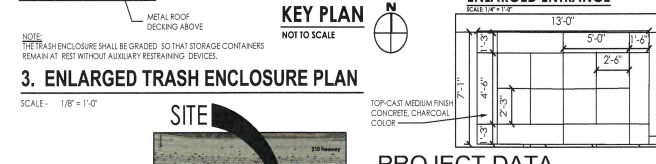
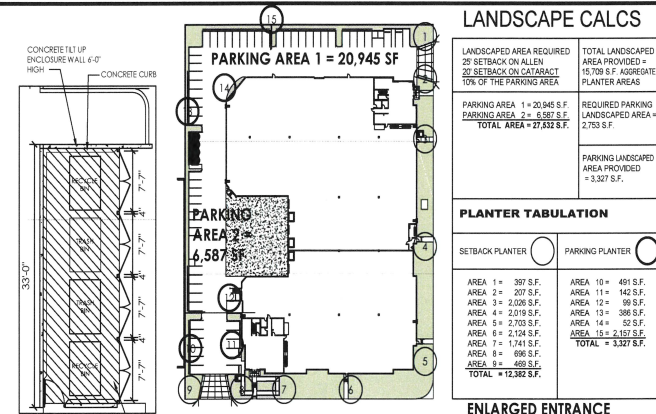
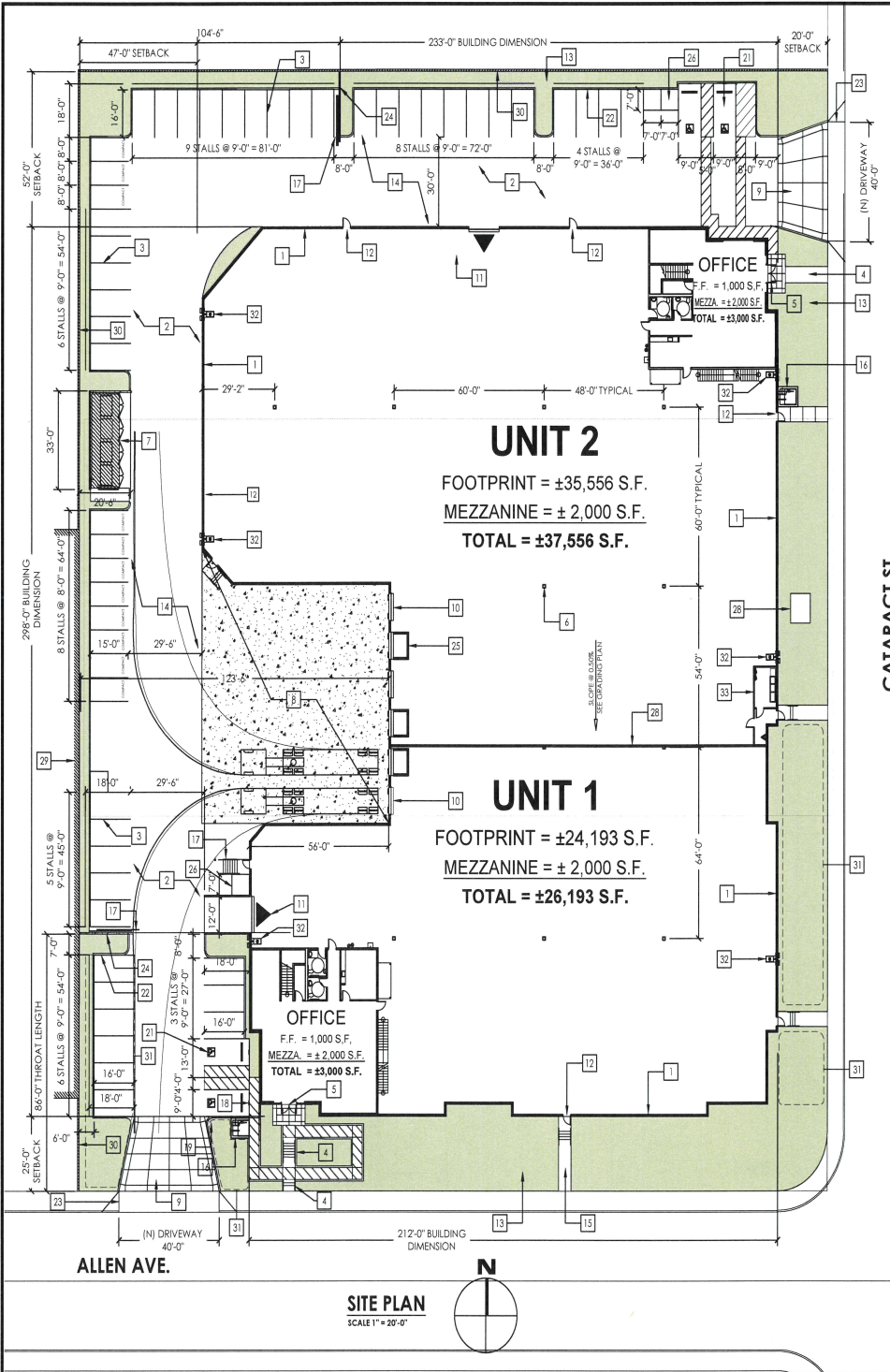
CHALMERS EQUITY GROUP
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PICO RIVERA, CA 90660

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PICO RIVERA, CA 90660

CONTENTS
SITE PLAN A-20-01X
SCALE DATE 07-29-2020 DRAWN R.S.

SHEET
A-20-01X
1 OF 1

ALLEN INDUSTRIAL
309 W. ALLEN AVENUE, SAN DIMAS, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



PROJECT DATA

DESCRIPTION	AREAS
CURRENT ZONING	AL - LIGHT AGRICULTURAL
PROPOSED ZONING	M-1 LIGHT MANUFACTURING
LAND USE DESIGNATION	INDUSTRIAL
PROJECT DESCRIPTION	(1) NEW CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING
ASSESSOR'S PARCEL NO.	8392-016-008, 8392-016-047 & 8392-016-048
BUILDING CODE	CRC 2019
BLDG OCCUPANCY	B - OFFICE S1 - WAREHOUSE
BUILDING TYPE	II-B, FULLY SPRINKLERED
LAND AREA	PARCEL SIZE GROSS ±112,500 S.F. (2.58 AC)
COVERAGE	57%
ALLOWABLE COVERAGE	60%
CONSTRUCTION TYPE	II-B WITH FULLY SPRINKLERED AUTOMATIC FIRE SPRINKLER SYSTEM
BUILDING HEIGHT	MAXIMUM BUILDING HEIGHT PER S04.4 = 75'
NUMBER OF STORES	ALLOWABLE STORES PER S04.4 = 3
AREA JUSTIFICATION	ALLOWABLE AREA (51'-5" x 60,000' PER TABLE S06.2 BUILDING FOOTPRINT: 61,500 S.F. = 70,000 S.F.
*HEIGHT, NUMBER OF STORES AND ALLOWABLE AREA CALCULATED BASED ON THE MOST RESTRICTIVE OCCUPANCY ALLOWANCE PER § 608.3. IN THIS CASE F-15	
BUILDING TOTAL AREA	63,749 S.F.
FIRST FLOOR	WAREHOUSE 57,740 S.F. OFFICE 2,000 S.F. TOTAL FOOTPRINT 59,740 S.F.
MEZZA FLOOR	WAREHOUSE 0 S.F. OFFICE 4,000 S.F. TOTAL MEZZANINE 4,000 S.F.
TOTAL WAREHOUSE TOTAL OFFICE	57,740 S.F. 90% 6,000 S.F. 10%
PARKING PROVIDED:	912' 2,000' / 250' = 8 CARS WAREHOUSE = 10% OFFICE 15,000' / 2,000' = 7.5 CARS OFFICE EXCEEDING 5,000 SF = 1,000 S.F. 31,749' / 2,000' = 15.87 CARS TOTAL = 34 CARS +4 MOTORCYCLE STALLS
ACCESSIBLE (STANDARD) 14' X 18'	1 - STALLS
ACCESSIBLE (RAMP) 17' X 18'	2 - STALLS
STANDARD STALLS 9' X 18'	32 - STALLS
COMPACT STALLS 8' X 18'	11 - STALLS
CLEAN AIR STALLS 9' X 18'	3 - STALLS
CLEAN AIR STALL EYSE 9' X 18'	5 - STALLS
PER TABLE 5.106.5.3.3 TOTAL CARS	58 - STALLS
MOTORCYCLE STALLS 7' X 7'	4 - STALLS
LONG TERM BIKE RACK @ 5% OF PARKING	3 SPACES
SHORT TERM BIKE RACK @ 5% OF PARKING	3 SPACES
TRUCK LOADING / UNLOADING	3 SPACES
TRUCK LOADING / UNLOADING	3 SPACES
TRASH ENCL. PROVIDE	1 - SPACE

C.F.G. CONSULTING
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CHALMERS EQUITY GROUP
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PICO RIVERA, CA 90660

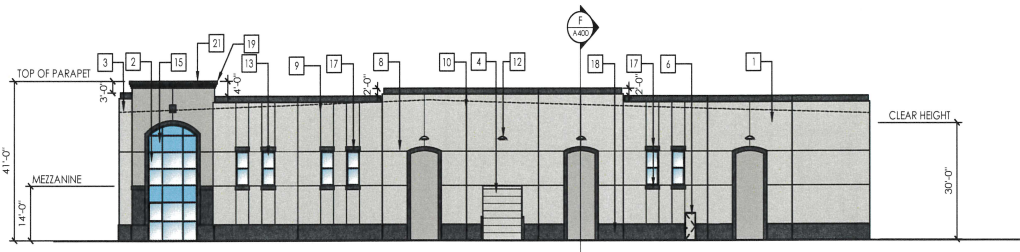
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CONTRACT

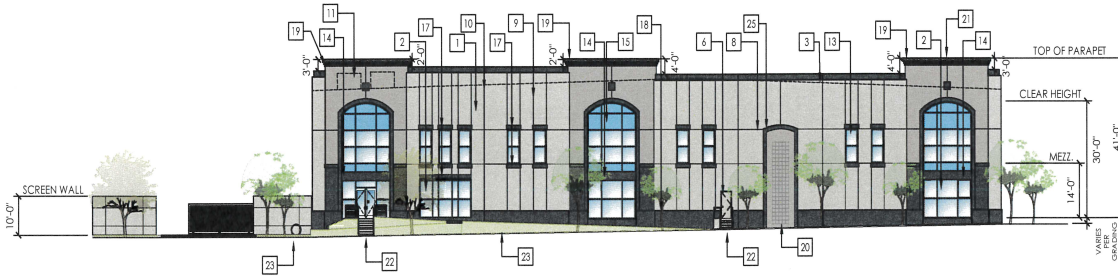
SCALE SITE PLAN: A-20-DTX
DATE: 07-29-2020
SHEET: 1

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ALLEN INDUSTRIAL
309 W. ALLEN AVENUE, SAN DIMAS, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



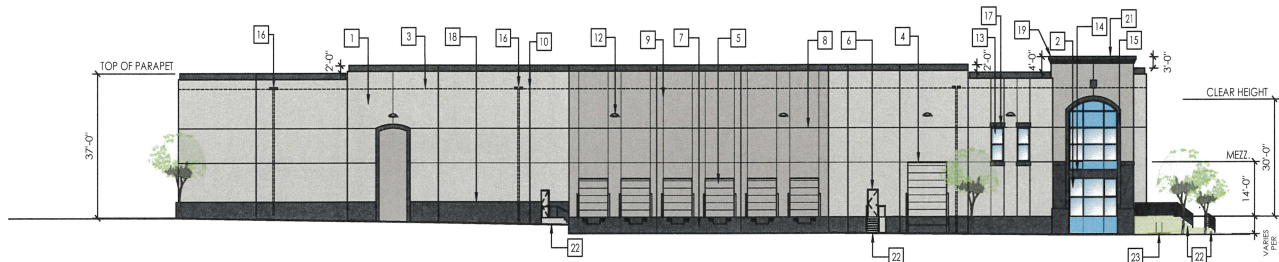
NORTH ELEVATION



SOUTH ELEVATION @ ALLEN AVE.



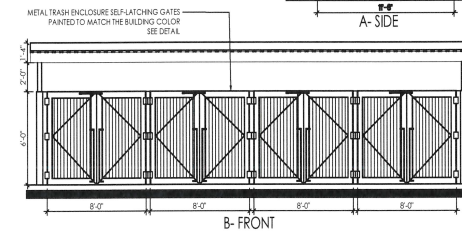
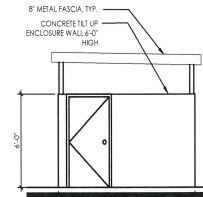
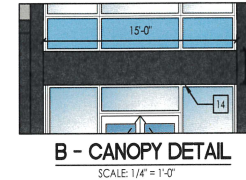
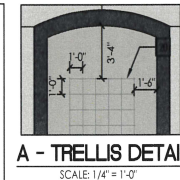
EAST ELEVATION @ CATARACT ST.



WEST ELEVATION

COLOR SCHEDULE (EXTERIOR COLORS):

FIELD COLOR	DE6387 Dangerous Robot	
ACCENT 1 COLOR	DE6388 Smoky Mountain	
ACCENT 2 COLOR	DE6350 Dark Engine	
GLAZING	PPG SOLAR BLUE LOW-E SOLARBAN 60 (2) DUAL GLAZING	
SPANDREL GLAZING	PPG SOLAR BLUE LOW-E SOLARBAN 60 W/ BLUE BACKING	



C - TRASH ENCLOSURE ELEVATION
NOT TO SCALE

KEY NOTES:

- 1 CONCRETE TILT-UP WALL - TYPICAL
- 2 STOREFRONT GLAZING - TYPICAL
- 3 LINE OF ROOF BEYOND - SHOWN DASHED FOR CLARITY
- 4 12' X 14' TRUCK DOOR - GRADE LEVEL - TYPICAL
- 5 9'-0" X 10' TRUCK DOOR - DOCK HIGH - TYPICAL
- 6 3' X 7' MAN DOOR PAINTED TO MATCH THE ADJACENT WALL - TYPICAL
- 7 TRUCK WELL / APRON - PER GRADING PLAN
- 8 HORIZONTAL REVEAL - TYPICAL
- 9 VERTICAL REVEAL - TYPICAL
- 10 PANEL JOINT - TYPICAL
- 11 PROPOSED LOCATION OF MECHANICAL EQUIPMENT - COMPLETELY SCREENED FROM VIEW
- 12 WALL PACK LIGHTING FIXTURE LITHONIA D-SERIES SIZE 2 LED AREA LUMINAIRE - TYPICAL
- 13 CLERESTORY WINDOW - TYPICAL
- 14 DECORATIVE STEEL CANOPY TO PROVIDE MIN. 4' OF SHELTER AT ACCESS DOOR
- 15 SPANDREL GLASS - TYPICAL
- 16 PROPOSED LOCATION OF ROOF DRAIN
- 17 1" COLOR BAND - TYPICAL - PER DETAIL
- 18 4" THICK X 4' HIGH OMEGA CRACK ISOLATION SYSTEM BASE MOLDING WITH SMOOTH FINISH COATING - TYPICAL
- 19 TOWERS SHALL RETURN A MINIMUM OF 10' - TYPICAL
- 20 JAKOB ROPE SYSTEMS STAINLESS STEEL CABLE TRELLIS - 1'-0" SQUARE - TYPICAL
- 21 DECORATIVE CORNICE - TYPICAL
- 22 EXTERIOR STAIRS WITH 42" HIGH 1 1/2" STEEL PIPE GUARD RAIL WHERE GRADE DIFFERENTIAL IS > 30"
- 23 BICYCLE RACK - SEE SITE PLAN
- 24 CONCRETE WALKWAY - MAX. < 5% SLOPE
- 25 1'-0" COLOR BAND - TYPICAL - PER DETAIL

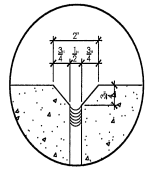


O.C. ENGINEERING & CONSULTATION
1901 CARRISWAY DR. PICO RIVERA, CA 90660
TEL: (310) 945-0804 FAX: (310) 945-1756

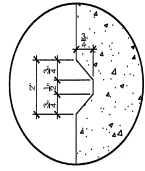
CHALMERS EQUITY GROUP
7901 CARRISWAY DRIVE
PICO RIVERA, CA 90660

A300
ELEVATIONS
PROJECT NO. A-20-01X
DATE: 07-29-2020
DRAWN: R.S.
SHEET: 23

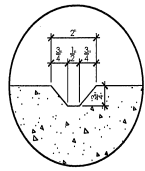
ALLEN INDUSTRIAL
309 W. ALLEN AVENUE, SAN DIMAS, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



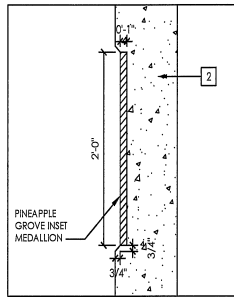
TYP. PANEL JOINT
DETAIL - A



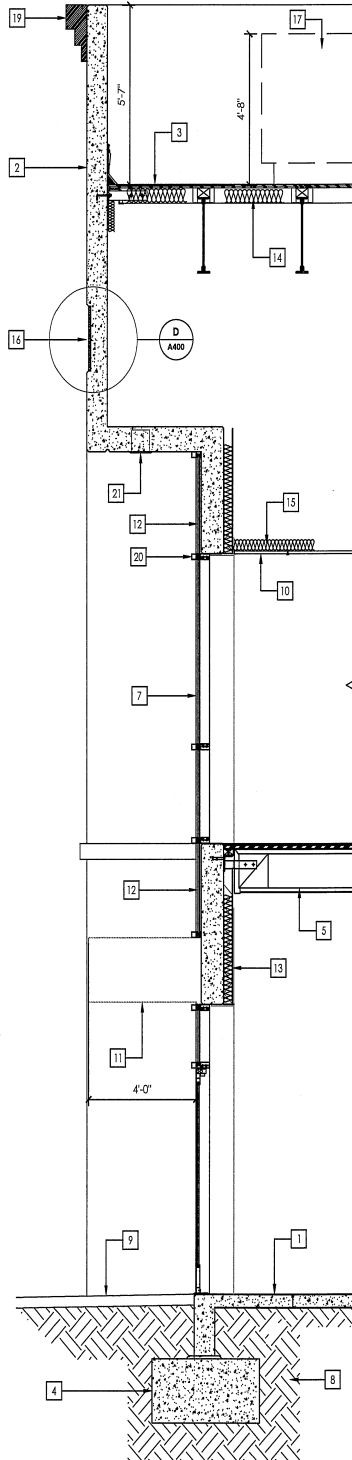
2' HORIZONTAL REVEAL
DETAIL - B



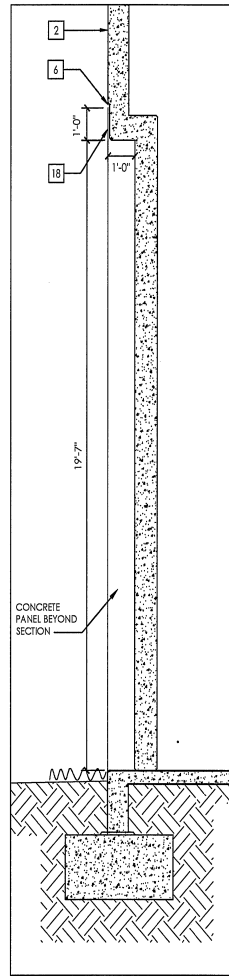
2' VERTICAL REVEAL
DETAIL - C



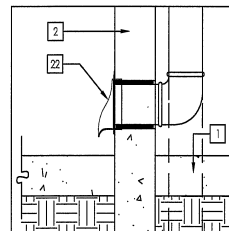
INSET ACCENT MEDALLION
DETAIL - D
SCALE: 1-1/2" = 1'-0"



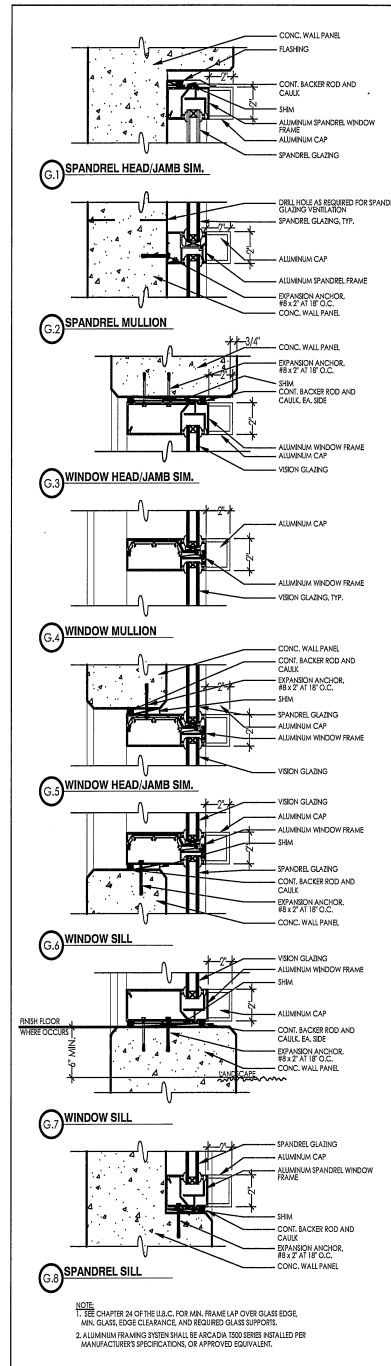
E - WALL SECTION
SCALE: 1/4" = 1'-0"



F - RECESSED ARCHWAY SECTION
SCALE: 1/4" = 1'-0"



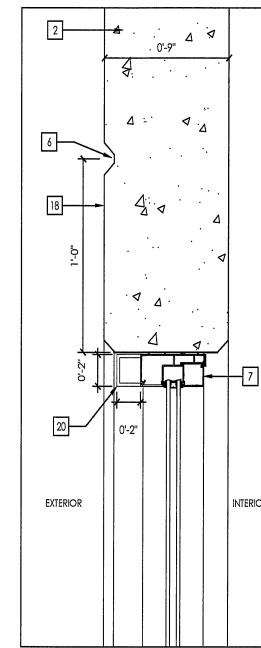
I - ROOF DRAIN SECTION
SCALE: 1-1/2" = 1'-0"



G - GLAZING DETAILS
SCALE: 1-1/2" = 1'-0"

TYPICAL WALL SECTION KEYNOTES

- 1 CONCRETE FLOOR SLAB
- 2 CONCRETE TILT-UP WALL PANEL
- 3 BUILT-UP ROOFING OVER ROOF FRAMING
- 4 CONCRETE WALL FOOTING
- 5 MEZZANINE FLOOR/FRAMING
- 6 HORIZONTAL PANEL REVEAL, TYPICAL - SEE DETAIL B
- 7 ALUMINUM STOREFRONT WINDOW/ENTRANCE SYSTEM, DARK COLOR BRONZE, TYPICAL - SEE ELEVATIONS
- 8 COMPACTED BACKFILL
- 9 CONCRETE PAVING / WALK / LANDING / ASPHALT PAVING OR FINISH GRADE - SEE SITE PLAN
- 10 CEILING PER PLAN
- 11 CANOPY ABOVE PER DETAIL PLAN
- 12 SPANDREL GLAZING SYSTEM, SEE ELEVATION
- 13 R-13 INSULATION AT WALLS AROUND OFFICE AREA
- 14 R-30 INSULATION AT THE ROOF IN OFFICE AREA
- 15 R-11 INSULATION OVER T-BAR FOR NOISE REDUCTION
- 16 24" X 24" PINEAPPLE GROOVE QUADRANT INSET MEDALLION (#24SM-07), SEE ELEVATIONS
- 17 ROOF-MOUNTED MECHANICAL EQUIPMENT - COMPLETELY SCREENED FROM VIEW
- 18 1'-0" COLOR BAND - CONCRETE PAINTED ACCENT COLOR IN BETWEEN 2' REVEALS
- 19 18" DECORATIVE CORNICE
- 20 2" ALUMINUM CAP, DARK COLOR BRONZE-TYPICAL
- 21 RECESSED DOWNLIGHT - TYPICAL
- 22 DECORATIVE DOWNSPOUT NOZZLE ?TURN Z199? OR EQUAL



H - TYPICAL CLERESTORY WINDOW HEAD SECTION
SCALE: 1-1/2" = 1'-0"



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CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660

CLIENT: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660

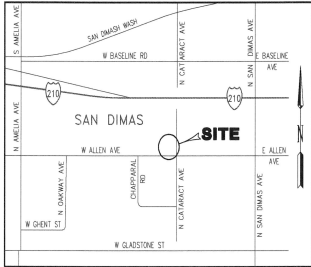
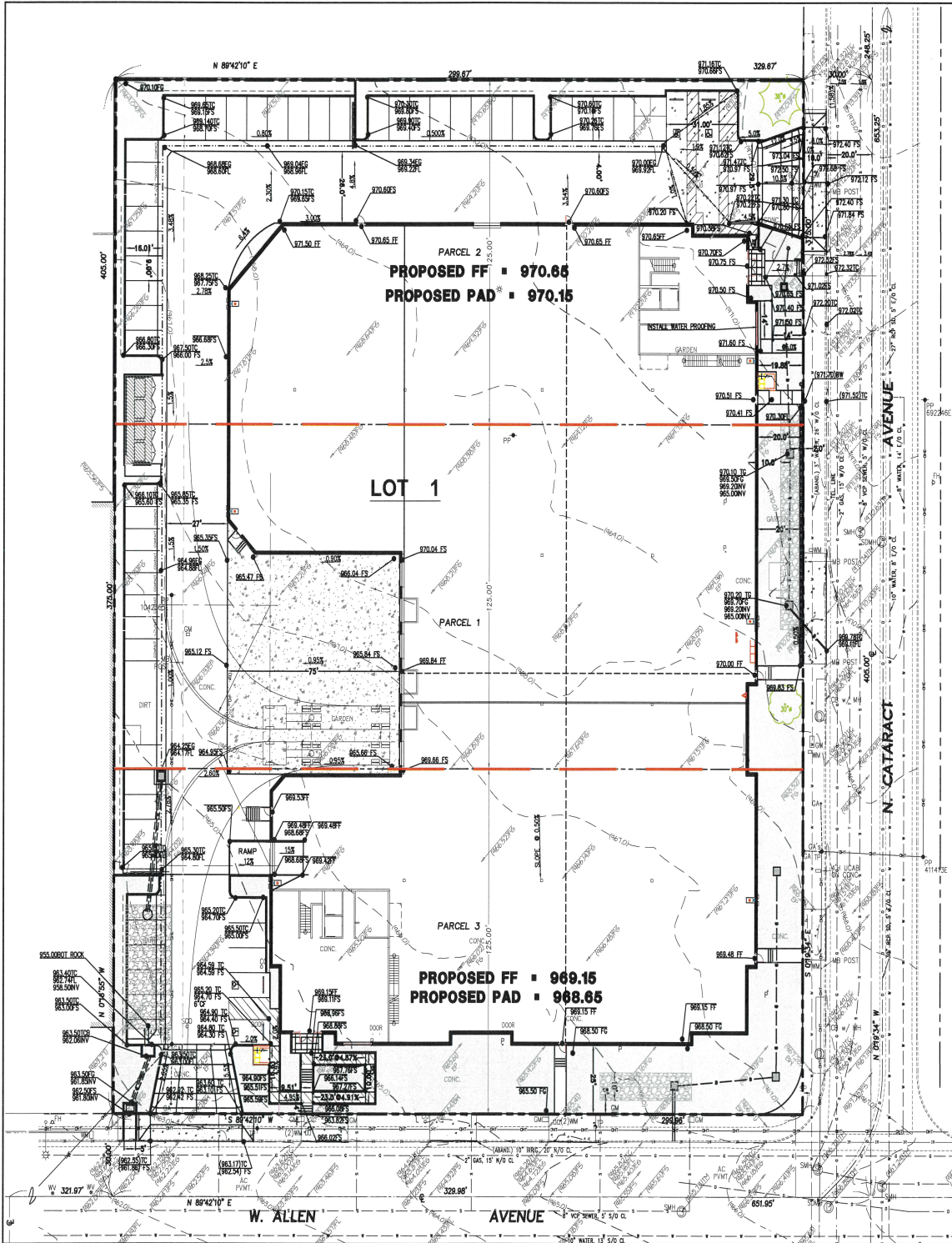
SECTION AND DETAILS
SCALE: PROJECT NO. A-2001X
DATE: 07/29/2020 DRAWN: R.S.

CONTRACTOR: CHALMERS EQUITY GROUP
7901 CROSSWAY DRIVE
PICO RIVERA, CA 90660

SCALE: PROJECT NO. A-2001X
DATE: 07/29/2020 DRAWN: R.S.

400

ALLEN INDUSTRIAL
309 W. ALLEN AVENUE, SAN DIMAS, CA - CONCRETE TILT UP WAREHOUSE / OFFICE BUILDING



VICINITY MAP
NOT TO SCALE

LAND AREA:
AREA: 112,451 SQ. FT. OR 2.581 ACRES
ASSESSOR'S PARCEL NUMBER:
A.P.N.'s 8392-016-008, 8392-016-047 AND 8392-016-048
BASIS OF BEARING:
THE BEARING NORTH 89° 42' 10" EAST OF THE CENTERLINE OF ALLEN AVENUE AS SHOWN ON A MAP FILED IN BOOK 308 PAGE 46 OF RECORD OF SURVEY RECORDS OF LOS ANGELES COUNTY, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

- LEGEND:**
- AC - ASPHALT CONCRETE
 - CB - CATCHBASIN
 - CLF - CHAIN LINK FENCE
 - CONC - CONCRETE
 - ELEC - ELECTRIC
 - FD - FOUND
 - HBR - HANDICAP RAMP
 - IR - IRON PIPE
 - IS - LAND SURVEYOR
 - LAB - LEAD & TACK
 - MB - MAIL BOX
 - MK - MANHOLE
 - WH - WOOD FENCE
 - WFL - WROUGHT IRON FENCE
 - IRN - BACK OF WALK
 - ISE - EDGE OF GUTTER
 - REP - EDGE OF PAVEMENT
 - FRG - FRESH GRADE
 - PLN - PLUM LINE
 - FRS - FINISH SURFACE
 - TOP - TOP OF CURB
 - JTC - TOP OF PAD
 - MH - TOP OF MANHOLE
- SYMBOLS:**
- SP - SIGN POST
 - GP - GUARD POST
 - FR - FIRE HYDRANT
 - EL - ELECTRIC
 - AL - AREA LIGHT
 - PP - POWER POLE
 - TP - TELEPHONE POLE
 - AI - AIR INDOOR
 - GM - GAS METER
 - WM - WATER METER
 - CL - CLEANTO
 - SC - SEWER CLEANTO
 - WV - WATER VALVE
 - GI - GRATE INLET
 - SD - STORM DRAIN MANHOLE
 - SM - SEWER MANHOLE
 - TR - TREE
 - PT - PALM TREE
 - PN - PINE TREE
- ITEM NO. PER TITLE REPORT**
- 1 - PROPERTY LINE
 - 2 - CENTERLINE
 - 3 - LOT/PARCEL LINE
 - 4 - BUILDING LINE
 - 5 - WALL
 - 6 - CHAIN LINK FENCE
 - 7 - WOOD FENCE
 - 8 - WROUGHT IRON FENCE
 - 9 - OVERHEAD ELECTRIC LINE
 - 10 - OVERHEAD TELEPHONE LINE
 - 11 - UNDERGROUND GAS LINE
 - 12 - UNDERGROUND STORM DRAIN LINE
 - 13 - UNDERGROUND IRRIGATION LINE
 - 14 - UNDERGROUND SEWER LINE
 - 15 - UNDERGROUND TELEPHONE LINE
 - 16 - UNDERGROUND WATER LINE

LEGAL DESCRIPTION: PROPOSED
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF SAN DIMAS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:
THE SOUTHERLY THREE HUNDRED SEVENTY-FIVE (375) FEET OF THE SOUTHEAST QUARTER OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION THEREOF CONTAINED WITHIN THE BOUNDARIES OF THE WEST 5 ACRES OF THE SOUTH HALF OF LOT 30, AREAGE CALCULATED TO CENTER OF ADJACENT STREETS.

LEGAL DESCRIPTION: EXISTING
THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF LOS ANGELES, CITY OF SAN DIMAS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THE NORTH ONE HUNDRED TWENTY-FIVE (125) FEET OF THE SOUTH TWO HUNDRED FIFTY (250) FEET OF THE SOUTHEAST QUARTER OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION THEREOF CONTAINED WITHIN THE BOUNDARIES OF THE WEST 5 ACRES OF THE SOUTH HALF OF LOT 30, AREAGE CALCULATED TO CENTER OF ADJACENT STREETS.
ASSESSOR'S PARCEL NUMBER: 8392-016-048

PARCEL 2:
THE NORTH 125 FEET OF THE SOUTH 375 FEET OF THE SOUTH HALF OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE BOUNDARIES OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 30, SAID AREAGE IS CALCULATED TO CENTER OF ADJACENT STREETS.
ASSESSOR'S PARCEL NUMBER: 8392-016-047

PARCEL 3:
THE SOUTH 125 FEET OF LOT 30 OF A SUBDIVISION OF A PART OF SECTIONS 33 AND 34, TOWNSHIP 1 NORTH, RANGE 9 WEST, AND A PART OF SECTIONS 4 AND 3, TOWNSHIP 1 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE RANCHO SAN JOSE ADDITION, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 60 PAGE 8 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT THEREFROM THAT PORTION THEREOF INCLUDED WITHIN THE BOUNDARIES OF THE WEST 5 ACRES OF THE SOUTH HALF OF SAID LOT 30, SAID AREAGE IS CALCULATED TO CENTER OF ADJACENT STREETS.
ASSESSOR'S PARCEL NUMBER: 8392-016-008

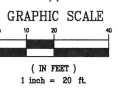
REFERENCE DOCUMENT:
OLD REPUBLIC TITLE COMPANY'S PRELIMINARY REPORT ORDER NO. 2876018294-S2 DATED AUGUST 12, 2020.

EASEMENT SCHEDULE:

ITEM NO.	GRANTEE	PURPOSE	REFERENCE	REMARKS
13	SOUTHERN CALIF. GAS CO. OF CALIF.	GAS PIPES, MAINS, METERING, WANS.	BOOK 9742 PAGE 873 REC. 7/30/1971, O.R.	SHOWN HEREON (30' WIDE)
14	SOUTHERN CALIF. EDISON CO.	ELECTRIC LINE	INST. NO. 2848 REC. 8/02/1954, O.R.	SHOWN HEREON (30' WIDE)
15	SOUTHERN CALIF. EDISON CO.	ELECTRIC LINE	INST. NO. 2847 REC. 8/02/1954, O.R.	SHOWN HEREON (30' WIDE)

BENCHMARK: (LOS ANGELES COUNTY PUBLIC WORKS SURVEY SECTION)
QUAD/YEAR: SAN DIMAS / 2013
ELEVATION: 927.877 FT.
DESCRIPTION: LABR IN W CB 6.5FT S/O BCR 8 SW COR AMELIA AVE & AUTO CIR OR
BN NUMBER: HG 3529

SURVEYOR'S NOTES:
1. IF UNDERGROUND UTILITIES AND OTHER SUBSTRUCTURES, ZONING, SET BACK, FLOOD ZONE, ASSESSOR PARCEL INFORMATION AND UTILITY INFORMATION ARE SHOWN HEREON, IT IS FOR GENERAL INFORMATION PURPOSES ONLY, HAVING BEEN OBTAINED FROM A GENERAL REQUEST AT THE LOCAL AGENCIES PUBLIC COUNTER AND/OR SOURCES NOT CONNECTED WITH THIS COMPANY. NO REPRESENTATION IS MADE AS TO THE ACCURACY, CURRENCY OR COMPLETENESS OF SAID INFORMATION AND ANY USERS OF SAID INFORMATION ARE URGED TO CONTACT THE UTILITY OR LOCAL AGENCY DIRECTLY. ZONING RESTRICTIONS ARE SUBJECT TO DEVELOPMENTAL REVIEW AND APPROVAL.



SITE & TOPOGRAPHIC SURVEY

GRADING PLAN
309 W. ALLEN AVENUE, 917 & 929 N. CATARACT AVENUE
SAN DIMAS, CA 91733

CLIENT: C.E.G. CONSTRUCTION

SCALE: 1"=20'

SURVEY BY: SEABOARD ENGINEERING CO.

DATE: 10/28/2021

SHEET 1 OF 1 SHEETS

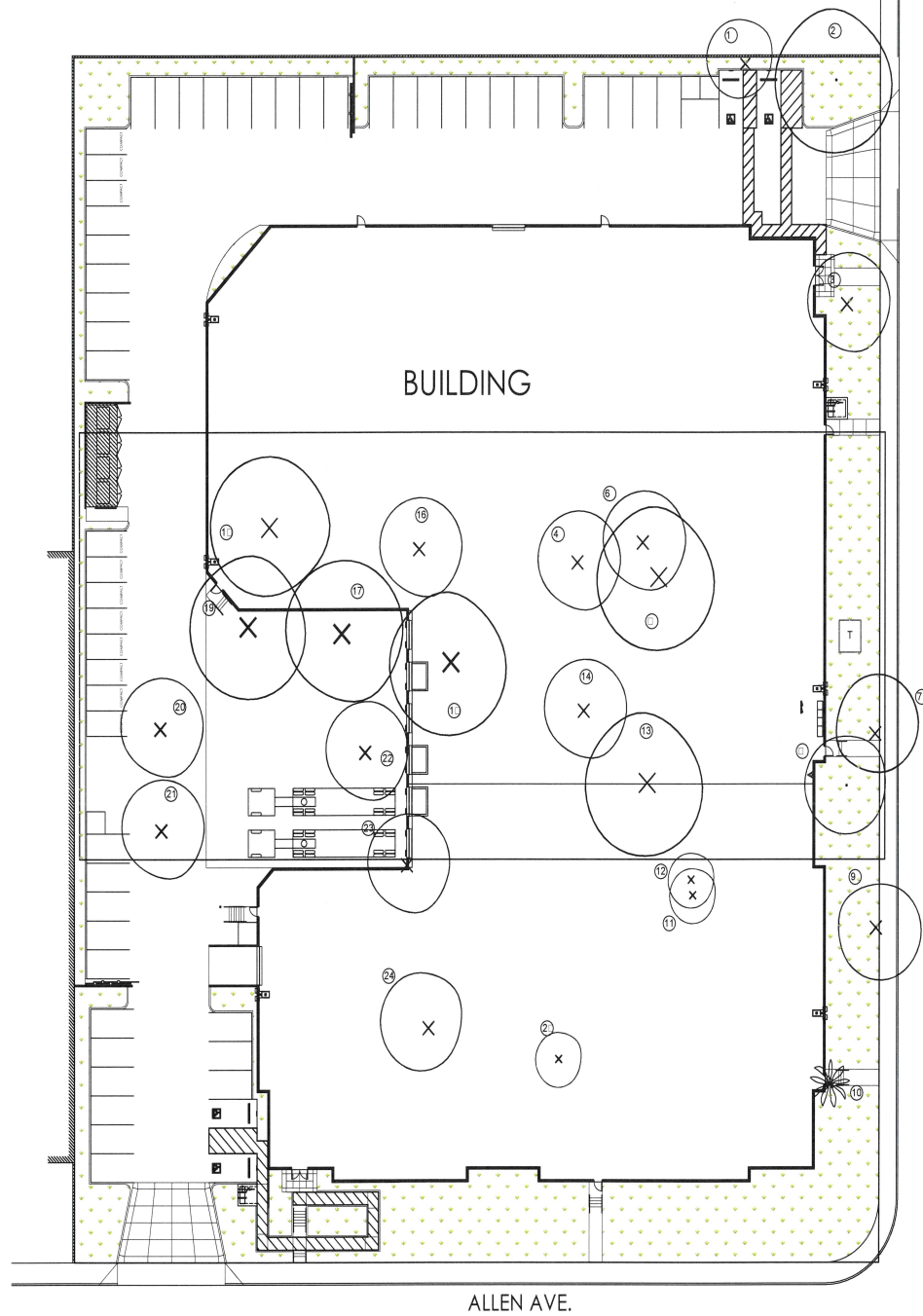
BY: M.D. BY: M.A. D. ZION



Page 15 of 23

EXISTING TREES PLANT LEGEND

TREE #	BOTANICAL NAME	COMMON NAME	DBH (inches)	HEIGHT (feet)	WIDTH (feet)	REMARKS
1	Ficus benjamina	Weeping Fir	8	20	20	TO BE REMOVED
2	Pinus torreyana	Torrey Pine	36	40	40	TO REMAIN
3	Alnus altissima	Tree of Heaven	8	20	19	TO BE REMOVED
4	Schinus molle	California Pepper	30	40	30	TO BE REMOVED
5	Schinus molle	California Pepper	30	40	30	TO BE REMOVED
6	Schinus molle	California Pepper	14	20	15	TO BE REMOVED
7	Schinus molle	California Pepper	24	20	35	TO BE REMOVED
8	Schinus molle	California Pepper	36	45	35	TO REMAIN
9	Schinus molle	California Pepper	14.8.14	25	40	TO BE REMOVED
10	Washingtonia robusta	Mexican Fan Palm	24	65	16	TO BE REMOVED
11	Schinus molle	California Pepper	6	15	18	TO BE REMOVED
12	Schinus molle	California Pepper	5	18	18	TO BE REMOVED
13	Schinus molle	California Pepper	30	48	48	TO BE REMOVED
14	Schinus molle	California Pepper	27	38	43	TO BE REMOVED
15	Schinus molle	California Pepper	30	35	39	TO BE REMOVED
16	Pinus torreyana	Torrey Pine	30	57	43	TO BE REMOVED
17	Schinus molle	California Pepper	30	40	40	TO BE REMOVED
18	Schinus molle	California Pepper	41	60	45	TO BE REMOVED
19	Schinus molle	California Pepper	36	50	56	TO BE REMOVED
20	Fraxinus	Ash Tree	14	30	16	TO BE REMOVED
21	Fraxinus	Ash Tree	10	23	11	TO BE REMOVED
22	Fraxinus	Ash Tree	12	22	15	TO BE REMOVED
23	Schinus molle	California Pepper	24	35	38	TO BE REMOVED
24	Schinus molle	California Pepper	46	40	60	TO BE REMOVED
25	Cupaniopsis anacardioides	Carrotwood Tree	12	22	20	TO BE REMOVED



REVISIONS	BY
04-06-21	

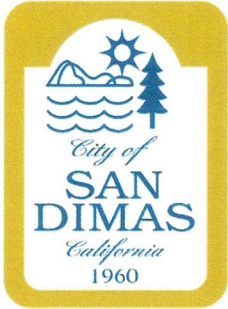
PHIL MAY LANDSCAPE ARCHITECTURE
 2532 Wallace Ave.
 Fullerton, CA 92831
 Phone: 909.373.1999
 pmay@philmaydesign.com
 www.philmaydesign.com



TREE INVENTORY PLAN

NEW BUILDING
 309 W. ALLEN AVE.
 SAN DIMAS, CA

DATE	01-11-2021
SHEET	23
SCALE	1" = 10'
PROJECT	NEW BUILDING 309 W. ALLEN AVE. SAN DIMAS, CA



CITY COUNCIL MEETING

ACTION MINUTES

**SEPTEMBER 24, 2024,
CLOSED SESSION 5:30 PM
REGULAR SESSION 7:00 PM**

Council Members Present: Mayor Emmett Badar, Mayor Pro Tem Eric Nakano, Councilmember Rachel Bratakos, Councilmember Ryan A. Vienna, Councilmember Eric Weber

Staff: City Manager Chris Constantin, Assistant City Manager Brad McKinney, Director of Public Works Shari Garwick, Director of Administration Michael O'Brien, Director of Community Development Luis Torrico, Director of Parks and Recreation Scott Wasserman, City Attorney Jeff Malawy, City Clerk Debra Black, Senior Planner Anne Moore, Planning Manager, Marco Espinoza

Call to Order: 5:30 PM

CLOSED SESSION ITEMS	COMMENTS/RECOMMENDATIONS
<p>1. PUBLIC EMPLOYEE APPOINTMENT Title: City Manager</p>	<p>The City Council returned to closed session following the open session agenda. Following the closed session, the City Attorney made a public announcement as follows: The City Council met in closed session and discussed closed session item numbers 1 and 2 listed on the agenda. With respect to item number 1, the City Council unanimously voted to accept the notice of resignation dated September 2, 2024, submitted by City Manager Chris Constantin who will be leaving San Dimas for another city. With respect to item number 2, the City Council gave direction to staff on that item, but no reportable action was taken.</p>
<p>2. CONFERENCE WITH LABOR NEGOTIATORS Agency Designated Representative: Jeff Malawy, City Attorney Unrepresented Employee: City Manager</p>	
<p>3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS Property: 2100 Terrebonne Avenue, San Dimas, CA 91773 Agency negotiators: Chris Constantin, City Manager; Brad McKinney, Assistant</p>	<p>The City Attorney announced that the Council meet and discussed items 3,4,5 with no reportable action taken- items 1 and 2 considered after the regular session.</p>

<p>City Manager; Scott Wasserman, Parks & Recreation Director; Joseph Jones, Parks & Recreation Manager; Jeff Malawy, City Attorney. Negotiating parties: American Golf Corporation and City of San Dimas Under negotiation: Price and terms of payment.</p>	
<p>4. CONFERENCE WITH LABOR NEGOTIATORS Gov. Code section 54957.6 Agency designated representatives: Chris Constantin, City Manager; Brad McKinney, Assistant City Manager; Cecilia Todd, Human Resources Manager; Jeff Malawy, City Attorney; Colin Tanner, Labor Counsel. Employee organization: International Brotherhood of Teamsters, Local 848 representing General, Professional, and Managerial employees.</p>	
<p>5. CONFERENCE WITH LABOR NEGOTIATORS Gov. Code section 54957.6 Agency designated representatives: Chris Constantin, City Manager; Jeff Malawy, City Attorney; Colin Tanner, Labor Counsel. Unrepresented employees: Directors and Confidential Unit</p>	
<p>CONSENT ITEMS</p>	<p>COMMENTS/RECOMMENDATIONS</p>
<ol style="list-style-type: none"> 1. Adopt Resolution 2024-66, A Resolution of the City Council of the City of San Dimas, Approving Certain Demands for the Warrant Register of September 30, 2024, in the amount of \$1,164,301.55. 2. Approve the Minutes of the September 10, 2024, City Council Meeting 3. Deny Claim Brown v. City of San Dimas CJP 3051802 WRV 4. Award An Annual Striping Maintenance Contract to Superior Pavement Markings Inc.; in an Amount Not to Exceed \$300,182 for Fiscal Year 2024-2025, \$150,000 for Fiscal Year 2025-2026, With One Optional Two-Year Extension in an Amount Not to Exceed \$150,000 Per Fiscal Year; Authorize the City Manager to Execute the Maintenance Contract with Superior Pavement Markings, Inc. in a 	<p>Public Works pulled item 4. It will be presented at the October 8, 2024, meeting.</p> <p>Mayor Pro Tem Nakano requested clarification on consent items 5 and 7.</p> <p>MOTION: Motion by Councilmember Vienna and Councilmember Weber to approve the remaining consent calendar. Motion carried 5-0.</p> <p>Yes: Badar, Bratakos, Nakano, Vienna, Weber No: None Absent: None Abstain: None</p>

<p>Form Approved by the City Attorney; and Approve Contract Specifications Which are on File in the Public Works Department.</p> <p>5. Housing Authority – Consideration and Approval of the Program Guidelines for the Charter Oak Mobile Home Estates Safety Barrier Fence Improvement Program.</p> <p>6. Receive and File the August 2024 Investment Report</p> <p>7. Approve Resolution 2024-67 Authorizing an Emergency Exception to Procurement Regulations, Authorizing the City Manager or Designee to Execute Agreements for the Replacement of the Hot Water Holding Tank at the Recreation Center, and Approving an Expenditure Not to Exceed \$100,000</p>	
<p>PUBLIC HEARING ITEMS</p>	<p>COMMENTS/RECOMMENDATIONS</p>
<p>2. Adopt Resolutions 2024-68, 2024-69, Urgency Ordinance 1311 and Introduce Ordinance 1312 for Zone Change 24-02, Municipal Code Text Amendment 24-07, and General Plan Amendment 24-02 to Amend the Land Use and Zoning Designations of Various Parcels Within the Boundaries of the Proposed Downtown Specific Plan, Amend Title 18 to Create a New Downtown Specific Plan Chapter, Amend Chapter 18.140 Creative Growth Zone, and Associated Clean Up Items as Required, Along with an Environmental Impact Report for the Approval of the Downtown Specific Plan which will Establish Planning and Zoning Framework for the Development and Redevelopment of the Downtown Area Over the Next 20 Years.</p>	<p>This item was taken first.</p> <p>Mayor opened the public hearing.</p> <p>Speaker #1 John Ebiner spoke in support of the proposal but expressed concerns on the density.</p> <p>Speaker #2 Josie Norman expressed concerns with the proposal.</p> <p>MOTION: Motion by Councilmember Bratakos seconded by Mayor Pro Tem Nakano to approve Resolution 2024-68 certifying the Final EIR for the Downtown Specific Plan. Motion carried 5-0.</p> <p>Yes: Badar, Bratakos, Nakano, Vienna, Weber No: None Absent: None Abstain: None</p> <p>MOTION: Motion by Councilmember Vienna seconded by Councilmember Weber to adopt Urgency Ordinance 1311 with the reduced density alternative. Motion carried 5-0.</p>

	<p>Yes: Badar, Bratakos, Nakano, Vienna, and Weber No: None Absent: None Abstain: None</p> <p>MOTION: Motion by Councilmember Vienna seconded by Councilmember Weber to introduce Ordinance 1312 amended with the reduced density alternative. Motion carried 5-0.</p> <p>Yes: Badar, Bratakos, Nakano, Vienna, and Weber No: None Absent: None Abstain: None</p> <p>MOTION: Motion by Councilmember Vienna seconded by Councilmember Bratakos to adopt Resolution 2024-69 with the modified reduced density alternative density as needed. Motion carried 5-0.</p> <p>Yes: Badar, Bratakos, Nakano, Vienna, Weber No: None Absent: None Abstain: None</p> <p>Recess: 8:43 PM Reconvene: 8:53 PM</p>
<p>1. Adopt Urgency Ordinance 1314, Introduce Regular Ordinance 1315, and Adopt Resolution 2024-70 for General Plan Amendment 24-03, Zone Change 24-03 and Municipal Code Text Amendment 24-08 to Amend the General Plan Land Use Designation of Three Parcels (The Trails At San Dimas Apartments) from Medium Residential (8.1 - 12 Dua) and Commercial to a Newly Created Land Use Designation of High II (16.1 – 25 Dua), and Amend the General Plan Land Use Designation of the Various Parcels within Specific Plan 23 from Industrial to a Newly Created Land Use Designation of Mixed-Use Residential/Industrial; Change the Zoning Designation from MF-15 To MF-25 of Three Parcels (The Trails At San Dimas</p>	<p>This item was taken second. Mayor opened and closed the public hearing with no one speaking.</p> <p>MOTION: Motion by Councilmember Bratakos seconded by Councilmember Vienna to adopt Urgency Ordinance 1314. Motion carried 5-0.</p> <p>Yes: Badar, Bratakos, Nakano, Vienna and Weber No: None Absent: None Abstain: None</p> <p>MOTION: Motion by Councilmember Vienna seconded by Councilmember Bratakos to adopt Resolution 2024-70. Motion carried 5-0.</p>

<p>Apartments); and (2) Amend Title 18 to Allow Multi-Family Residential (12-16 Dua) in Specific Plan 23 and Reflect the Proposed Land Use and Zoning Designation Changes, and Associated Code Clean-Ups as Required.</p>	<p>Yes: Badar, Bratakos, Nakano, Vienna and Weber No: None Absent: None Abstain: None</p> <p>MOTION: Motion by Councilmember Vienna seconded by Councilmember Weber to introduce Ordinance 1315 with the change made by the Planning Commission. Motion carried 5-0.</p> <p>Yes: Badar, Bratakos, Nakano, Vienna and Weber No: None Absent: None Abstain: None</p>
<p>3. Discussion and Consideration to Adopt Resolution 2024-27, 2024-28 and Introduce Ordinance 1313 Approving ZC 21-0001 LM 21-0001, DPRB 21-0002 and TRP 21-0004 with a Mitigated Negative Declaration for the Development of a 63,749 Square Foot Warehouse/Office Multi-tenant Building on a 2.58-acre Site Located at the Northwest Corner of Cataract Avenue and Allen Avenue (309 W. Allen Avenue, 917 N. Cataract Avenue, And 929 N. Cataract Avenue) APN's 8392-016-008, -048, and -047.</p>	<p>Mayor Badar opened and closed the public hearing with no one speaking.</p> <p>Speaker #1 Marjan Abubo spoke on behalf of SAFER who opposes the Environmental Impact Report analysis of the Mitigated Negative Declaration.</p> <p>Speaker #2 John Ebiner shared comments regarding housing affordability with this project.</p> <p>Speaker #3 Ignacio Crespo Architect for the project asked for Council's approval for the project.</p> <p>Speaker #4 David Armbruster with Attorney for the applicant commented on there being no substantial evidence on the letter submitted by SAFER.</p> <p>With no further comments the Mayor closed the public hearing.</p> <p>MOTION: Motion by Councilmember Vienna seconded by Councilmember Bratakos to deny zone change outlined in the recommendation 21-0001, bring back 2024-27 as a resolution of denial. Motion carried 5-0.</p> <p>Yes: Badar, Bratakos, Nakano, Vienna, Weber</p>

	No: None Absent: None Abstain: None
STUDY SESSION ITEMS	COMMENTS/RECOMMENDATIONS
1. Discussion of City-Wide Special Events (Music in the Park, City Birthday, Runnin' Scared 5k, and Holiday Extravaganza)	This item will be rescheduled to a future meeting.
CITY REPORTS	COMMENTS/RECOMMENDATIONS
1. City Manager	City Manager Constantin commented on a proposed bill, AB 98, that could affect development of certain types of industrial and/or commercial property. Staff will be scheduling a discussion in the future.
2. City Attorney	None.
3. Members of the City Council Reports on Meetings Attended AB 1234 (G.C. §53232.3(d))	None
CITY COUNCIL REQUESTS FOR FUTURE ITEMS	COMMENTS/RECOMMENDATIONS
	Request by Councilmember Vienna supported by Mayor Pro Tem Nakano to direct staff to research the topic of panhandling and provide a presentation on potential partnerships or creating a nonprofit to abate panhandling through community service.

The meeting was adjourned at 12:05 a.m.

I, Debra Black, City Clerk attest that these minutes are accurate and reflective of the actions taken by the City Council.



 Debra Black, City Clerk