

ADJOURNED REGULAR MEETING

CITY COUNCIL--CITY OF GLENDORA

October 13, 1970

✓ The City Council of the City of Glendora, California, met for an Adjourned Regular Meeting on Tuesday, October 13, 1970, at 7:30 P.M., in a joint meeting with the Glendora Library Commission, with Mayor Joe M. Finkbiner presiding.

Councilmen present: Baldwin, Finkbiner, McGill, Smyth
Councilmen absent: Isensee

Library Commissioners present: Colley, Kunz, Smith, Van Vliet, West

Also present: Fredric Sutherland and Pat Randolph of O'Melveny and Myers.
Bob Powell of Stone and Youngberg
Raymond Gelgur, Library Board of Trustees

The meeting was called to order with an invocation by Mr. Grant R. Brimhall, City Manager.

✓ Council reviewed the construction bids for the Glendora Library, which were opened at 3:00 P.M., Friday, October 9, 1970, ranging from \$909,158 to \$1,101,397, with Earle T. Casler Construction as the apparent low bidder. Estimate for the project was \$877,000. The staff recommended the deduction of Alternates #3 and #4, which would reduce the construction cost to \$887,408. It was also recommended that the bid award date be set for November 2, 1970 and the contract be awarded at that time for the \$887,408 cost.

VACATION OF CERTAIN ALLEYS
WITHIN CIVIC CENTER BLOCK

x The Deputy City Clerk read the title of A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ORDERING THE VACATION AND ABANDONMENT OF TWO PUBLIC ALLEYS DESCRIBED AS THAT CERTAIN ALLEY, 15 FEET WIDE, LYING SOUTHERLY AND ADJACENT TO LOTS 1, 2, 3, 4 AND THE EAST 10 FEET OF LOT 5, BLOCK MM OF THE GLENDORA TRACT PER M.R. 15 PAGES 75-76 AND THAT CERTAIN ALLEY, 20 FEET WIDE, LYING WESTERLY AND ADJACENT TO LOTS 10, 11, 14, 15 18 AND THE NORTH ½ OF LOT 19 OF SAID BLOCK MM.

Upon motion by Smyth, seconded by McGill and unanimously carried, it was voted to dispense with further reading of the foregoing Resolution, adopt same and designate it RESOLUTION NO. 70-084.

APPROVING GLENDORA LIBRARY
AUTHORITY GROUND LEASE AND
SUB-LEASE AS TO FORM

Mr. Fredric Sutherland reported on the Resolution which indicates the intention of the City to enter into a lease following receipt of bond bids, and approves the leases as to form.

✓ The Deputy City Clerk read the title of a RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENDORA, CALIFORNIA, APPROVING CERTAIN LEASES AS TO FORM.

APPROVING GLENDORA LIBRARY
AUTHORITY GROUND LEASE AND
SUB-LEASE AS TO FORM
(CONT'D.)

Upon motion by Baldwin, seconded by McGill
and unanimously carried, it was voted to
dispense with further reading of the fore-
going Resolution, adopt same and designate
it RESOLUTION NO. 70-085.

APPROVING SALE OF \$950,000
REVENUE BONDS BY GLENDORA
LIBRARY AUTHORITY

Mr. Bob Powell of Stone and Youngberg gave
a detailed report with respect to construction
and related costs for the Glendora Library and
recommended that the amount of Bonds be set
at \$950,000.

Considerable discussion ensued with respect
to the amount of money available for the
City's contribution.

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The Deputy City Clerk read the title of a
RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GLENDORA, CALIFORNIA, APPROVING THE
SALE OF \$950,000 REVENUE BONDS BY THE
GLENDORA LIBRARY AUTHORITY.

Upon motion by McGill, seconded by Baldwin
and unanimously carried, it was voted to
dispense with further reading of the fore-
going Resolution, adopt same and designate
it RESOLUTION NO. 70-086.

At 9:00 P.M., upon motion by McGill, seconded by Baldwin and unanimously
carried, it was voted to adjourn to 4:00 P.M., October 20, 1970, in the
Council Chambers of the City Hall.


Eleanor Dossett, Deputy City Clerk

CITY OF GLENDORA

REGULAR MEETING - PLANNING COMMISSION

October 13, 1970

The Planning Commission of the City of Glendora met in a regular session on Tuesday, October 13, 1970, at 7:30 p.m. in the Council Chambers of the City Hall with Chairman DePew presiding.

Members present: DePew, Dunham, Jack, Nichols
Members absent : Lofblad
Staff present : Kilgore, Brutocao, Balderrama, Prentice, Barker

On motion by Dunham, seconded by Jack and carried it was voted to approve the minutes of the regular meeting of September 22, 1970 and adjourned meeting of October 6, 1970.

PUBLIC HEARING	Transmission Stations and Sub-
ZONE ORDINANCE AMENDMENTS	stations from M-1 to Conditional
Sections 21.44.010(2), 21.54.020	Uses
ZA70-7 (9-8-70)	Initiated by Planning Commission

The Associate Planner presented the following report:

Pursuant to the study session at the September 8, 1970 Planning Commission meeting, this is an advertised Public Hearing. Notice of Hearing was published in the Glendora Press on September 30, 1970. There have been no inquiries relative to this notice.

At present the Glendora Municipal Code permits in M-1 zones major electrical transmission or transformer stations and power plants. As a result of the Planning Commission's study session at a previous meeting, it was determined these items can be better handled under Conditional Uses. The changes in the Zoning Ordinance drafted by the City Attorney in conjunction with staff would be as follows:

- | | |
|--------------------------|--|
| M-1 | Section 21.44.010(2) of the Glendora Municipal Code-1967 is amended by deleting therefrom the phrases "major electrical transmission substations", "power plant, booster or pumping plant", and "transformer station." |
| Condi-
tional
Uses | Section 21.54.020 of the Glendora Municipal Code-1967 is amended by adding thereto the following language at the end of said section:

"(23) Electrical transmission substations;
(24) Radio and telephone transmission stations,
and other similar facilities." |

On query, the Associate Planner stated the suggested change would also cover Cable T.V.

Chairman DePew declared the Hearing open. There being no one present to speak for or against the subject matter, the Chairman declared the Hearing closed.

Action: On motion by Dunham, seconded by Nichols it was unanimously voted to recommend approval of Zone Ordinance Amendments, Section 21.44.010(2) and 21.54.020 in accordance with recommended amendments listed in the Staff Report.

OUTSIDE CITY WATER SERVICE
 S. Side Alosta at Loraine
 OCW 70-6 (9-28-70)

Temporary produce market
 .60± Acres
 J. Atkinson/W. Jackson

The Associate Planner read the following letter, addressed to the Planning Commission, dated October 13, 1970, and signed by John H. Atkinson: "As agent for Mr. W. F. Jackson, I hereby notify you in writing to cancel (sic) item #4 on your agenda of October 13, 1970. The request was made for outside city water service. If there are any further questions, please call."

The following staff report, in part, had been presented to the Planning Commissioners:

The subject property is devoid of improvements, with a frontage of 350' and approximate depth of 80'. Presently there is a mobile trailer food stand located on the premises. According to the County License Code and County Public Health Code, which the City has adopted by reference, this is classified as a "Food vehicle - Retail (Hawker)." The law requires that this vehicle be physically moved every twenty-four hours, presumably to another location. If this structure is not moved every twenty-four hours, it technically becomes a retail food "market" and should meet food establishment requirements such as water and toilets available within 300'. The Health Department has indicated that toilet facilities are available for the subject stand within 300', and the Health Department reports the operation is "clean."

In the brief ensuing discussion, it was noted the subject facility no longer could be designated as a "mobile trailer" for it now rests on concrete blocks.

Action: On motion by Jack, seconded by Dunham it was unanimously voted to cancel the application for Outside City Water Service at the south side of Alosta at Loraine, OCW 70-6, in accordance with the applicants' request.

STUDY

Multi-family Zoning
 ZA70-8 (10-6-70)

Initiated by Planning
 Commission and Staff

The following report was presented to the Commission:

Glendora has always been regarded as a prime residential community. The apartment development standards that have been required assisted the development of better living environment for people in this style of dwelling unit. Staff recommends the consideration of a number of changes within apartment zonings to create additional standards for better living environments, as follows:

A. R-3 Multiple Family Residence

	<u>Existing</u>	<u>Proposed</u>
Unit Size	800 s.f. Minimum 1100 s.f. Average	1 Bedroom - 800 s.f. Min. 2 Bedroom - 950 s.f. Min. 3 Bedroom - 1100 s.f. Min.
Open Area	300 s.f. per unit	300 s.f. per unit (private) contiguous to each unit. 300 s.f. recreation area (public) to be used in conjunction with other public open areas. Minimum balcony or patio width 10'
Lot Area	2200 s.f. per unit (19.8 Dwelling Units per acre)	Incentive density: Up to 10% increase in Dwelling Units per acre with an increase of 20% in public open space. Minimum size development: 20 units

B. Changes in General--All Multifamily Zones

1. Specific Site Plan Review of each project--subject to conditions.
2. Establishing construction criteria to improve basic minimal structural standards (quality):
 - a. Sound proofing: Between apartments, apartments/garages, walls and floor, all piping and mechanical equipment.
 - b. Top floor insulation.
 - c. Gutter and downspouts on all buildings.
 - d. No asphalt drives.
 - e. All ramps shall be illuminated.
 - f. Ceiling lights in garage or carport.
3. All such details shall be shown on plans prior to issuance of building permit.

C. Condominium and Cluster House Developments

1. Must conform to unit density of respective residential zone.
2. By Conditional Use Permit procedure.
3. Developments Standards
 - a. Additional guest parking
 - b. Public or private streets
 - c. Outdoor storage areas

The City of Arcadia's amendments to their Municipal Code have been in effect since April 21, 1964, after a comprehensive study. The amendments before the Commission in this study are in Arcadia's Zoning Ordinance. This consideration being just a study, the next step would be to include the comments, additions and direction of the Commissioners, and translate the recommended changes into legal language within the proper apartment section of the Ordinance for subsequent formal consideration by the Commission.

The Associate Planner noted one of the prime reasons for recommended updating of Zoning Ordinance standards was to make Code provision for the density features recommended in the General Plan. There ensued an in-depth discussion on the recommended changes; some of the main points covered were as follows:

Condominiums and cluster units are not necessarily a building type but they do create lot splits and small lots; accordingly, such developments would be reviewed by the Commission for lot split and variance on reduced lot size in accordance with present Code requirements. The Code does not contain a provision for selling air space, a feature of condominiums. A complex and involved State law deals with condominiums. There should be a Code ruling on who is responsible for open-space maintenance, especially since condominiums are sometimes built on leased land. It was questioned whether, for a given area, condominium or single-family development would afford a greater tax base for the city. In cluster-type development there would be reduction of streets for maintenance, and open space requirements would reduce burden on the city to provide public park areas.

Commissioner Nichols reviewed average standards he developed from the latest Architectural Record on well designed, quality developments throughout the United States, with the majority on the west coast, as follows: 550 s.f. min. for studio apartment, 700 s.f. min. for one bedroom, 1,000 s.f. min. for two bedroom. He questioned the prerogative in the present requirements, which tend to dictate the required ratio between one and more-than-one bedroom units.

Thomas Balderrama, Building Director, commented on the criteria enumerated in B.2. of the staff report. He questioned whether the Commission would

want such construction standards in the Zoning Ordinance, which would involve amendments to the Plumbing, Electrical and Building Codes. He deemed the overall responsibility on such criteria should be vested solely with the Building Department, noting there is a review process with the Planning Department on building permits. He advised that for reasons of uniformity Assembly Bill 2300 directs that cities, counties and other jurisdictions must adopt the latest edition of uniform codes, and any amendments thereto would be difficult to implement. Following discussion, the Commissioners agreed they were primarily concerned with land, land use, density, et cetera, and that construction standards should remain completely under the jurisdiction of the Building Department.

The Commissioners agreed amendments were necessary to cover the General Plan's density feature, rather than the present Code standards which are structured by zone. They noted Planned Unit Development coverage in the Code would be preferable to present procedures. Further, the Commissioners noted Planned Unit Development would allow for incentives, such as permitting a developer to increase the density but concurrently providing certain desirable amenities.

The Commissioners directed staff to continue the study, to work toward recommended amendments to insure quality developments, to give potential developers direction toward such quality development, and to adequately cover the density features recommended in the General Plan.

ADDENDUM

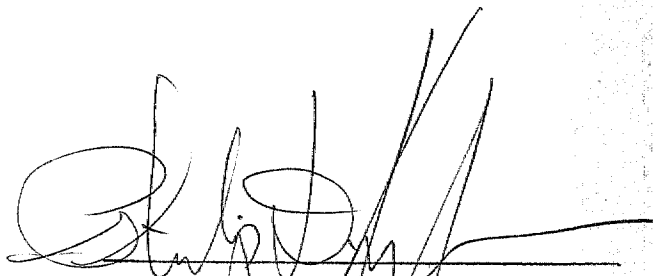
Variances (Report by City Attorney)
847-863 W. Alosta
V70-12(A)&(B) (6-30-70)

Variances to permit
(A) Off-sale alcoholic beverages
(B) Land division for tax purposes
Kathryn Soelberg/Hank Gordon

The City Attorney reviewed the fact he had been instructed by the Planning Commission to record at the County Recorder's Office an excerpt of the August 11, 1970 Planning Commission Minutes relative to land division for tax purposes at the subject location; that this legal document was to cover the City's denial of a Lot Split as part of the Planning Commission's recommended denial of requested land division for tax purposes at this location. The City Attorney then advised that the County Recorder's Office had returned ^{unrecorded} the document containing the excerpt of the Minutes, noting the Recorder's Office could only record certain specified documents of which this denial of Lot Split would not be one. The City Attorney noted if the Council did approve the division for tax purposes, it would be so noted on the Assessor's records but this would not mean a split of the parcel on the City records.

Correction
10/27/70

On motion by Dunham, seconded by Jack and carried the meeting adjourned at 8:40 p.m. to October 20, 1970 at 5:15 p.m.


Philip D. Kilgore
Secretary Pro-Tem