



Planning Commission Staff Report

DATE: November 17, 2010

TO: Planning Commission

FROM: Planning Department

SUBJECT: General Plan Amendment 08-02 - changing various policies, objectives and descriptive text for Brasada residential project in the Northern Foothills.

Municipal code Text Amendment 08-04 – revising Specific Plan No. 25 related to permitted densities and development standards for the Brasada residential project.

BACKGROUND

The proposed revisions to the San Dimas General Plan and Specific Plan No. 25 are set forth in detail in the two Attachments to this report. The revisions are associated with Tentative Tract Map 70583. The policies, objectives and/or regulations requiring revision are set forth in Chapter 4.9 of the DEIR.

ANALYSIS

San Dimas General Plan

The proposed project is not consistent with various existing policies and objectives set forth in the San Dimas General Plan. Since development projects such as tract maps must be found consistent with the General Plan some revisions are needed. These are detailed in Attachment A and the "Comments" portion of each amendment discusses the issues associated with each potential change.

Number	Affected Policy or Objective	Staff Recommendation
1	Policy 1.1.3 under Goals Statement L-1/Objective 1.1 - Development shall conform to terrain.	B*

	Development shall conform to terrain.	
2	Policy 2.1.1 under Goals Statement L-2/Objective 2.1 - Development shall conform to terrain.	A
3	Policy 2.1.2 under Goals Statement L-2/Objective 2.1 - Develop building sites which are reasonably accessible with minimal grading.	B
4	Objective 2.2 under Goals Statement L-2- Maintain the development at a very low estate density of 0 to 0.2 dwelling units/acre with the following sub categories: a) hillside residential with rural standards, grading to follow natural terrain and a minimum of 150-foot separation between buildings shall be maintained (not applicable to Way Hill); b) Puddingstone Hills – minimum lot size shall be 1.5 to 3 acres; and c) Way Hill – minimum lot size shall be 1 acre, lots may be created...no new ridgeline lots are created.	B
5	Objective 2.5 under Goals Statement L-2 - Preserve significant environmental features.	B
6	Policy 2.5.1 under Goals Statement L-2/Objective 2.5 - Minimize changes to the natural topography.	B
7	Policy 2.5.2 under Goals Statement L-2/Objective 2.5 - Follow hillside contours	B
8	Policy 9.1.5 under Goals Statement L-9/Objective 9.1- Preserve important view corridors.	B*
9	Objective 10.1 under Goals Statement L-10 - Development of the Northern Foothills shall be rural in character.	A
10	Policy 10.1.2 under Goals Statement L-10/Objective 10.1 – Maximum densities shall be as set forth in Figure II-5.1.	B*
11	Policy 10.1.3 under Goals Statement L-10/Objective 10.1 - Even where clustering is allowed, minimum parcel sizes shall not be less than two acres in size.	A
12	Objective 10.2 under Goals Statement L-10 - The visual intrusiveness of new development shall be minimized. Rather than relying on substantial landform modification to create artificial building pads, new development shall be designed to fit quietly into the natural character of the area.	B
13	Policy 10.2.1 under Goals Statement L-10/Objective 10.2– Except within bedrock, where manufactured slopes in excess of 5 vertical feet cannot feasibly be avoided, they shall be landform graded. (Note: landform grading is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical places designed to simulate the appearance of surrounding natural terrain.)	B
14	Policy 10.2.4 under Goals Statement L-10/Objective 10.2– Structures shall be sited in a manner that will fit	B

	into the hillside's contour and relate to the form of the terrain; retain outward views from the maximum number of units while maintaining the natural character of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; and, preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.	
15	Policy 10.2.7 under Goals Statement L-10/Objective 10.2- Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. The effect of permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines and scenic areas, including their retention protected open space. Clustering is not to be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, nor is clustering to be used to created suburban style subdivisions within the Northern Foothills area.	A
16	Policy 10.2.8 under Goals Statement L-10/Objective 10.2 – The use of retaining walls and structures is encouraged when it significantly reduces site grading.	B
17	Policy 10.2.10 under Goals Statement L-10/Objective 10.2 - Houses shall not be excessively tall so as to dominate their surroundings. Structures shall be a maximum of one story in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.	B
18	Policy 10.2.17 under Goals Statement L-10/Objective 10.2 - Primary ridgelines should be protected from any construction activities, including but not limited to roads, structures, water tanks, antennae, utilities, etc so as to maintain a natural skylines.	B
19	Policy 10.4.3 under Goals Statement L-10/Objective 10.4 - Development projects are to be designed to protect habitat values and to preserve significant, viable habitat areas and habitat connections in their natural	B*

	condition.																	
20	Policy 10.4.4 under Goals Statement L-10/Objective 10.4 - Within proposed developments, primary emphasis is to be placed on protecting the integrity of habitats and habitat linkages.	B*																
21	Policy 10.4.5 under Goals Statement L-10/Objective 10.4 - Within occupied habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited.	B*																
22	Policy 10.4.7 under Goals Statement L-10/Objective 10.4 - Within habitats of plants listed by the California Natural Diversity Data Base (CNDDB) as "special" or "of concern," new development shall not result in a reduction in the number of these plants, if they are present.	B*																
23	Policy 10.4.9 under Goals Statement L-10/Objective 10.4 - The establishment of buffer zones adjacent to areas of preserved biological resources shall be required. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource.	B*																
24	Policy 5.1.1 under Goals Statement OS-5/Objective 5.1 - Development shall conform to terrain.	B*																
25	Objective 5.2 under Goals Statement OS-5 - Preserve the topographic and scenic character of the Northern Foothills.	B*																
26	Policy 4.1.1 under Goals Statement CN-4/Objective 4.1- Designate the Northern Foothills as very low density residential development to minimize grading and protect its natural appearance.	B*																
27	SEE ATTACHMENT A FOR DETAILED TEXT	B																
28	<p>RESIDENTIAL DENSITY CATEGORIES. The following are the standards for residential density categories:</p> <table border="1"> <thead> <tr> <th>Residential Category</th> <th>Dwelling Units/Acre</th> </tr> </thead> <tbody> <tr> <td>Northern Foothills</td> <td>See Exhibit II-5.1</td> </tr> <tr> <td>Single Family Estate Very Low</td> <td>0-.2</td> </tr> <tr> <td>Single Family Very Low</td> <td>.21-3</td> </tr> <tr> <td>Single Family Low</td> <td>3.1-6</td> </tr> <tr> <td>Low/Medium</td> <td>6.1-8</td> </tr> <tr> <td>Medium</td> <td>8.1-12</td> </tr> <tr> <td>High</td> <td>12.1-16</td> </tr> </tbody> </table>	Residential Category	Dwelling Units/Acre	Northern Foothills	See Exhibit II-5.1	Single Family Estate Very Low	0-.2	Single Family Very Low	.21-3	Single Family Low	3.1-6	Low/Medium	6.1-8	Medium	8.1-12	High	12.1-16	B
Residential Category	Dwelling Units/Acre																	
Northern Foothills	See Exhibit II-5.1																	
Single Family Estate Very Low	0-.2																	
Single Family Very Low	.21-3																	
Single Family Low	3.1-6																	
Low/Medium	6.1-8																	
Medium	8.1-12																	
High	12.1-16																	

	<p><u>Single Family Estate Very Low:</u> Density uses are very low density single family detached and large estate developments with the following subcategories: a) Hillside residential with rural standards grading to terrain minimum 150' between structures; b) Puddingstone Hills – 1-1/2 to 3 acre minimum lot size; and c) Way Hill – 1 acre minimum lot size. These areas shall comply with the Hillside Development Regulations.</p>	
29A	SEE ATTACHMENT A FOR DETAILED TEXT	B
29B	SEE ATTACHMENT A FOR DETAILED TEXT	B
29C	SEE ATTACHMENT A FOR DETAILED TEXT	B*

- indicates no change

The Attachment has been prepared to offer two options for most of the General Plan revisions. In all cases Option A would accommodate the project as proposed with a few minor exceptions. These exceptions relate to some minor revisions to the Conceptual Grading Plan to accommodate additional landform grading, the permissible number of two story lots (16 requested vs. 25% or 15) and the minimum parcel size at 0.50 acres (two parcels are 0.48). Some but not all of the Options B's are consistent with the project as submitted but Option B does promote more substantial revisions including more extensive grading modifications and a reduction in the requested number of lots (61 vs. 54).

Specific Plan No. 25

The proposed project similarly requires multiple revisions to Specific Plan No. 25. the format of the Specific Plan requires a slightly different approach to highlighting these changes but does present options to a number of the requested changes.

Section	Description	Staff Recommendation
18.542.010.B	Purpose	B
18.542.010.D.2 &.5 &.10	Development Standards intent	B*
18.542.105 (new)	Establishes two Planning Areas	Support
18.542.110	Maximum allowable density	B
18.542.120-150 &.200	Minor changes for planning area uses	Support

18.542.210	Minimum lot size	Support
18.542.230	Grading standards	B
18.542.250	Building height	B
18.542.270	Lot and Site Design	Support
18.542.380	Horsekeeping	B*
Exhibit A	Delineation of Planning Areas	Support

* No change

The Attachment has been prepared to offer two options for some of the Specific Plan revisions. In all cases Option A would accommodate the project as proposed with a few minor exceptions. These exceptions relate to some minor revisions to the Conceptual Grading Plan to accommodate additional landform grading, the permissible number of two story lots (16 requested vs. 25% or 15) and the minimum parcel size at 0.50 acres (two parcels are 0.48). Some but not all of the Options B's are consistent with the project as submitted but Option B does promote more substantial revisions including more extensive grading modifications and a reduction in the requested number of lots (61 vs. 54).

Horsekeeping

Issues associated with potential changes to horsekeeping standards have been referred to the Equestrian Commission for comments. The minutes of the meeting are attached. Generally the Commission, as it relates to the MCTA, does not support creating different horsekeeping standards for this project from those set forth for the remainder of the City. Other issues of concern for the Equestrian Commission are set forth in the Tract Map discussion.

RECOMMENDATION

Staff recommends approval of revisions to the General Plan and Specific Plan as noted in the shaded options boxes in Attachments A and B.: The Planning Commission should direct Staff to prepare Resolutions with appropriate Findings for the December 1, 2010 meeting.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments:

- A. Revisions to the San Dimas General Plan
- B. Revisions to Specific Plan No. 25
- C. Equestrian Commission Minutes of November 2, 2010

PROPOSED GENERAL PLAN AMENDMENT NO. 1

Existing Land Use Element Text

Policy 1.1.3 under Goals Statement L-1/Objective 1.1 - Development shall conform to terrain.

Option A

Development shall conform to terrain, except in limited circumstances where landform modifications are deemed appropriate and where such modifications enhance opportunities to preserve natural open space.

Option B

No change.

Comments:

Portions of the proposed project would be designed to preserve and conform to the existing terrain by locating lots in the central-western valley portion of the project site. The proposed project would also require substantial grading on other portions of the site significantly altering the natural topography into a more suburban style project.

This policy applies City wide and, as such, establishes a useful standard in evaluating various landform modifications where no specific standard applies. It should be noted that related Policy 2.1.1 requires development within various foothill areas (Northern Foothills, Puddingstone Hills and Way Hill) to conform to the terrain. Option B retains the City-wide standard and issues raised by the project can be addressed adequately in Policy 2.1.1.

PROPOSED GENERAL PLAN AMENDMENT NO. 2

Existing Land Use Element Text

Policy 2.1.1 under Goals Statement L-2/Objective 2.1 - Development shall conform to terrain.

Option A

Revise Policy 2.1.1 as follows:

Development shall conform to terrain, except in limited circumstances in the Northern Foothills where landform modifications are deemed appropriate and where such modifications enhance opportunities to preserve natural open space.

Option B

Revise Policy 2.1.1 as follows:

Development shall conform to terrain, except in limited circumstances where landform modifications are deemed appropriate and where such modifications enhance opportunities to preserve natural open space.

Comments:

Portions of the proposed project would be designed to preserve and conform to the existing terrain by locating lots in the central-western valley portion of the lot. The proposed project would also require substantial grading on other portions of the site significantly altering the natural topography.

Policy 2.1.1 applies specifically to designated foothill areas including the Northern Foothills, Puddingstone Hills and Way Hill. Option A would allow some terrain modification in return for natural open space preservation – but only in the Northern Foothills. Option B would allow it in other identified foothill areas including Puddingstone Hills (which are fully developed) and Way Hill (which has remaining opportunities albeit limited).

PROPOSED GENERAL PLAN AMENDMENT NO. 3

Existing Land Use Element Text

Policy 2.1.2 under Goals Statement L-2/Objective 2.1 - Develop building sites which are reasonably accessible with minimal grading.

Option A

Replace Policy 2.1.2 with the following:

Access to building sites in foothill areas shall utilize existing rights of way when feasible. Where new roadways are necessary, alignments shall minimize disruption to terrain unless other feasible options are not available. Designs which necessitate substantial grading and retaining walls shall include design features which blend into the hillsides to the extent feasible.

Add Policy 2.1.5 – Develop building pads with minimal grading unless larger pads are deemed necessary, except that any larger pads shall be allowed only where larger areas of natural open space are left in undisturbed condition and where screening from off-site visibility is provided.

Option B

Replace Policy 2.1.2 with the following:

Access to building sites in foothill areas shall utilize existing rights of way when feasible. Where new roadways are necessary, alignments shall minimize disruption to terrain unless other feasible options are not available. Designs which necessitate substantial grading and retaining walls shall include design features which blend into the hillsides to the extent feasible.

Add Policy 2.1.5 – Grading of building sites should avoid excessively large pads and be blended into the hillside terrain. Larger pads may be acceptable in flatter terrain and where visibility is minimal in order to accommodate clustered development where it is deemed appropriate.

Comments:

The project would require a substantial quantity of cut and fill (1,300,000 cubic yards) and would include grading on slopes in excess of 35 per cent. In addition the project would require extensive use of retaining walls due to proposed grading. Much of this grading is required to provide access via the extension of Cataract Avenue (versus the option of using existing motorways) and results in pads which average 25, 028 square feet and range from 13, 485 to 71, 813 square feet. These seem to be particularly large pads for the hillside terrain. While some portions of the site are flatter, it appears that the intent of the design is to maximize pad size to facilitate economic return rather than consider the limitations imposed by existing landform. Some adjustment to the proposed grading is suggested by Option B although any clustered development will result in significant landform modifications.

PROPOSED GENERAL PLAN AMENDMENT NO. 4

Existing Land Use Element Text

Objective 2.2 under Goals Statement L-2- Maintain the development at a very low estate density of 0 to 0.2 dwelling units/acre with the following sub categories: a) hillside residential with rural standards, grading to follow natural terrain and a minimum of 150-foot separation between buildings shall be maintained (not applicable to Way Hill); b) Puddingstone Hills – minimum lot size shall be 1.5 to 3 acres; and c) Way Hill – minimum lot size shall be 1 acre, lots may be created...no new ridgeline lots are created.

Option A

Revise Objective 2.2 to read as follows:

Maintain the development at a very lower estate density of 0 to 0.2 dwelling units/acre with the following sub categories: a) hillside residential with rural standards, grading to follow natural terrain and a minimum of 150-foot separation between buildings shall be maintained (not applicable to Way Hill); Northern Foothills – hillside residential with density based upon per Exhibit II-5.1 allowing for increased density where clustering is feasible b) Puddingstone Hills – minimum lot size shall be 1.5 to 3 acres; and c) Way Hill – minimum lot size shall be 1 acre, lots may be created...no new ridgeline lots are created.

Option B

Revise Objective 2.2 to read as follows:

Maintain the development at a very low estate density of 0 to 0.2 dwelling units/acre with the following sub categories: a) hillside residential with rural standards, grading to follow natural terrain and a minimum of 150-foot separation between buildings shall be maintained (not applicable to Way Hill); Northern Foothills – hillside residential with density based upon per Exhibit II-5.1 b) Puddingstone Hills – minimum lot size shall be 1.5 to 3 acres; and c) Way Hill – minimum lot size shall be 1 acre, lots may be created... no new ridgeline lots are created.

Comments: The proposed project would include a General Plan Amendment that would increase the maximum allowable density for the project site. The existing General Plan maximum density of 0.2 du/ac used for the SFVLE designation would limit development to 54 houses on the 270 acre project. It is important to maintain the current density limitations in the Northern Foothills remembering that there are 700 acres outside of this project in the Northern Foothills. Yet the Settlement Agreement (an increase of 17 houses from the original 21) and additional project based revisions (to reduce ridgeline and hilltop development) suggest substantial density increases to accommodate this project. Option A would accommodate the proposed project with corresponding revisions to Exhibit II-5.1. Option B would limit the project to a maximum of 54 lots since it maintains the maximum of 0.2 dwelling units/acre. The SFVLE designation existed prior to the creation of the Northern Foothills designation and is the lowest density designation other than Northern Foothills.

PROPOSED GENERAL PLAN AMENDMENT NO. 5

Existing Land Use Element Text

Objective 2.5 under Goals Statement L-2 - Preserve significant environmental features.

Option A

Modify Objective 2.5 as follows:

Preserve significant environmental features, except where necessary to accommodate required access or needed utilities.

Option B

Modify Objective 2.5 as follows:

Preserve significant environmental features, except where necessary to accommodate required access or needed utilities. Significant features that may be altered shall be offset by preservation of natural open space.

Comments: The topography of the project site consists of rolling hills, steep hills, valley areas and a lower lying bowl area that is relatively flat. The proposed project would significantly alter existing landforms through proposed site grading. Shuler Canyon is substantially altered to accommodate the extension of Cataract Avenue and drainage features of the project. At least one hilltop is reduced by 40-50 feet in height to create building sites and the water tank is located on a primary ridgeline. Much of the site remains undisturbed in its natural condition. Any alteration to significant features should be limited and balanced by preservation of other features and/or open space. The project is consistent with either option A or B.

PROPOSED GENERAL PLAN AMENDMENT NO. 6

Existing Land Use Element Text

Policy 2.5.1 under Goals Statement L-2/Objective 2.5 - Minimize changes to the natural topography.

Option A

Modify Policy 2.5.1 as follows:

Minimize changes to the natural topography, except where necessary to accommodate access, utilities and larger pads associated with clustered development where it is deemed appropriate.

Option B

Modify Policy 2.5.1 as follows:

Minimize changes to the natural topography, except where necessary to accommodate clustered development where it is deemed appropriate, access and utilities. Where topography is altered landform grading techniques shall be used. Use of taller retaining walls shall be minimized.

Comments: The proposed project would substantially alter the existing topography of the project site during proposed site grading. Most of the proposed grading results from the extension of Cataract Avenue which is the primary access for the project. An additional amount is needed to accommodate elevation requirements for the proposed water tank. Balancing grading on the project site further increases the proposed grading quantities. Nevertheless building pads being created are larger than usual for hillside conditions. Grading design results in significant landform alterations which are inconsistent for most hillside preservation goals and which are deemed significant and unavoidable by the EIR. Standards which limit unnecessary alterations and excessive pad sizes still seem appropriate. Option B would suggest some revisions to the conceptual grading plan are needed.

PROPOSED GENERAL PLAN AMENDMENT NO. 7

Existing Land Use Element Text

Policy 2.5.2 under Goals Statement L-2/Objective 2.5 - Follow hillside contours

Option A

Modify Policy 2.5.2 to read as follows:

Follow hillside contours, except where necessary to accommodate access, utilities and economically viable pads.

Option B

Modify Policy 2.5.2 to read as follows:

Follow hillside contours, except where necessary to accommodate access and utilities and clustered development where it is deemed appropriate. Where contours are altered landform grading techniques shall be used. Use of taller retaining walls shall be minimized.

Comments: The proposed project would substantially alter the existing topography of the project site during proposed site grading. Most of the proposed grading results from the extension of Cataract Avenue which is the primary access for the project. An additional amount is needed to accommodate elevation requirements for the proposed water tank. Balancing grading on site further increases the proposed grading quantities. Nevertheless building pads being created are larger than usual for hillside conditions. Grading design results in significant landform alterations which are inconsistent for most hillside preservation goals. There is little landform grading. Standards which encourage landform grading and minimize retaining walls seem appropriate. Option B would suggest some revisions to the conceptual grading plan are needed.

PROPOSED GENERAL PLAN AMENDMENT NO. 8

Existing Land Use Element Text

Policy 9.1.5 under Goals Statement L-9/Objective 9.1- Preserve important view corridors.

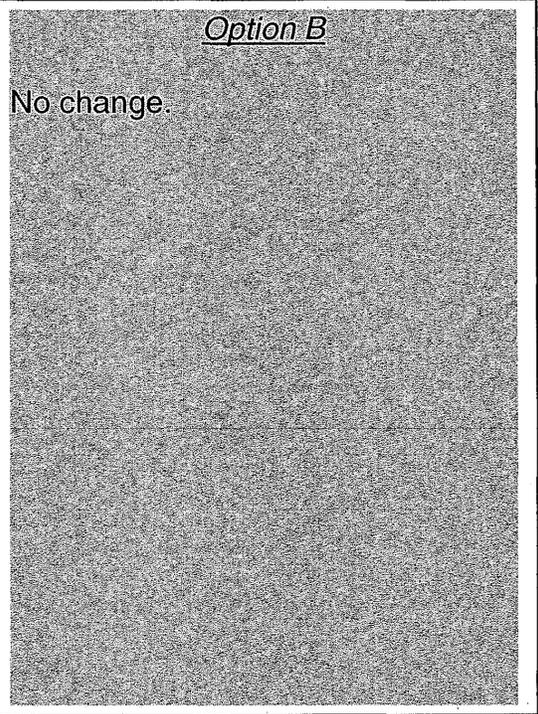
Option A

Modify Policy 9.1.5 to read as follows:

Preserve important view corridors.
Any alterations should be minimized with appropriate screening and preservation of most view corridors.

Option B

No change.



Comments: The Northern Foothills area is considered an important visual resource when viewed from the city and surrounding areas. Implementation of the proposed project would alter existing landforms and may affect view corridors. A visual analysis indicates that the project's views are somewhat minimized. Additional screening of certain portions of the project may be appropriate. However, this is a city wide policy and, as such, it may not be necessary to revise it if appropriate changes are made to Goals statement L-10 which directly affect the Northern Foothills.

PROPOSED GENERAL PLAN AMENDMENT NO. 9

Existing Land Use Element Text

Objective 10.1 under Goals Statement L-10 - Development of the Northern Foothills shall be rural in character.

Option A

Modify Objective 10.1 to read as follows:

Development of the Northern Foothills shall be rural in character, except in limited areas where smaller lots and clustering are appropriate and where this results in preservation of natural open space.

Option B

No change.

Comments: The proposed project is single family residential in character but the limited number of equestrian lots and the flatland grading techniques employed for much of the project create a more suburban style design not in keeping with a rural character. This approach is not appropriate for most, if not all, of the Northern Foothills. Portions of this site are a bit flatter with the valley area having been used for a stable in the past. If some non-rural development is considered suitable due to these circumstances it should be limited. Option B suggests that there should be some reconsideration of the project design to be more rural in nature. This could be accomplished by increasing the equestrian opportunities and reducing the number of lots that are less than one acre.

PROPOSED GENERAL PLAN AMENDMENT NO. 10

Existing Land Use Element Text

Policy 10.1.2 under Goals Statement L-10/Objective 10.1 – Maximum densities shall be as set forth in Figure II-5.1.

Option A

Modify Policy 10.1.2 to read as follows:

Maximum densities shall be as set forth in Figure II-5.1, which shall accommodate increased density in limited areas where clustering is deemed appropriate.

Option B

No change.

Comments: The proposed project includes 61 residential lots while the existing General Plan would allow approximately 29 lots on the subject site. The Settlement Agreement provides for an increase of 17 lots on a 200 acre portion of the current project. Additional lots are requested in return for design changes intended to remove 7 lots from a ridgeline and an exposed hilltop area. The latter 7 lots are “doubled” in the final project submitted due to stated differences in economic value of the lots foregone. Option A would clarify that the density would be altered to address whatever the final density would be including a stated reason for that density. The density changes would still be specified in Figure II-5.1. In Option B, there would simply be a reference to the Figure II-5.1 where any changes would be made. Staff intends to prepare density changes so they only apply to the subject project and not to any other areas in the Northern Foothills.

PROPOSED GENERAL PLAN AMENDMENT NO. 11

Existing Land Use Element Text

Policy 10.1.3 under Goals Statement L-10/Objective 10.1 - Even where clustering is allowed, minimum parcel sizes shall not be less than two acres in size.

Option A

Modify Policy 10.1.3 to read as follows:

~~Even where clustering is allowed, minimum parcel sizes shall vary based upon natural slope and proximity to a Development Feasibility Zone but shall not be less than two acres in size, except where clustering is deemed appropriate due to topography. Where clustering is allowed, minimum parcel sizes shall not be less than 0.5 acres.~~

Option B

None

Comments: Of the 61 lots proposed 33 are less than one acre in size with the smallest lot being 0.48 acres in size in the clustered portion of the project site. An additional 15 lots are between one and two acres in size. The existing Specific Plan limits parcels in a clustered land division to one acre in size. The opportunity to cluster smaller lots is only appropriate where the topography can accommodate these groupings of lots. Staff intends to prepare minimum parcel size changes so they only apply to the subject project and not to any other areas in the Northern Foothills.

PROPOSED GENERAL PLAN AMENDMENT NO. 12

Existing Land Use Element Text

Objective 10.2 under Goals Statement L-10 - The visual intrusiveness of new development shall be minimized. Rather than relying on substantial landform modification to create artificial building pads, new development shall be designed to fit quietly into the natural character of the area.

Option A

Modify Objective 10.2 to read as follows:

The visual intrusiveness of new development shall be minimized. Rather than relying on Substantial landform modification to create artificial building pads, ~~new development shall be designed to fit quietly into the natural character of the area.~~ may be allowed in limited areas of the Northern Foothills where clustered development is deemed appropriate.

Option B

Modify Objective 10.2 to read as follows:

The visual intrusiveness of new development shall be minimized. Rather than relying on substantial ~~Where limited~~ landform modification to create artificial larger building pads to accommodate appropriate clustered development and access is allowed, new development shall be designed to fit quietly into the natural character of the area. utilize landform grading techniques to blend development into the natural topography to the extent feasible and shall preserve natural open space on portions of any development.

Comments: The topography of the project site consists of rolling hills, steep hills,, valley areas and a lower lying bowl area that is relatively flat. The proposed project would significantly alter existing landforms through proposed site grading which contains very little landform grading. The intent of the General Plan to blend a project into the topography is difficult to achieve where clustering at the proposed density is allowed. While there has been effort to minimize visual intrusiveness in the proposed design, the landform is clearly being substantially altered to fit the project in rather than the converse. Option B would require substantial revisions to the current grading proposal.

PROPOSED GENERAL PLAN AMENDMENT NO. 13

Existing Land Use Element Text

Policy 10.2.1 under Goals Statement L-10/Objective 10.2– Except within bedrock, where manufactured slopes in excess of 5 vertical feet cannot feasibly be avoided, they shall be landform graded. (Note: landform grading is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical places designed to simulate the appearance of surrounding natural terrain.)

Option A

Modify Policy 10.2.1 to read as follows:

Except within bedrock, where manufactured slopes in excess of 5 vertical feet cannot feasibly be avoided, they shall be landform graded where feasible. Retaining walls incorporating natural design elements may be taller where necessary to support access roads. (Note: landform grading is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical places designed to simulate the appearance of surrounding natural terrain.)

Option B

Modify Policy 10.2.1 to read as follows:

Except within bedrock, where manufactured slopes in excess of 5 vertical feet cannot feasibly be avoided, they shall be landform graded. Retaining walls incorporating natural design elements may be taller where necessary to support access roads. (Note: landform grading is a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical places designed to simulate the appearance of surrounding natural terrain.)

Comments: The proposed grading does not incorporate landform grading throughout making extensive use of retaining walls as high as 30 feet. Most of these retaining walls are necessary to support the extension of Cataract Avenue as the primary access and, to a lesser degree, additional roadways. As long as Cataract is the access there does not appear to be an effective way to avoid taller retaining walls. The project uses MSE walls in an attempt to blend into the topography. Within the project site, some additional landform grading could be accommodated with the use of taller retaining walls avoided. This would require some changes to the project design.

PROPOSED GENERAL PLAN AMENDMENT NO. 14

Existing Land Use Element Text

Policy 10.2.4 under Goals Statement L-10/Objective 10.2– Structures shall be sited in a manner that will fit into the hillside’s contour and relate to the form of the terrain; retain outward views from the maximum number of units while maintaining the natural character of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; and, preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.

Option A

Modify Policy 10.2.4 to read as follows:

Structures shall be sited in a manner ~~that will fit into the hillside’s contour and relate to the form of the terrain;~~ retain outward views from the maximum number of units while maintaining the natural open space character within the development of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; and, preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.

Option B

Modify Policy 10.2.4 to read as follows:

Structures shall be sited in a manner that will fit into the hillside’s contour and relate to the form of the terrain where clustered development is deemed appropriate; retain outward views from the maximum number of units while maintaining the natural open space character within the development of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; and, preserve existing views and allow new dwellings access to views similar to those enjoyed from existing dwellings.

Comments: The proposed grading utilizes “flat-land” grading techniques and does not conform to existing contours over those portions of the site which are being graded. Approximately 90 acres on the site is altered with the remaining acreage left in its current relatively undisturbed condition. In some respects suggested revisions to the conceptual grading plan still have elements of “flat land” grading. This is largely a factor of the clustered development and lot sizes smaller than originally envisioned. Less substantial revisions could result in increased land form grading for some portions of the project.

PROPOSED GENERAL PLAN AMENDMENT NO. 15

Existing Land Use Element Text

Policy 10.2.7 under Goals Statement L-10/Objective 10.2- Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. The effect of permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines and scenic areas, including their retention protected open space. Clustering is not to be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, nor is clustering to be used to created suburban style subdivisions within the Northern Foothills area.

Option A

Modify Policy 10.2.7 to read as follows:

Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state. The effect of permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines and scenic areas, including their retention protected open space. Clustering is not to be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, nor is clustering to be used to created suburban style subdivisions within the Northern Foothills area.

Option B

No change

Comments: To preserve open space and minimize grading, the proposed project would cluster development in a lower-lying valley that is situated in the central-western portion of the project site. Additionally, the proposed project would include a General Plan Amendment that would increase the maximum allowable density designated for the proposed project site. Certainly clustering was encouraged but the original intent was a less suburban style of subdivision design than is proposed. With the corresponding reduction in lot size the only option is to recognize that there will be some "suburbanization" in clustered portions of the project.

PROPOSED GENERAL PLAN AMENDMENT NO. 16

Existing Land Use Element Text

Policy 10.2.8 under Goals Statement L-10/Objective 10.2 – The use of retaining walls and structures is encouraged when it significantly reduces site grading.

Option A

Modify Policy 10.2.8 to read as follows:

The use of retaining walls and structures is encouraged when it significantly reduces site grading allowed where necessary to support access roads and driveways.

Option B

Modify Policy 10.2.8 to read as follows:

The use of retaining walls and structures is encouraged when it significantly reduces site grading allowed where necessary to support access roads and driveways. Effort shall be made to minimize the visual impact through the use of natural design features and terracing of multiple walls where feasible.

Comments: The proposed grading design for the project makes extensive use of retaining walls but it is not clear that this design reduces overall site grading by utilizing those techniques. As a result it seems necessary to adjust the standards at least for roadways and driveways. There are only a couple circumstances where retaining walls are incorporated into the pad grading. Both Option A and B would be consistent with the project as submitted.

PROPOSED GENERAL PLAN AMENDMENT NO. 17

Existing Land Use Element Text

Policy 10.2.10 under Goals Statement L-10/Objective 10.2 - Houses shall not be excessively tall so as to dominate their surroundings. Structures shall be a maximum of one story in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

Option A

Modify Policy 10.2.10 to read as follows:

Houses shall not be excessively tall so as to dominate their surroundings. Structures shall generally be limited to a maximum of one story in height, except that a limited number, not more than 25% of the lots being created, of two story structures may be allowed in conjunction with any land division., where a visual analysis demonstrates that any additional height does not increase visual intrusiveness. Structures shall be a maximum of one story in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

Option B

Modify Policy 10.2.10 to read as follows:

Houses shall not be excessively tall so as to dominate their surroundings. Structures shall generally be limited to a maximum of one story in height, except that a limited number, not more than 25% of the lots allowed, of two story structures may be allowed where a visual analysis demonstrates that any additional height does not increase visual intrusiveness. Structures shall be a maximum of one story in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.

Comments: The proposed project includes 16 lots designated for future two story houses. The Settlement Agreement provided that there would be consideration for a "limited" number of two story lots. Under Option A or B, 15 (not 16) lots would be designated on the tract map for two story structures so a minor revision of the project would be necessary. Option B extends the opportunity for two story structures to other portions of the Northern Foothills where the specified criteria can be satisfied. There are only a few existing parcels that could satisfy the criteria,

PROPOSED GENERAL PLAN AMENDMENT NO. 18

Existing Land Use Element Text

Policy 10.2.17 under Goals Statement L-10/Objective 10.2 - Primary ridgelines should be protected from any construction activities, including but not limited to roads, structures, water tanks, antennae, utilities, etc so as to maintain a natural skylines.

Option A

Modify Policy 10.2.17 to read as follows:

Primary ridgelines should be protected from any construction activities, including but not limited to roads, structures, ~~water tanks~~, antennae, utilities, etc so as to maintain a natural skylines.

Option B

Modify Policy 10.2.17 to read as follows:

Primary ridgelines should be protected from any construction activities, including but not limited to roads, structures, water tanks, antennae, utilities, etc so as to maintain a natural skylines. In limited circumstances where such facilities are deemed necessary, their design shall incorporate feature which screen or minimize visual intrusiveness.

Comments: The proposed water tank is located on a designated primary ridgeline. It is designed to minimize its visual impact by shifting slightly off the ridgeline and setting it below grade. As such the project would be consistent with either option submitted. Option B simply adds additional design parameters.

PROPOSED GENERAL PLAN AMENDMENT NO. 19

Existing Land Use Element Text

Policy 10.4.3 under Goals Statement L-10/Objective 10.4 - Development projects are to be designed to protect habitat values and to preserve significant, viable habitat areas and habitat connections in their natural condition.

Option A

Modify Policy 10.4.3 to read as follows:

Development projects ~~are to be designed to protect~~ shall consider protection of habitat values and ~~to preserve~~ preservation of significant, viable habitat areas and habitat connections in their natural condition. Any disturbance shall be offset by appropriate mitigation.

Option B

No change.

Comments: It is possible to interpret the existing policy in a manner that mandates preservation. The revision would make it clear that mitigation is possible where preservation is not deemed feasible.

PROPOSED GENERAL PLAN AMENDMENT NO. 20

Existing Land Use Element Text

Policy 10.4.4 under Goals Statement L-10/Objective 10.4 - Within proposed developments, primary emphasis is to be placed on protecting the integrity of habitats and habitat linkages.

Option A

Modify Policy 10.4.4 to read as follows:

Within proposed developments, ~~primary emphasis is to be placed on protecting the integrity of habitats and habitat linkages~~ shall be considered. Any disturbance shall be offset by appropriate mitigation.

Option B

No change.

Comments: It is possible to interpret the existing policy in a manner that mandates preservation. The revision would make it clear that mitigation is possible where preservation is not deemed feasible.

PROPOSED GENERAL PLAN AMENDMENT NO. 21

Existing Land Use Element Text

Policy 10.4.5 under Goals Statement L-10/Objective 10.4 - Within occupied habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited.

Option A

Modify Policy 10.4.5 to read as follows:

Within occupied habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is shall generally be prohibited. Any disturbance shall be offset by appropriate mitigation.

Option B

No change.

Comments: It is possible to interpret the existing policy in a manner that mandates preservation. The revision would make it clear that mitigation is possible where preservation is not deemed feasible.

PROPOSED GENERAL PLAN AMENDMENT NO. 22

Existing Land Use Element Text

Policy 10.4.7 under Goals Statement L-10/Objective 10.4 - Within habitats of plants listed by the California Natural Diversity Data Base (CNDDDB) as "special" or "of concern," new development shall not result in a reduction in the number of these plants, if they are present.

Option A

Modify Policy 10.4.7 to read as follows:

Within habitats of plants listed by the California Natural Diversity Data Base (CNDDDB) as "special" or "of concern," new development shall not result in a reduction in the number of these plants, if they are present, unless appropriate biological studies determine that the reduction is not significant.

Option B

No change.

Comments: It is possible to interpret the existing policy in a manner that mandates preservation. The revision would make it clear that mitigation is possible where preservation is not deemed feasible.

PROPOSED GENERAL PLAN AMENDMENT NO. 23

Existing Land Use Element Text

Policy 10.4.9 under Goals Statement L-10/Objective 10.4 - The establishment of buffer zones adjacent to areas of preserved biological resources shall be required. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource.

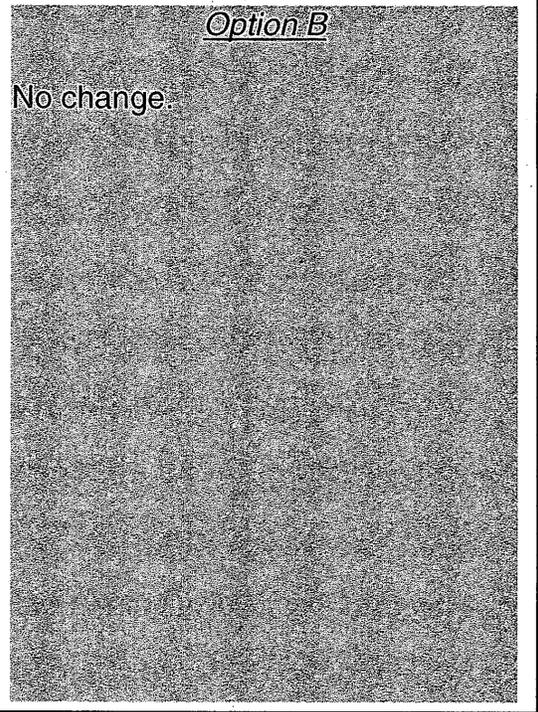
Option A

Modify Policy 10.4.9 to read as follows:

The establishment of buffer zones adjacent to areas of preserved biological resources shall be required, where feasible. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource.

Option B

No change



Comments: It is possible to interpret the existing policy in a manner that mandates preservation. The revision would make it clear that mitigation is possible where preservation is not deemed feasible.

PROPOSED GENERAL PLAN AMENDMENT NO. 24

Existing Open Space Element Text

Policy 5.1.1 under Goals Statement OS-5/Objective 5.1 - Development shall conform to terrain.

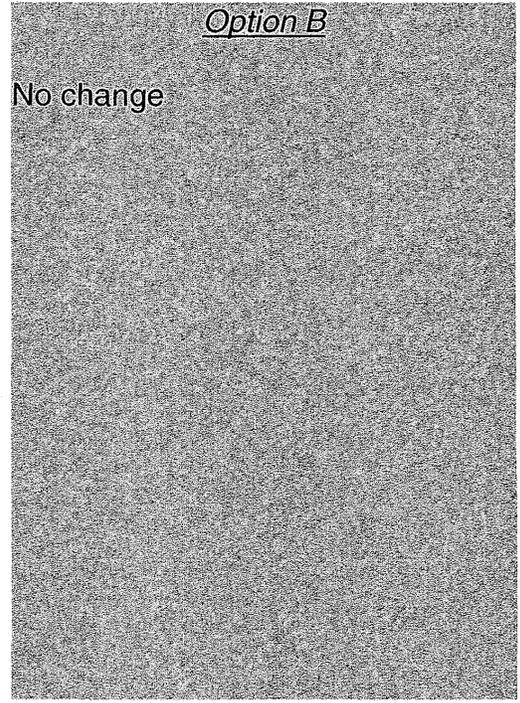
Option A

Revise Policy 2.1.1 as follows:

Development shall conform to terrain, except in limited circumstances where landform modifications are deemed appropriate and where such modifications enhance opportunities to preserve natural open space.

Option B

No change



Comments: Portions of the proposed project would be designed to preserve and conform to the existing terrain by locating lots in the central-western valley portion of the project site. The proposed project would also require substantial grading on other portions of the site significantly altering the natural topography into a more suburban style project.

This policy applies City wide and, as such, establishes a useful standard in evaluating various landform modifications where no specific standard applies. It should be noted that related Policy 2.1.1 requires development within various foothill areas (Northern Foothills, Puddingstone Hills and Way Hill) to conform to the terrain. Option B retains the City-wide standard and issues raised by the project can be addressed adequately in Policy 2.1.1.

PROPOSED GENERAL PLAN AMENDMENT NO. 25

Existing Open Space Element Text

Objective 5.2 under Goals Statement OS-5 - Preserve the topographic and scenic character of the Northern Foothills.

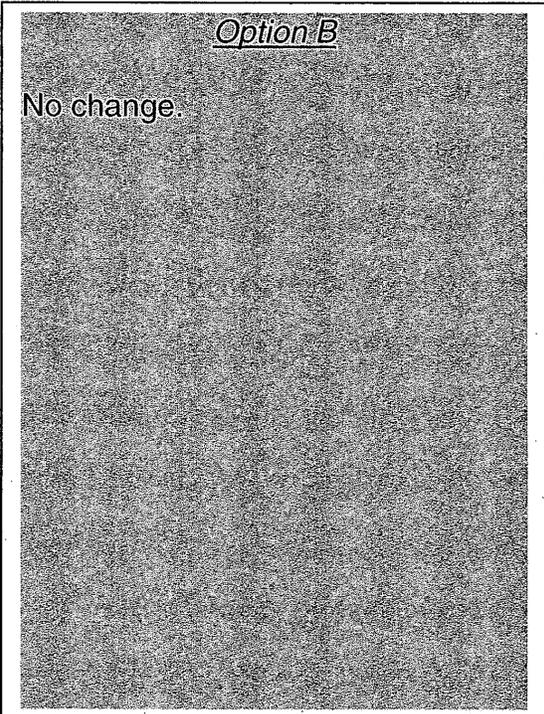
Option A

Modify Objective 5.2 to read as follows:

Preserve the topographic and scenic character of the Northern Foothills, where feasible.

Option B

No change



Comments: The Northern Foothills area is considered an important visual resource when viewed from the city and surrounding areas. Implementation of the proposed project would alter existing landforms and view corridors. This policy applies City wide and, as such, establishes a useful standard in evaluating various landform modifications where no specific standard applies.

PROPOSED GENERAL PLAN AMENDMENT NO. 26

Existing Conservation Element Text

Policy 4.1.1 under Goals Statement CN-4/Objective 4.1- Designate the Northern Foothills as very low density residential development to minimize grading and protect its natural appearance.

Option A

Modify Policy 4.1.1 to read as follows:

Designate the Northern Foothills as very low density residential development to minimize grading and protect its natural appearance, where feasible.

Option B

No change

Comments: The proposed project would be considered low density but includes a General Plan Amendment that would increase the existing maximum allowable density for the project site. This policy applies City wide and, as such, establishes a useful standard in evaluating various landform modifications where no specific standard applies.

PROPOSED GENERAL PLAN AMENDMENT NO. 27

Existing Land Use Element Text (pages II-5 & II-5A from Current Land Use Overview)

Northern Foothills:

The steepness and visual prominence of the Northern Foothills area create a unique challenge to the management of future development and the protection of the area's sensitive environment. The steep slopes are exposed to the south, southwest, and southeast, and are highly visible throughout the City of San Dimas and beyond. Of the 33 undeveloped properties within the Northern Foothills area, only two had average slopes less than 30 percent. Even at low, rural densities, significant grading would be required for residences and access roads. Grading at a 2:1 or even 1.5:1 slope ratio will result in extended benches before a daylight line can be reached.

In the past, the adopted objectives for hillside residential areas spoke to preservation of the natural landscape, while providing for rural residential development. The problem is that a policy of preserving the natural landscape could not be literally applied to the Northern Foothills area because any development within the rugged Northern Foothills would result in loss of the natural landscape and habitat. In addition, policies that are appropriate to other hillside areas within San Dimas cannot adequately address the unique needs and challenges of the Northern Foothills planning area. Thus, the General Plan should provide for a specific and separate policy direction for the Northern Foothills.

The guiding principle for managing environmental values and future development within the Northern Foothills area is to protect the area's natural environment and existing resources, and to ensure that the design/layout of future hillside developments (1) preserve sensitive resources in place, (2) adapt to the natural hillside topography and maximizes view opportunities *to*, as well as *from* the development. Overall, the strategy emphasizes fitting projects into their hillside setting rather than altering the hillside to fit the project. Thus, although individual property rights within the Northern Foothills Area must be recognized, the priority between development and natural resource values should be given to protecting the resource.

Option A

Paragraphs 1 & 2 are unchanged with Paragraph 3 modified to read as follows:

The guiding principle for managing environmental values and future development within the Northern Foothills area is to protect the area's natural environment and existing resources, and to ensure that the design/layout of future hillside developments (1) preserve sensitive resources in place, (2) adapt to consider the natural hillside topography and maximizes view opportunities **to**, as well as **from** the development. Overall, the strategy emphasizes fitting projects into their hillside setting rather than altering the hillside to fit the project to the extent feasible understanding that limited areas appropriate for clustered development will likely require more substantial landform alteration. Thus, ~~although individual property rights within the Northern Foothills Area must be recognized, the priority between development and natural resource values should be given to protecting the resource.~~

Option B

Paragraphs 1 & 2 are unchanged with Paragraph 3 modified to read as follows:

The guiding principle for managing environmental values and future development within the Northern Foothills area is to protect the area's natural environment and existing resources, and to ensure that the design/layout of future hillside developments (1) preserve sensitive resources in place, (2) adapt to consider the natural hillside topography and maximizes view opportunities **to**, as well as **from** the development. Overall, the strategy emphasizes fitting projects into their hillside setting rather than altering the hillside to fit the project to the extent feasible understanding that limited areas appropriate for clustered development will likely require more substantial landform alteration. Thus, although individual property rights within the Northern Foothills Area must be recognized, the priority between development and natural resource values generally be given to protecting the resource.

Comments: These changes are intended to facilitate internal consistency with the policy and objective revisions so that descriptions match them. In this instance the issue is fitting the project into the terrain rather than altering the terrain to fit the project. Earlier comments have described the issues in adequate depth.

PROPOSED GENERAL PLAN AMENDMENT NO. 28

Existing Land Use Element Text (p. II-54 Residential Density Table & Single Family Estate Very Low Description)

RESIDENTIAL DENSITY CATEGORIES. The following are the standards for residential density categories:

Residential Category	Dwelling Units/Acre
Northern Foothills	See Exhibit II-5.1
Single Family Estate Very Low	0-2
Single Family Very Low	.21-3
Single Family Low	3.1-6
Low/Medium	6.1-8
Medium	8.1-12
High	12.1-16

Single Family Estate Very Low: Density uses are very low density single family detached and large estate developments with the following subcategories: a) Hillside residential with rural standards grading to terrain minimum 150' between structures; b) Puddingstone Hills – 1-1/2 to 3 acre minimum lot size; and c) Way Hill – 1 acre minimum lot size. These areas shall comply with the Hillside Development Regulations.

Option A

Modify the SFVLE Description to read as follows:

Density uses are very low density single family detached and large estate developments with the following subcategories: a) hillside residential with rural standards, grading to terrain minimum of 150-foot separation between structures; Northern Foothills – hillside residential with density based upon per Exhibit II-5.1 allowing for increased density where clustering is feasible; b) Puddingstone Hills – 1 ½ to 3 acre minimum lot size; and c) Way Hill – 1 acre minimum lot size.

Option B

Modify the SFVLE Description to read as follows:

Density uses are very low density single family detached and large estate developments with the following subcategories: a) hillside residential with rural standards, grading to terrain minimum of 150-foot separation between structures; Northern Foothills – hillside residential with density based upon per Exhibit II-5.1; b) Puddingstone Hills – 1 ½ to 3 acre minimum lot size; and c) Way Hill – 1 acre minimum lot size.

Comments: The proposed project includes a General Plan Amendment that would increase the maximum allowable density for the project site. The existing General Plan maximum density of 0.2 du/ac used for the SFVLE designation would limit development to 54 houses on the 270 acre project. It is important to maintain the current density limitations in the Northern Foothills remembering that there are 700 acres outside of this project in the Northern Foothills. Yet the Settlement Agreement (an increase of 17 houses from the original 21) and additional project based revisions (to reduce ridgeline and hilltop development) suggest substantial density increases to accommodate this project. Option A would accommodate the proposed project with corresponding revisions to Exhibit II-5.1. Option B would limit the project to a maximum of 54 lots since it maintains the maximum of 0.2 dwelling units/acre. The SFVLE designation existed prior to the creation of the Northern Foothills designation and is the lowest density designation other than Northern Foothills.

PROPOSED GENERAL PLAN AMENDMENT NO. 29A

Existing Land Use Element Text (p. II-55A & B Land Use
Standards for Northern Foothills)

Northern Foothills: Essentially, the Northern Foothills area has four general areas available for development (see Exhibit II-5.2). These general areas are separated into a higher elevation portion (two areas) and a lower elevation portion (two areas). The higher and lower portions are separated by significantly steep slopes (<30 percent). While each of these four areas may accommodate some development, constructing acceptable means of access to the higher elevations will be difficult, except via existing, single lane unpaved roads. Constructing access roads to the higher elevation areas will result in severe grading, extended benches, ridge line alterations, and substantial visual impacts, as well as impacts to off-site properties.

The maximum allowable development densities for development shall be as shown in Exhibit II-5.1.

Exhibit II-5.1 – Maximum Allowable Density		
Actual Slope	Development Feasibility Zone	
	Within	Outside
0 - 25%	1 du/5 acres	1 du/20 acres
25 - 35%	1 du/10 acres	1 du/20 acres
35-50%	1 du/20 acres	1 du/40 acres
50% or more	1 du/40 acres	1 du/80 acres

Achievement of the maximum development intensity cited above is not guaranteed; the actual yield of any development is to be determined based upon:

- ◆ site-specific physical characteristics;
- ◆ the need for mitigation or avoidance of impacts to biological habitats;
- ◆ the environmental sensitivity of proposed site design, grading, and type of construction;
- ◆ available on-site and off-site access; and
- ◆ the ability of the proposed project to avoid impacts on other properties.

Individual developments within the Northern Foothills must be consistent with the general policies and actions contained in the General Plan, as well as the specific provisions, which apply to the Northern Foothills. It is specifically acknowledged that a project which meets applicable development policies might not achieve the nominal maximum development intensity for the site.

Within the Northern Foothills area, there are existing lots of record which exceed the maximum development densities cited above. For these parcels, one single family dwelling unit may be permitted, if such dwelling is constructed in a manner which minimizes alteration of the natural terrain, and if such construction can meet established health and safety requirements.

The 150-foot building separation policy which applies to other hillside areas in the City shall not apply to the Northern Foothills.

Option A

Revise Exhibit II-5.1 to read as follows:

The maximum allowable development densities for development shall be as shown in Exhibit II-5.1.

Exhibit II-5.1 – Maximum Allowable Density¹		
Actual Slope	Development Feasibility Zone	
	Within	Outside
0 - 25%	1 du/5 acres	1 du/20 acres
25 - 35%	1 du/10 acres	1 du/20 acres
35-50%	1 du/20 acres	1 du/40 acres
50% or more	1 du/40 acres	1 du/80 acres

1. The maximum allowable density may be increased from the base density otherwise allowed by this Exhibit in limited areas where clustered development is deemed appropriate. Said increase shall not exceed 0.225 dwelling units per acre.

Delete the last paragraph identified below:

~~The 150-foot building separation policy which applies to other hillside areas in the City shall not apply to the Northern Foothills.~~

Option B

Revise Exhibit II-5.1 to read as follows:

The maximum allowable development densities for development shall be as shown in Exhibit II-5.1.

Exhibit II-5.1 – Maximum Allowable Density¹		
Actual Slope	Development Feasibility Zone	
	Within	Outside
0 - 25%	1 du/5 acres	1 du/20 acres
25 - 35%	1 du/10 acres	1 du/20 acres
35-50%	1 du/20 acres	1 du/40 acres
50% or more	1 du/40 acres	1 du/80 acres

1. The maximum allowable density may be increased from the base density otherwise allowed by this Exhibit in limited areas where clustered development is deemed appropriate. Said increase shall not exceed 0.2 dwelling units/acre specified for SFVLE.

Delete the last paragraph identified below:

~~The 150-foot building separation policy which applies to other hillside areas in the City shall not apply to the Northern Foothills.~~

Comments: The proposed project would include a General Plan Amendment that would increase the maximum allowable density for the project site. The existing General Plan maximum density of 0.2 du/ac used for the SFVLE designation would limit development to 54 houses on the 270 acre project. It is important to maintain the current density limitations in the Northern Foothills remembering that there are 700 acres outside of this project in the Northern Foothills. Yet the Settlement Agreement (an increase of 17 houses from the original 21) and additional project based revisions (to reduce ridgeline and hilltop development) suggest substantial density increases to accommodate this project. Option A would accommodate the proposed project with corresponding revisions to Exhibit II-5.1. Option B would limit the project to a maximum of 54 lots since it maintains the maximum of 0.2 dwelling units/acre. The SFVLE designation existed prior to the creation of the Northern Foothills designation and is the lowest density designation other than Northern Foothills.

Both Options A and B limit any density increase to the subject property through the use of the footnote. Staff evaluated options for changing the standards but found it difficult to achieve within the specified parameters. In the end the specific plan creates separate planning areas in the Northern Foothills with varying densities.

PROPOSED GENERAL PLAN AMENDMENT NO. 29B

Existing Land Use Element Text (p. II-55D & E – Land Use Standards for the Northern Foothills)

Reasonable limitations on development intensity are needed for protection of sensitive environmental features, public safety, efficient provision of public services, and protection of existing public investments in adjacent open space lands. Thus, the general development strategy for the Northern Foothills area is to let the land dictate the location and intensity of use. Thus, the overall objective for the Northern Foothills planning area is to maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land itself imposes, and accommodate such development as can be designed to minimize impacts on the natural environment and protect the public health and safety.

Debris from falling rocks, landslides, mudslides, and other hazards from developing on steep slopes are just some of the hazards of developing in these areas. The supply of public services (water, sewer, electricity, firefighters, police, etc.) can be cost prohibitive in mountainous areas such as the Northern Foothills. This is due to having to provide levels of service identical to those in the more urbanized areas, while encompassing significantly more land area. Police and firefighters many times have difficulty negotiating the steep, winding roads inherent to the mountainous areas, especially during periods of heavy rain and/or wild fires. In addition, with the grading necessary for development and the subsequent disturbance to the natural vegetation, runoff flows increase drastically during periods of either high wind and/or rainfall.

Given these facts, the Northern Foothills development strategy looks to minimize alterations to the natural terrain, not only to preserve natural environmental features, but also to protect residents' health and safety within developed areas. The recommended development strategy recognizes that the limited development which can reasonably occur within the Northern Foothills will provide a sense of refuge and escape from the urban expanse of the Los Angeles metropolitan area.

Development within the area, even when clustered, should be rural in character. For purposes of the Northern Foothills Development strategy, "rural" is defined as:

"A way of life characterized by living in an area with few people; a natural, peaceful, quiet setting; allowance for a sense of solitude; and, unhindered views of stars in the night sky. Rural areas are unencumbered by typical urban/suburban facilities, including: curbs, gutters and sidewalks; street lighting except where needed for safety purposes; formal, manicured landscaping; and commercial facilities."

It is intended that future development within the Northern Foothills planning area be rural in character, as defined above.

It is also intended that future development within the Northern Foothills planning area be consistent with the appropriate level of development and environmental protection outlined below in Exhibit II-5.3. Whenever a division of land is proposed to accommodate more than a single family dwelling on an existing lot of record, the applicant shall provide such information to the City as needed to ascertain whether any of the specific environmental characteristics outlined in Exhibit II-5.3 occur on site.

Option A

Revise Paragraphs 3-6 to read as follows:

Given these facts, the Northern Foothills development strategy looks to minimize alterations to the natural terrain, not only to preserve natural environmental features, but also to protect residents' health and safety within developed areas. The recommended development strategy recognizes that the limited development which can reasonably occur within the Northern Foothills will provide a sense of refuge and escape from the urban expanse of the Los Angeles metropolitan area.

~~Development within the area, even when clustered, should be rural in character. For purposes of the Northern Foothills Development strategy, "rural" is defined as:~~

~~"A way of life characterized by living in an area with few people; a natural, peaceful, quiet setting; allowance for a sense of solitude; and, unhindered views of stars in the night sky. Rural areas are unencumbered by typical urban/suburban facilities, including: curbs, gutters and sidewalks; street lighting except where needed for safety purposes; formal, manicured landscaping; and commercial facilities."~~

~~It is intended that future development within the Northern Foothills planning area be rural in character, as defined above.~~

Option B

Revise Paragraphs 3-6 to read as follows:

Given these facts, the Northern Foothills development strategy looks to minimize alterations to the natural terrain, not only to preserve natural environmental features, but also to protect residents' health and safety within developed areas. The recommended development strategy recognizes that the limited development which can reasonably occur within the Northern Foothills will provide a sense of refuge and escape from the urban expanse of the Los Angeles metropolitan area.

~~Development within the most of the area, even when clustered, should be rural in character. For purposes of the Northern Foothills Development strategy, "rural" is defined as:~~

~~"A way of life characterized by living in an area with few people; a natural, peaceful, quiet setting; allowance for a sense of solitude; and, unhindered views of stars in the night sky. Rural areas are generally unencumbered by typical urban/suburban facilities, including: curbs, gutters and sidewalks; street lighting except where needed for safety purposes; formal, manicured landscaping; and commercial facilities."~~

~~It is intended that future development within the Northern Foothills planning area be rural in character, as defined above.~~

~~Limited areas may be deemed appropriate for smaller lot sizes and clustered development. In these areas, some non-rural facilities are likely to be appropriate.~~

Comments: These changes are intended to facilitate internal consistency with the policy and objective revisions so that descriptions match them. In this instance the issue is fitting the project into the terrain rather than altering the terrain to fit the project. Earlier comments have described the issues in adequate depth.

PROPOSED GENERAL PLAN AMENDMENT NO. 29C

Existing Land Use Element Text (p. II-55 F & G – Exhibit II-5.3)

Exhibit II-5.3 – Recommended Environmental Thresholds and Appropriate Levels of Development

General Description of Affected Lands	Specific Environmental Characteristics	Appropriate Level of Development/ Environmental Protection
<p>Areas whose environmental values are such that any alteration of the natural landscape would create significant environmental impacts, including lands that have been previously been committed to open space as environmental mitigation in order to protect environmental resources.</p>	<p>Slopes in excess of 50 percent.</p> <p>Primary ridgelines forming a skyline.</p> <p>Occupied habitat areas of rare, threatened, or endangered species identified by federal or state law.</p> <p>Archaeological sites that have been preserved in place as mitigation for a previous development project.</p> <p>Floodways as defined by Federal Emergency Management Agency (FEMA).</p>	<p>Land use should be limited to environmental education, research, and enhancement programs. Development, including developed recreation, is generally inappropriate.</p>
<p>Areas with significant environmental features where a certain degree of development may be tolerated without significant environmental impacts provided that development is appropriately clustered.</p>	<p>Areas owned or managed by the U.S. Forest Service that are designated in the General Plan as "Open Space."</p> <p>Hillsides having a slope between 25 and 50 percent.</p> <p>Riparian and wetland vegetative communities, as well as woodlands; areas that provide connectivity between core wildlife habitats where few linkage options are available.</p> <p>Significant archaeological sites (as defined by Appendix K of CEQA Guidelines).</p> <p>Areas of known and/or current mass wasting/landslides.</p> <p>Areas subject to 100-year flooding as defined by FEMA.</p> <p>Areas of outstanding scenic value.</p>	<p>Land use should be limited to undeveloped and developed recreation and low intensity rural use. While the value of these lands is for preservation of environmental resources, development may be clustered into the least sensitive portions of the site in order to preserve and protect natural features. The specific environmental features described to the left in this table are to be preserved in place, and development should not be the visually dominant feature when viewed from designated scenic corridors. "Manufactured" open space areas, such as manmade slopes and introduced landscaping, should blend in with the surrounding natural environment.</p>

Existing Land Use Element Text (p. II-55 F & G – Exhibit II-5.3 - CONTINUED)

Exhibit II-5.3 – Recommended Environmental Thresholds and Appropriate Levels of Development		
General Description of Affected Lands	Specific Environmental Characteristics	Appropriate Level of Development/ Environmental Protection
<p>Lands that retain a natural or open character, or which include rural development that is compatible with the characteristic natural setting. These lands may contain isolated, significant environmental features; however, these features do not generally dominate the natural landscape. As a result, these lands are generally suitable for some level of development.</p>	<p>Rolling lands having slopes less than 25 percent, except in isolated areas. This does not include lands containing significant biological habitats such as riparian areas.</p> <p>Mixed coastal sage scrub.</p> <p>Areas located more than 600 feet from a two-lane roadway or motorway, or 300 feet from a motorway which does not provide for the passage of two vehicles.</p> <p>Designated scenic corridors.</p> <p>Areas of moderate natural scenic value.</p>	<p>New development should remain visually subordinate to the characteristic landscape. However, significant environmental features must be protected, and introduced landscaping, manufactured landforms, structures, roads, and other manmade features should be compatible with the surrounding natural environment. Thus, landform grading and landform planting techniques are to be incorporated into new development.</p>
<p>Infill lands within or adjacent to current development.</p>	<p>Developed lands, areas committed to development, and open lands that have not been committed to open space which will visually function primarily as part of existing developed lands.</p> <p>Areas not containing significant biological resources; previously disturbed lands where revegetation is impractical.</p> <p>Areas free from natural hazards.</p> <p>Areas without significant natural scenic values.</p> <p>Areas or primarily manmade landforms.</p>	<p>New development may replace the characteristic natural landscape. A developed rural character that is compatible with the characteristics of the adjacent community is anticipated. Thus, development may be visually different from natural features when seen in the foreground, new development and land management activities need not appear to borrow from the natural environment. To soften visual impacts, landform grading and landform planting techniques are to be incorporated into new development. New development should not dominate the background. The visual characteristics of background views are to be those of the natural environment.</p>

Option A

In Section 2, Paragraph 2 revise Special Environmental Characteristics as follows:

Hillsides having a slope between ~~25~~ 35 and 50 percent.

In Section 2 revise Appropriate Level of Development as follows:

Land use should be limited to undeveloped and developed recreation and low intensity ~~rural residential~~ use. While the value of these lands is for preservation of environmental resources, development may be clustered into the least sensitive portions of the site in order to preserve and protect natural features. The specific environmental features described to the left in this table are to be preserved in place, ~~and development should not be the visually dominant feature when viewed from designated scenic corridors.~~ "Manufactured" open space areas, such as manmade slopes and introduced landscaping, should blend in with the surrounding natural environment.

In Section 3, Paragraph 1 revise Special Environmental Characteristics as follows:

Rolling lands having slopes less than ~~25~~ 35 percent, except in isolated areas. This does not include lands containing significant biological habitats such as riparian areas.

In Section 3 revise Appropriate Level of Development as follows:

New development should ~~remain visually subordinate to~~ be compatible with the characteristic landscape. However, significant environmental features should ~~must~~ be protected, and introduced landscaping, manufactured landforms, structures, roads, and other manmade features should be compatible with the surrounding natural environment. ~~Thus~~ Where feasible, landform grading and landform planting techniques should ~~are to be~~ incorporated into new development.

In Section 4 revise Appropriate Level of Development as follows:

New development may replace the characteristic natural landscape. A developed ~~rural~~ low intensity residential character that is compatible with the characteristics of the adjacent community is anticipated. Thus, development may be visually different from natural features when seen in the foreground, new development and land management activities need not appear to borrow from the natural environment. To soften visual impacts, landform grading and landform planting techniques ~~are to~~ should be incorporated into new development. ~~New development should not dominate the background. The visual characteristics of background views are to be those of the natural environment.~~

Option B

No change

Comments: These changes are intended to facilitate internal consistency with the policy and objective revisions so that descriptions match them. In this instance the issue is fitting the project into the terrain rather than altering the terrain to fit the project. Earlier comments have described the issues in adequate depth.

Chapter 18.542 SPECIFIC PLAN NO. 25

Article I. General

18.542.010 Purpose and intent.

A. Responsible development of the Northern Foothills of the city can be ensured through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. The most suitable development control mechanism is the specific plan, which when adopted, serves both a planning function and a regulatory function.

B. The purpose of Specific Plan No. 25 is to provide for managing environmental values and future development within the northern foothills area in order to protect the area's natural environment and existing resources and to ensure that the design of future hillside developments preserves sensitive resources in place, adapts to the natural hillside topography and maximizes view opportunities to, as well as from, the developments. Overall, the strategy emphasizes fitting projects into their hillside setting rather than altering the hillside to fit the project. Thus, although individual property rights within the northern foothills area must be recognized, the priority between development and natural resource values should be given to protecting the natural resource.

Option A	Option B
<p>The purpose of Specific Plan No. 25 is to provide for managing environmental values and future development within the northern foothills area in order to protect the area's natural environment and existing resources and to ensure that the design of future hillside developments preserves sensitive resources in place, <u>adapts to</u> considers the natural hillside topography and maximizes view opportunities to, as well as from, the developments. Overall, the strategy <u>emphasizes encourages</u> fitting projects into their hillside setting rather than altering the hillside to fit the project. Thus, although individual property rights within the northern foothills area must be recognized, the priority between development and natural resource values should be <u>balanced given to protecting the natural resource.</u></p>	<p>The purpose of Specific Plan No. 25 is to provide for managing environmental values and future development within the northern foothills area in order to protect the area's natural environment and existing resources and to ensure that the design of future hillside developments preserves sensitive resources in place, adapts, <u>in most instances,</u> to the natural hillside topography and maximizes view opportunities to, as well as from, the developments. Overall, the strategy emphasizes, <u>where deemed feasible,</u> fitting projects into their hillside setting rather than altering the hillside to fit the project. Thus, although individual property rights within the northern foothills area must be recognized, the priority between development and natural resource values should be given to protecting the natural resource, <u>in most instances.</u></p>

C. Specific Plan No. 25 establishes the type, location, intensity and character of development to take place. It functions as a general blueprint of future development, focusing on the physical characteristics of the site and integration of the same with surrounding uses.

D. Development standards are proposed to achieve the following objectives:

1. To minimize alterations to the natural terrain, not only to preserve natural environmental features, but also to protect residents' health and safety within nearby developed areas;

2. To provide an enriched rural residential environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and design;

<p style="text-align: center;">Option A</p> <p>To provide an enriched rural residential environment with aesthetic cohesiveness, harmonious massing of structures, and interfacing of open space through the utilization of superior land planning and design;</p>	<p style="text-align: center;">Option B</p> <p>No change</p>
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3. To minimize the impact of new development into the surrounding viewshed, especially as seen from adjacent existing development;

4. To utilize current practices of good design, architecture, landscape architecture, civil engineering, and hillside land planning to preserve, enhance and promote the existing and future appearance and resources of hillside areas;

5. To protect public health and safety from the potential damaging effect of hillside alteration and to preclude conventional flat land development practices;

<p style="text-align: center;">Option A</p> <p>To protect public health and safety from the potential damaging effect of hillside alteration and to preclude minimize conventional flat land development practices;</p>	<p style="text-align: center;">Option B</p> <p>No change</p>
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6. To provide for the planning, design and development of single-family residences that provide ample safety with respect to fire hazards, exposure to geological and geotechnical hazards, drainage and erosion;

7. To maximize preservation of the area's natural environment, recognize the opportunities and constraints that the land itself imposes, and accommodate such development as can be designed to minimize impacts on the natural environment and protect the public health and safety;

8. To provide a safe means of ingress/egress for vehicular, equestrian and pedestrian traffic to and within the northern foothills with a minimum disturbance to the natural terrain;

9. To preserve natural landforms in order to recognize and live within the limits placed by natural environmental constraints;

10. To facilitate development within the northern foothills which is rural in character and which contributes to the open space character of the area.

<p style="text-align: center;">Option A</p> <p>To facilitate development within the northern foothills which is rural <u>low density residential</u> in character and which contributes to the open space character of the area.</p>	<p style="text-align: center;">Option B</p> <p style="text-align: center;">No Change</p>
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18.542.020 Authority and scope.

The adoption of Specific Plan No. 25 by the city is authorized by the California Government Code Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450 through 65507.

18.542.030 Location.

Specific Plan No. 25 only applies to that property within the city indicated on Exhibit A attached to and located at the end of this chapter.

18.542.040 General notes and conditions.

A. Unless otherwise specified, all uses and development within Specific Plan No. 25 shall comply with the provisions of this code. Terms used in this chapter shall have the same meaning as defined in this code unless otherwise defined in this chapter.

B. Any details or issues not specifically covered in the specific plan shall be subject to the regulations of this code.

C. The approval of uses and development within the specific plan area shall be governed by Section 65450 et seq. of the Government Code.

D. All construction within the boundaries of this specific plan area shall comply with all provisions of the building code and the various mechanical, electrical and plumbing codes adopted by the city.

E. Minor modifications to the specific plan, which do not give rise to a conflict with the intent of the specific plan as approved, may be approved by the director of planning at his discretion.

F. A program environmental impact report which analyzes the “worst case” scenario for possible build-out and public improvements and for the cumulative impacts, which may occur by subsequent implementation of the specific plan, has been certified by the city council and is referenced by this section. This environmental impact report will be utilized as a master CEQA clearance document for future focused studies, if determined necessary by the city,

which will tier off of the program environmental impact report in accordance with Section 15152 of CEQA Guidelines, as amended.

G. Any land use not specifically authorized by Specific Plan No. 25 shall not be permitted.

H. If any regulation, condition, program or portion thereof of the specific plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such section shall not affect the validity of the remaining provisions thereof.

18.542.050 Definitions.

A. "Average slope" means the average slope in a given geographical area as determined according to the following formula:

$$S = 2.29 \times 10^{-3} I L / A$$

S = Average slope percent

A = Total acreage of the area being measured

L = Length of each of the contours, in feet (with appropriate scale), within the area being measured

I = Contour intervals, in feet

B. "Natural slope" means the vertical change in elevation over a given horizontal distance prior to grading or any alteration.

C. "Landform grading" means a contour grading method which creates artificial slopes with curves and varying slope ratios in the horizontal and vertical planes designed to simulate the appearance of surrounding natural terrain.

D. "Rural" means a way of life characterized by living in an area with few people; a natural, peaceful, quiet setting; allowance for a sense of solitude; and, unhindered views of stars in the night sky. Rural areas are unencumbered by typical urban/ suburban facilities, including: curbs, gutters and sidewalks; street lighting except where needed for safety purposes; formal, manicured landscaping; and commercial facilities.

Article II. Land Uses

18.542.100 Development feasibility areas.

Areas identified for potential development consistent with the goals and objectives of Specific Plan No. 25 are depicted on Exhibit B attached to and located at the end of this chapter.

ADD THE FOLLOWING NEW SECTION:

18.542.005 Planning Areas
 A. The incorporation of the planning area concept into this specific plan creates the opportunity to apply the maximum allowable density and some development standards differently to unique parts of this specific plan. This is beneficial due to varying opportunities for clustered development, access and utilities. The two planning areas are depicted as set forth on Exhibit A.
 B. Planning area one consists of 270 ± acres comprising a single ownership at the southwesterly portion of the specific plan.
 C. Planning area two consists of over 700 acres comprising the remainder of the specific plan.

18.542.110 Maximum allowable density.

ADD THE FOLLOWING NEW SUBSECTION AND RE-LETTER EXISTING SUBSECTIONS A-D:

OPTION A	OPTION B
<p>A. The maximum allowable density for planning area one shall be 0.225 dwelling units per acre, not to exceed 61 dwelling units.</p>	<p>A. The maximum allowable density for planning area one shall be 0.2 dwelling units per acre, not to exceed 54 dwelling units.</p>

A. B. The maximum allowable density for development planning area two shall be as shown in the following table:

Table 18.542.110B

Maximum Allowable Density

Natural Slope	Development Feasibility Zone	
	Within	Outside
0 > 25%	1 du/ 5 acres	1 du/20 acres
25 > 35%	1 du/10 acres	1 du/20 acres
35 > 50%	1 du/20 acres	1 du/40 acres
50% or more	1 du/40 acres	1 du/80 acres

B. C. Achievement of the maximum development intensity cited above is not guaranteed; the actual yield of any development is to be determined based upon:

1. Site-specific physical characteristics;
2. The need for mitigation or avoidance of impacts to biological habitats;
3. The environmental sensitivity of proposed site design, grading and type of construction;

4. Available on-site and off-site access and circulation; and
5. The ability of the proposed project to avoid impacts on other properties.

€. D. Individual developments within Specific Plan No. 25 must be consistent with the general policies and actions contained in the General Plan. It is specifically acknowledged that a project that meets applicable development policies might not achieve the maximum development intensity for the site.

Đ. E. Within the Specific Plan No. 25 area, there are existing lots of record that exceed the maximum development densities cited above. For these parcels, one single-family dwelling unit may be permitted without compliance with maximum allowable density and minimum lot size but subject to all other regulations and requirements of this specific plan.

18.542.120 Permitted land uses.

Primary uses in planning areas one and two of Specific Plan No. 25 are as follows:

- A. Detached single-family residential;
- B. Grazing;
- C. Public parks and open space;
- D. Public and private trails;
- E. Public and/or quasi-public utility transmission, communication and/or service facilities, provided that the proposed facility shall be located a minimum of three hundred feet from the nearest residence and not exceed twenty-five feet in height.

18.542.130 Conditional uses.

Conditional uses in planning areas one and two of Specific Plan No. 25 are as follows:

- A. Wireless communications facilities, in accordance with Section 18.150.070(B).
- B. Equestrian facilities, including horse boarding.

18.542.140 Accessory uses.

Accessory uses in planning areas one and two of Specific Plan No. 25 are as follows:

- A. Home occupations, in accordance with the provisions of Section 18.184.010;
- B. Household pets, in accordance with the provisions of Section 18.20.060;
- C. Animal keeping, in accordance with the standards set forth in Sections 18.28.020(C), 18.28.050 and 18.28.060, as applicable;

- D. Horsekeeping, in accordance with the provisions of Section 18.542.380;
- E. Public utility facilities, as approved by the director of planning;
- F. Other uses similar to those stated which the development plan review board finds consistent with the spirit and intent of this specific plan.

18.542.150 Temporary uses.

Temporary uses in planning areas one and two of Specific Plan No. 25 are such uses as are permitted pursuant to Section 18.196.050.

Article III. Development Standards

18.542.200 Intent.

This article is intended to provide standards for development of all residential and open space land uses within the specific plan area. Any development standards which are applied differently between planning areas one and two are specifically identified. Where no distinction is made the development standards are applied the same throughout the specific plan.

18.542.210 Lot size.

The minimum lot size shall be as set forth in this section. The establishment of minimum lot sizes within Specific Plan No. 25 is intended to set minimum lot size only. The density of new development, whether it is within a clustered or a nonclustered project, shall not be permitted to exceed the maximum density allowed by the San Dimas General Plan. A clustered development consists of a minimum of five lots grouped together sharing a common access and being similar in lot size.

ADD THE FOLLOWING NEW SUBSECTION:

<p><u>A. The minimum lot size within planning area one shall be as follows:</u></p> <p style="padding-left: 40px;"><u>0.50 acres in a clustered land division</u></p> <p style="padding-left: 40px;"><u>2 acres in a nonclustered land division</u></p> <p><u>B. The minimum lot size in planning area two shall be as follows:</u></p>

Average natural slope < 20 percent:

2 acres in a nonclustered land division

1 acre in a clustered land division

Average natural slope 20 to 48 percent:

Within Development Feasibility Zones:

5 acres in a nonclustered land division

1 acre in a clustered land division

Outside of Development Feasibility Zones:

20 acres in a nonclustered land division

2 acres in a clustered land division

Average natural slope > 48 percent:

40 acres in a nonclustered land division

2 acres within a clustered land division

18.542.220 Open space and "no building" areas.

These areas of the site in which development does not occur will be controlled and protected by the designation of a "no building" area. The intent of this "no building" area is to preserve the open space character of the areas from the introduction of visible man-made structures, preserving and enhancing the natural aesthetics of the area, while also maintaining the health, safety and welfare of the residents and protection of property. Restrictions in the "no building" area are as follows:

- A. Grading is not permitted in these areas except for the following uses:
 - 1. Fuel modification and limited access for fire control and emergency vehicles;
 - 2. Recreational access for riding, hiking or other open space uses;
 - 3. Protection of property from the effects of storm runoff, erosion, unstable soils or geologic conditions;
 - 4. Road access for surrounding circulation;
 - 5. Service access for utilities and flood control facilities;
 - 6. Landscaping.
- B. Where grading is warranted, the following techniques shall be employed:
 - 1. A contour grading technique shall be used where the graded areas are visible from off-site areas of development unless the use of this technique results in significantly greater exposed slopes;

2. Grading shall be kept to a minimum and improvements shall be designed to conform to the terrain wherever possible. Graded slopes shall be concealed where possible and transitions between the graded slopes and natural-terrain shall be gradually adjusted and blended.

C. No structures, appurtenances or walls may be constructed in this area except for those conditions listed in this section.

D. Introduced plant material is encouraged to be restricted to native species and/or those plant types presently existing on-site.

18.542.230 Grading.

Grading of the site shall conform to the standards set forth in this section. Construction grading permits shall not be issued unless the grading plans have first been reviewed and approved by the director of planning and city engineer.

Option A	Option B
<p data-bbox="272 892 584 924"><u>A. Planning Area One.</u></p> <p data-bbox="272 961 779 1054"><u>1. Grading for the single-family detached lots is permitted under the following guidelines:</u></p> <p data-bbox="272 1092 795 1184"><u>a. Slopes are to be contoured and blended to harmonize with natural slopes, where feasible;</u></p> <p data-bbox="272 1222 808 1339"><u>b. Significant landform features as determined by the planning division, such as prominent trees, ridgelines and the like shall be preserved, where feasible;</u></p> <p data-bbox="272 1377 815 1495"><u>c. Maximum vertical height of cuts and fills exposed or retained by walls from toe to top should not exceed twelve feet whenever possible;</u></p> <p data-bbox="272 1533 776 1625"><u>d. The maximum steepness of exposed cuts and fills shall not exceed 2:1, and preferably 3:1 for fills;</u></p> <p data-bbox="272 1663 799 1755"><u>e. Berms and or back-cut grading shall be utilized to screen improvements on prominent lots from off-site visibility;</u></p> <p data-bbox="272 1793 824 1852"><u>f. No grading of building pads shall be permitted prior to precise plan approval;</u></p>	<p data-bbox="868 892 1177 924"><u>A. Planning Area One.</u></p> <p data-bbox="868 961 1372 1054"><u>1. Grading for the single-family detached lots is permitted under the following guidelines:</u></p> <p data-bbox="868 1092 1388 1184"><u>a. Slopes are to be contoured and blended to harmonize with natural slopes, where feasible;</u></p> <p data-bbox="868 1222 1404 1339"><u>b. Significant landform features as determined by the planning division, such as prominent trees, ridgelines and the like shall be preserved, where feasible;</u></p> <p data-bbox="868 1377 1404 1495"><u>c. Maximum vertical height of cuts and fills exposed or retained by walls from toe to top should not exceed twelve feet whenever possible;</u></p> <p data-bbox="868 1533 1372 1625"><u>d. The maximum steepness of exposed cuts and fills shall not exceed 2:1, and preferably 3:1 for fills;</u></p> <p data-bbox="868 1663 1388 1755"><u>e. Berms and or back-cut grading shall be utilized to screen improvements on prominent lots from off-site visibility;</u></p> <p data-bbox="868 1793 1388 1852"><u>f. Building pads shall conform to the following standards:</u></p>

2. Grading is not permitted in the open space area or designated "no build" areas except for the following uses:

a. Fuel modification and access for fire control and emergency vehicle access.

b. Recreational access for hiking or other open space uses.

c. Protection of property from the effects of storm runoff, erosion or unstable soils or geologic conditions.

d. Road access for surrounding circulation.

e. Construction of underground utilities and water tanks.

f. Landscaping.

3. Grading for access roadways and driveways shall conform to the following:

a. Tall retaining walls are required for access roads and are permitted subject to precise plan approval.

b. Retaining walls shall be designed to use mechanically stabilized earth or similar materials to blend as much as possible into the area.

c. Where conventional retaining walls are utilized, exterior surfaces shall use materials to achieve a natural finished appearance.

d. Landscaping shall be incorporated into retaining wall design to soften their appearance where possible.

4. Where grading is warranted as specified in this subsection, the following techniques shall be employed:

a. Contour grading technique shall be used where the graded areas are visible from off-site areas of development.

(1) In clustered development areas and for lots less than one acre in size, other than lots designated for equestrian use, the maximum building pad size shall not exceed 15,000, or two thirds of the total lot size, whichever is greater.

(2) In non-clustered development areas and for lots greater than one acre in size and equestrian areas, maximum building pad size shall be determined as part of precise plan approval.

g. No grading of building pads shall be permitted prior to precise plan approval.

2. Grading is not permitted in the open space area or designated "no build" areas except for the following uses:

a. Fuel modification and access for fire control and emergency vehicle access.

b. Recreational access for hiking or other open space uses.

c. Protection of property from the effects of storm runoff, erosion or unstable soils or geologic conditions.

d. Road access for surrounding circulation.

e. Construction of underground utilities and water tanks.

f. Landscaping.

3. Grading for access roadways and driveways shall conform to the following:

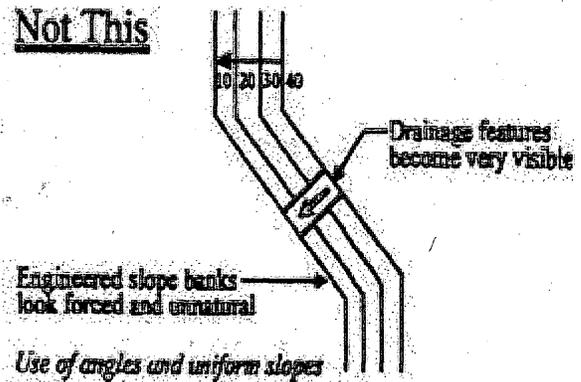
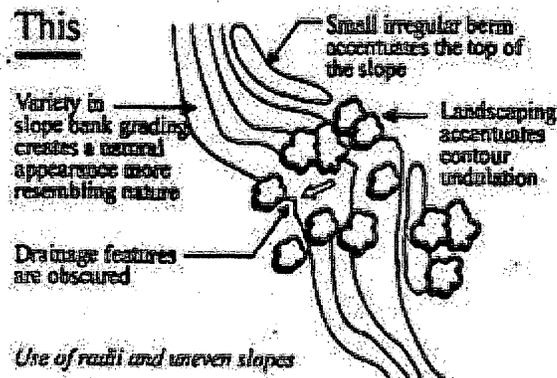
a. Tall retaining walls are required for access roads and are permitted subject to precise plan approval.

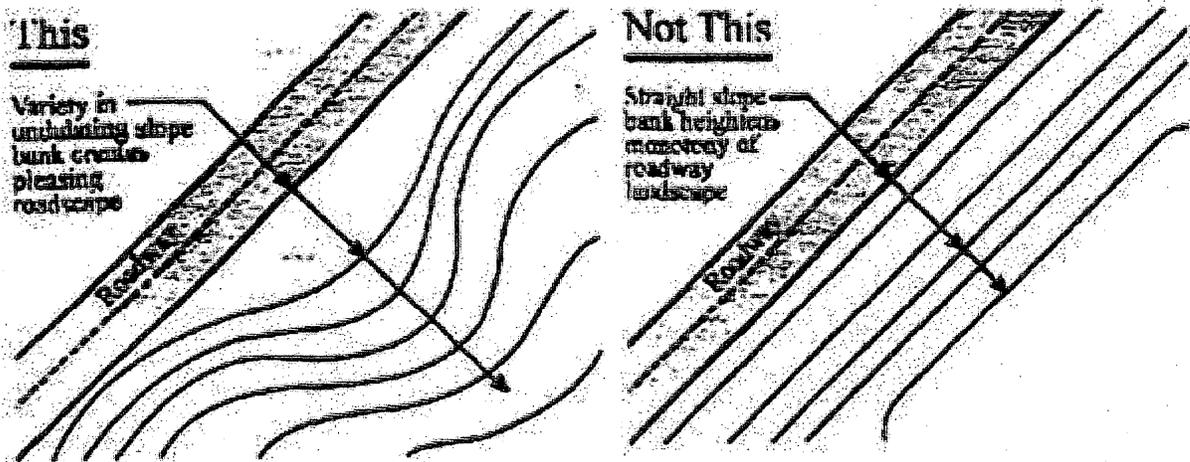
b. Retaining walls shall be designed to use mechanically stabilized earth or similar materials to blend as much as possible into the area.

<p>b. <u>Graded slopes shall be concealed where possible and transitions between the graded slopes and natural terrain shall be gradually adjusted and blended.</u></p> <p>NOTE: The existing standards would be applied to Planning Area Two but need to be re-lettered and re-numbered.</p>	<p>c. <u>Where conventional retaining walls are utilized, exterior surfaces shall use materials to achieve a natural finished appearance.</u></p> <p>d. <u>Landscaping shall be incorporated into retaining wall design to soften their appearance where possible.</u></p>
	<p>4. <u>Where grading is warranted as specified in this subsection, the following techniques shall be employed:</u></p> <p>a. <u>Contour grading technique shall be used where the graded areas are visible from off-site areas of development.</u></p> <p>b. <u>Graded slopes shall be concealed where possible and transitions between the graded slopes and natural terrain shall be gradually adjusted and blended.</u></p> <p>NOTE: The existing standards would be applied to Planning Area Two but need to be re-lettered and re-numbered.</p>

- A. Lots in this specific plan are predominantly located along the major change in topography and are highly visible to the surrounding community. The lots are located in an area of great landform sensitivity. The drainage of runoff will follow its natural course.
- B. Housing shall be sited to take maximum advantage of any natural flat areas of the site for the location of the dwelling unit and any accessory structures in order to insure adherence to the grading standards applied in this subsection.
- C. Prior to the issuance of a grading permit, the developer shall submit a tree removal plan for review and approval by the development plan review board. Trees six inches in diameter or larger to be removed shall be identified on the tree removal plan.
- D. Grading is permitted under the following guidelines:
 - 1. Grading shall be restricted to portions of a site with less than a thirty-five percent natural slope, except for the following, where limited grading may be permitted:
 - a. Fuel modification and limited access for fire control and emergency vehicles;
 - b. Recreational access for riding, hiking and other open space uses;
 - c. Protection of property from the effects of storm runoff, erosion, unstable soils or geologic conditions;

- d. Road or driveway access;
 - e. Landscaping.
2. All graded slopes are to be contoured and blended to harmonize with natural slopes except where the use of contour grading techniques result in significantly greater exposed graded slopes.
 3. The extent of visible exposed cut or fill banks shall be limited to twelve feet except where the use of a specific grading technique minimizes the visual impact or aids in visual screening.
 4. Significant landmark features as determined by the planning division, such as prominent trees and areas of special natural beauty, shall be preserved.
 5. Where manufactured slopes greater than five feet in height are created, adequate provision shall be made to maintain such slope. A deed restriction shall be recorded acknowledging existence of such slope and the landowner shall indemnify the city from any damages associated with slope failure.
 6. Except within bedrock, where manufactured slopes in excess of five vertical feet cannot feasibly be avoided, they shall be landform graded. Grading plans shall identify which slopes are to be landform graded and which are to be conventionally graded (See figures below)





7. No grading of finished building pads shall be permitted prior to precise plan approval.

8. Any retaining wall which may be permitted shall comply with the following:

a. The use of retaining walls and structures is encouraged when it significantly reduces site grading.

b. Except where employed to facilitate construction of a single story residential dwelling, retaining structures shall be located and restricted to ~~four~~ twelve vertical feet in height so that they do not become a dominating visual feature (see figure below).

c. When taller retaining structures are built to accommodate a single-family dwelling unit, the retaining structure shall be located behind the dwelling so as to be screened from view by the house.

d. Where retaining walls face or will be visible from public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.

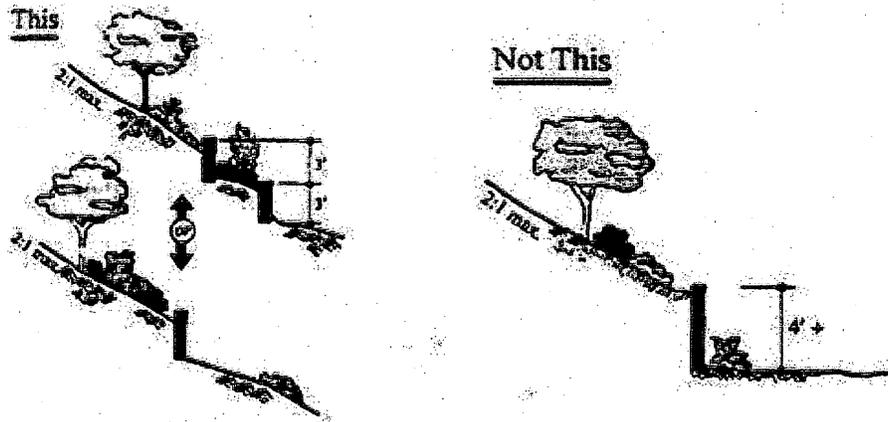
e. Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.

7. No grading of finished building pads shall be permitted prior to precise plan approval.

8. Any retaining wall which may be permitted shall comply with the following:

a. The use of retaining walls and structures is encouraged when it significantly reduces site grading.

b. Except where employed to facilitate construction of a single story residential dwelling, retaining structures shall be located and restricted to ~~four~~ twelve vertical feet in height so that they do not become a dominating visual feature (see figure below).



c. When taller retaining structures are built to accommodate a single-family dwelling unit, the retaining structure shall be located behind the dwelling so as to be screened from view by the house.

d. Where retaining walls face or will be visible from public streets, they should be faced with materials that help blend the wall into the natural character of the terrain.

e. Large retaining walls in a uniform plane should be avoided. Break retaining walls into elements and terraces, and use landscaping to screen them from view.

18.542.240 Erosion—Slope maintenance.

A. Erosion. All manufactured slopes shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slopes with the surrounding terrain and development. Irrigation facilities shall be required only where necessary to provide for proper maintenance of the planted areas.

B. Slope Maintenance. All slopes shall be maintained in accordance with the following provisions:

1. An agreement shall be prepared by the developer and submitted to the planning director and city attorney for review prior to the issuance of building permits. The agreement shall be signed and acknowledged by all parties having record title interest in the property to be developed, shall make the city a party thereto and shall be enforceable by the city. The agreement shall be approved by the city and recorded by the development prior to occupancy of units or buildings proposed for this project.

2. The agreement shall be subject to the following conditions:

a. The agreement shall be prepared and reviewed at the developer's sole cost and expense;

b. The agreement shall be in the form and content approved by the director of planning and city attorney, and shall include such provisions as are required by this approval and as the officials deem necessary to protect the interest of the city and its residents;

c. The agreement shall provide for the effective establishment, operation, management, use, repair and maintenance of all open space and "no building" areas;

d. The agreement shall provide that the property shall be developed, operated and maintained so as not to create a public nuisance;

e. The agreement shall provide that if the property is not maintained in the conditions required by the agreement then the city, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the agreement or the city's ordinances. The property shall be subject to a lien in favor of the city to secure any such expense not promptly reimbursed;

f. In addition, the agreement shall contain the following special conditions:

i. All improvements located within the slope areas, such as landscaping and sprinklers, shall be maintained in a safe condition and a state of good repair,

ii. Failure to maintain such improvements located on slope areas is unlawful and a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding community.

18.542.250 Building height.

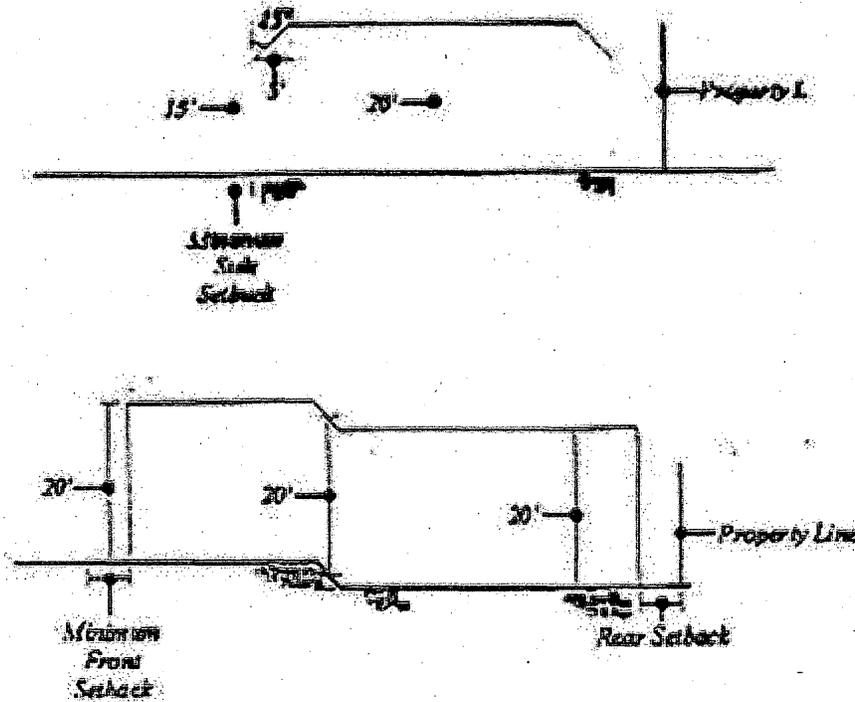
The maximum building height shall be as set forth in this section. Building height shall be measured from the average of the lowest point and highest point of contact with the ground to the highest portion of the structure

A. Building height shall not exceed one story and a maximum of twenty feet, except as follows:

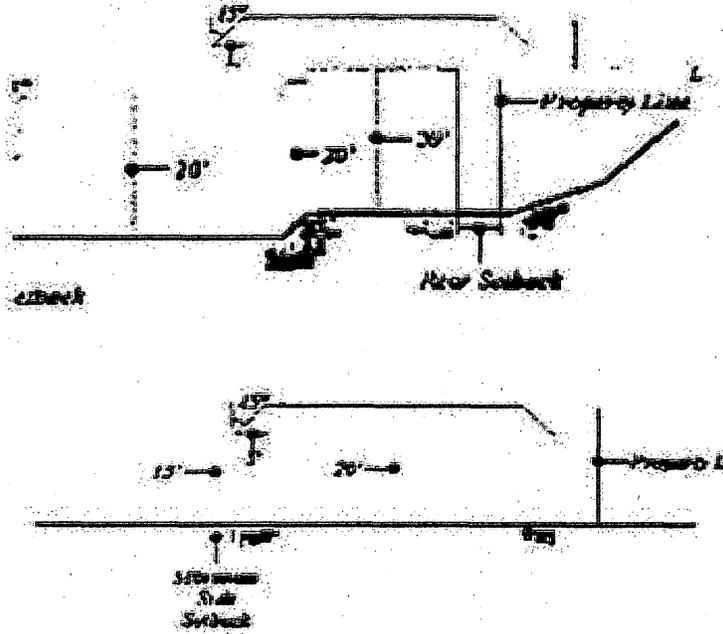
Option A	Option B
<p><u>1. Where there is a land division of a minimum of four parcels, a limited number of two story structures, not exceeding 25 % of the total number of parcels thereby created, may be allowed. Such structures shall not exceed 35 feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Lots approved for such height increase shall be determined at time of parcel or tract map review and shall be so designated on the recorded map. Provided further that no other parcels shall be allowed for two story structures after the map is recorded.</u></p>	<p><u>1. On a parcel where a minimum of four parcels, a limited number of two story structures, not exceeding 25 % of the total number of parcels allowed, may be approved. Such structures shall not exceed 35 feet in overall height. A visual analysis shall be required to demonstrate that the additional height will not increase visual intrusiveness. Any other parcels created in the future shall include a deed restriction prohibiting two story structures.</u></p>

B. On sloping lots building height shall be determined as follows:

1. Downhill Lot. An overall maximum height of twenty feet, except for approved two story designated lots, is permitted, as measured from finished grade, from the minimum front setback extending towards the rear of the lot. The maximum height at the side setbacks shall be fifteen feet, except for approved two story designated lots, extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet as measured from finished grade, except for approved two story designated lots. (See figures below).

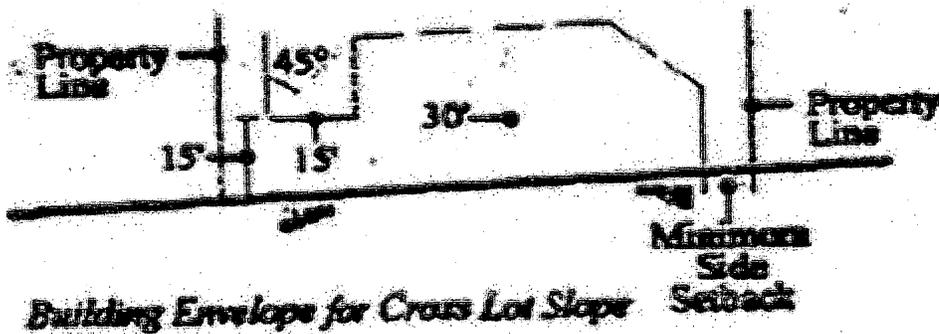


2. Uphill Lot. A maximum height of fifteen feet, except for approved two story designated lots, is permitted at the minimum front setback, and shall extend up and toward the rear of the lot at a forty-five degree angle to a maximum overall height of twenty feet, as measured from finished grade, except for approved two story designated lots. The maximum height at the side setbacks shall be fifteen feet extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet, as measured from finished grade, except for approved two story designated lots (See figures below).



3. Cross Slope Lots. A maximum height of twenty feet, except for approved two story designated lots, is permitted, as measured from finished grade, from the minimum front setback extending towards the rear of the lot. The maximum height at the side setbacks shall be fifteen feet, except for approved two story designated lots, extending towards the center of the lot at a forty-five degree angle to a maximum height of twenty feet as measured from finished grade, except for approved two story designated lots (See figure below).

Street Elevation



18.542.260 Setbacks.

A. Front Yard Setbacks. Front yard setbacks shall be a minimum of fifty feet but a lesser minimum setback may be reviewed and approved by the development plan review board if warranted by topographic conditions or to otherwise comply with the intent of standards set forth in this specific plan.

B. Side Yard Setbacks. Side yard setbacks shall be a minimum of forty feet but a lesser minimum setback may be reviewed and approved by the development plan review board if warranted by topographic conditions or to otherwise comply with the intent of standards set forth in this specific plan.

C. Setbacks for Accessory Structures. Setbacks for accessory structures shall be as established by the development plan review board, but no less than forty feet to the side or rear yard property line but a lesser minimum setback may be reviewed and approved by the development plan review board if warranted by topographic conditions or to otherwise comply with the intent of standards set forth in this specific plan.

18.542.270 Lot and site design.

All site plans shall be in compliance with the following standards:

A. New development shall be designed to fit into the natural character of the area rather than relying on substantial landform modification to create artificial building pads.

Option A Delete Subsection A and re-letter	Option A No change
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B. The visual intrusiveness of new development shall be minimized.

C. Site design shall utilize varying setbacks, structure heights, innovative building techniques, and retaining walls to blend structures into the terrain.

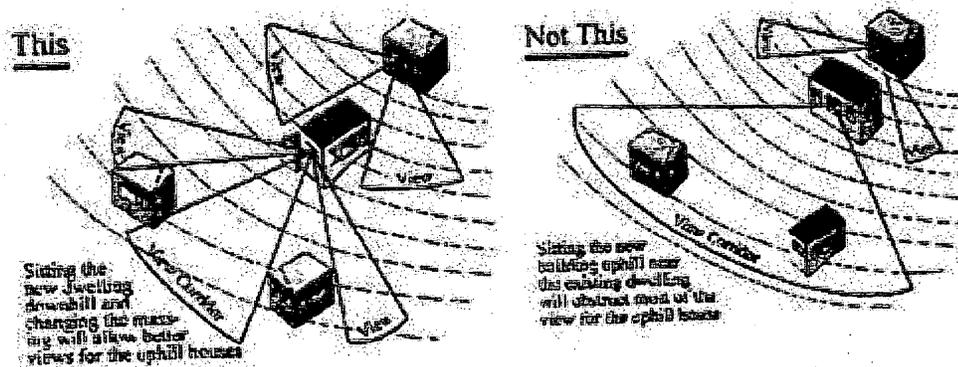
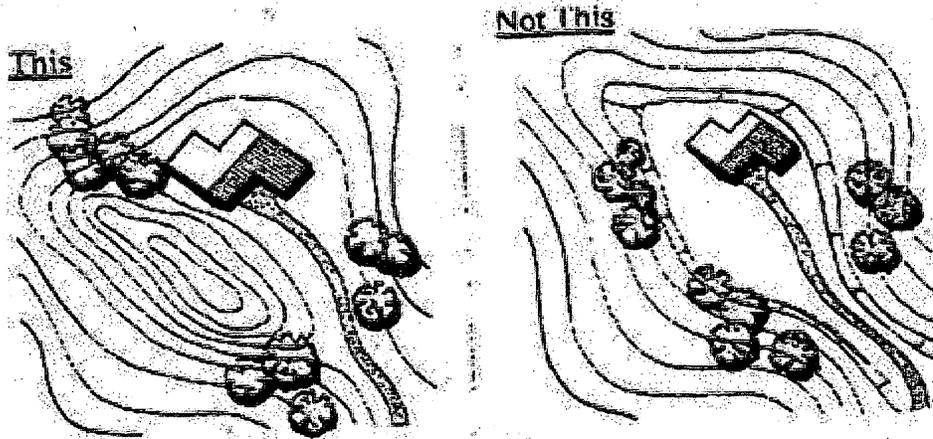
D. Lot and site design shall consider building separation to ~~maintain a rural character and~~ to facilitate privacy between residential structures.

E. Site design shall allow for different lot shapes and sizes, as well as the provision of split development pads, with the prime determinant being the natural terrain.

~~F. Houses shall not be excessively tall so as to dominate their surroundings. Structures shall be a maximum of one story in height, but may be constructed on split, flat pads contained within a limited envelope parallel to the finished grade, rather than "jutting out" over natural slopes.~~

G. F. Flag lots shall be allowed in areas where it is demonstrated that the end result is the preservation of natural topography by minimizing grading.

H. G. Structures shall be sited in a manner that will fit into the hillside's contour, except in an approved clustered development, and relate to the form of the terrain; retain outward views while maintaining the natural character of the hillside; preserve vistas of natural hillside areas and ridgelines from public places and streets; preserve existing views; and, allow new dwellings access to views similar to those enjoyed from existing dwellings (see figures below).



I. Clustered development is encouraged as a means of preserving the natural appearance of the hillside and maximizing the amount of open space. Under this concept, dwelling units are grouped in the more level portions of the site, while steeper areas are preserved in a natural state as “no building” areas. Any clustered development shall comply with the following standards:

1. The effect of permitted clustering is to enhance the environmental sensitivity of a development project, and facilitate the permanent protection of key features of the natural environment, such as steep slopes, biological habitats, ridgelines, and scenic areas, including their retention are protected open space areas.

2. Clustering shall not be used to increase the overall density of an area beyond that which is otherwise permitted by the General Plan and applicable zoning regulations, nor is clustering to be used to create suburban style subdivisions within the northern foothills area.

3. All development, including clustered development, shall be rural in character.

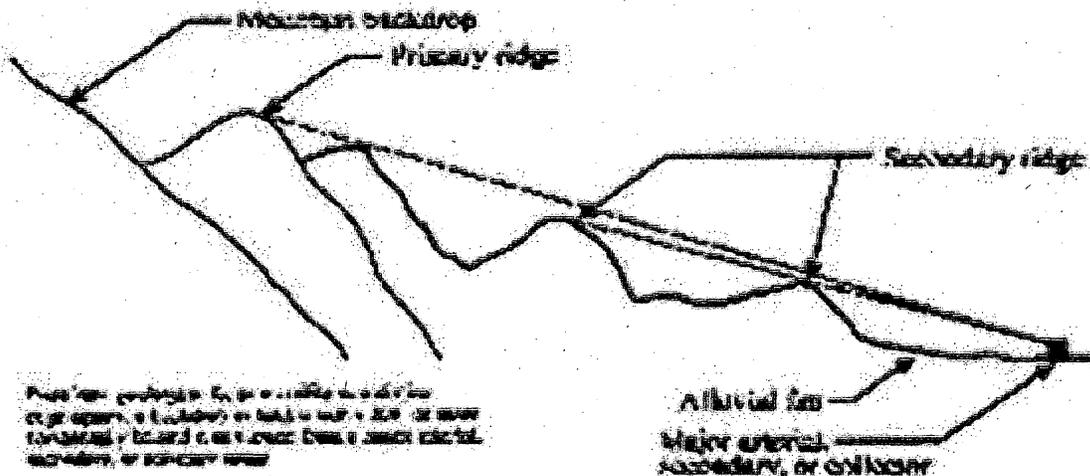
4. The location of clustered units shall be restricted to portions of a site with less than a thirty five percent natural slope.

5. 1. Clustered development must preserve open space in its natural state. Adequate legal provisions shall be made to ensure the preservation of open space areas in perpetuity.

6. 2. When viewed from outside the northern foothills area from the south, southwest and southeast, clustered subdivisions are to have no greater visual impacts than would a nonclustered development.

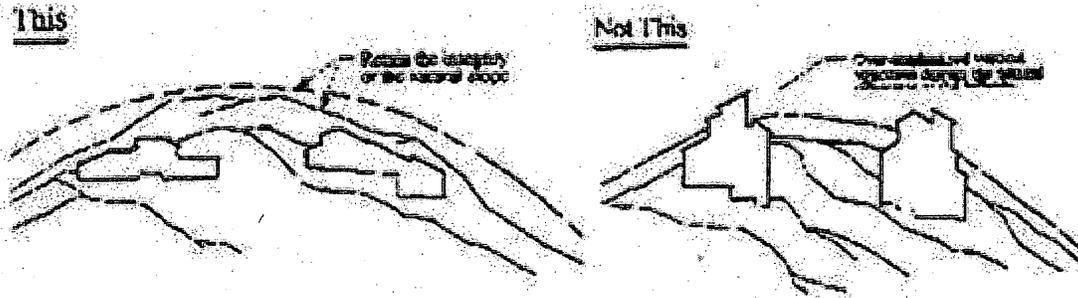
J. Primary and secondary ridgelines are identified on Exhibit C attached and part of this chapter and are subject to the following standards.

1. Primary ridgelines shall be protected from any construction activities including, but not limited to roads, structures, water tanks, antennae, utilities, and other structures or facilities so as to maintain a natural skyline (see figure below). Where the only feasible location for a structure is on a primary ridgeline, the structure shall be sited and designed to minimize any visual intrusiveness.



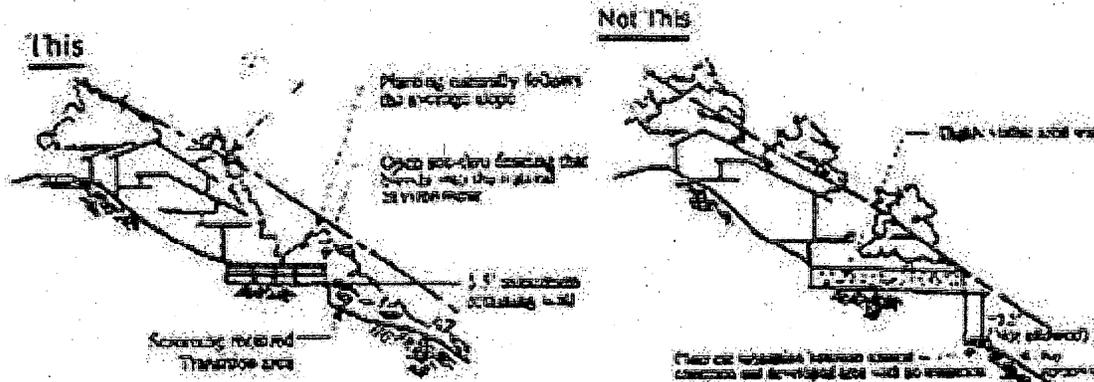
2. New parcels which have as their only feasible building site a primary ridgeline shall not be created. Where the only feasible building site within an existing parcel is on a primary ridgeline, the structure shall be sited at the lowest possible elevation on the site, and along the least visible portion of the ridge upon which a structure can feasibly be constructed.

3. Where development is proposed to occur adjacent to a primary ridgeline (a ridge which is visible against the sky as viewed from a public street), it should be set back a sufficient distance so as to be located below the ridgeline. The intent of this requirement is to maintain a natural skyline (see figure below).



4. Planting shall be used along recontoured secondary (nonskyline) ridges to recreate a natural silhouette, and to act as a backdrop for structures.

Trees shall be planted to create a continuous linear silhouette since gaps in the planting will not give the desired effect (see figure below).



18.542.280 Parking/driveways.

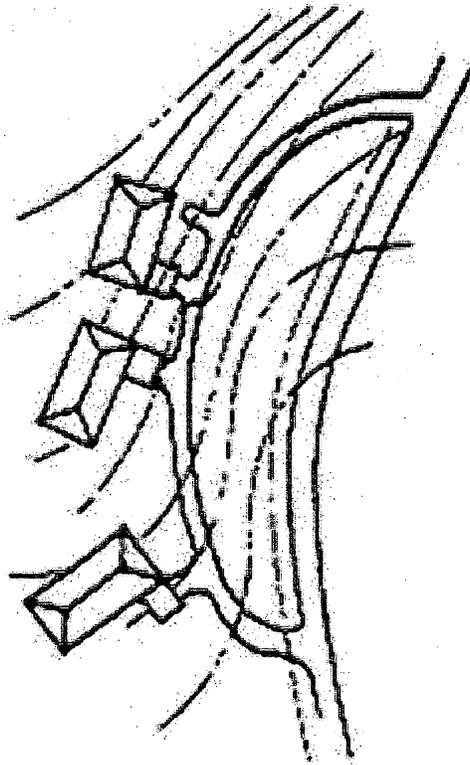
In addition to the standards established by Chapter 18.156, the following standards will apply:

A. General. Driveways and drives shall be designed to a grade and alignment that will provide the maximum of safety and convenience for vehicular, emergency and pedestrian use and in a manner which will not interfere with drainage or public use of the street areas. Driveways shall be located and designed to minimize disturbance to natural terrain.

B. A minimum of two off-street parking spaces within a fully enclosed garage shall be provided for each dwelling unit. In addition, four off-street parking spaces for guests shall be provided for each dwelling unit. Off-street guest parking may be reduced where it is found that sufficient on-street parking is available or excessive grading would be necessary to create the off-street guest parking.

C. Driveways shall have a minimum width of sixteen feet, unless modified to preserve natural terrain pursuant to the plan disposition procedure.

D. The occasional use of common driveways serving two or more residences can drastically reduce the potential monotonous repetition of driveways as well as reduce grading and the on-site costs of development. Driveways which serve more than one lot, as well as diagonal driveways running along contour lines, are encouraged as a means of reducing unnecessary grading, paving and site disturbance. These arrangements shall be encouraged (see figure below).



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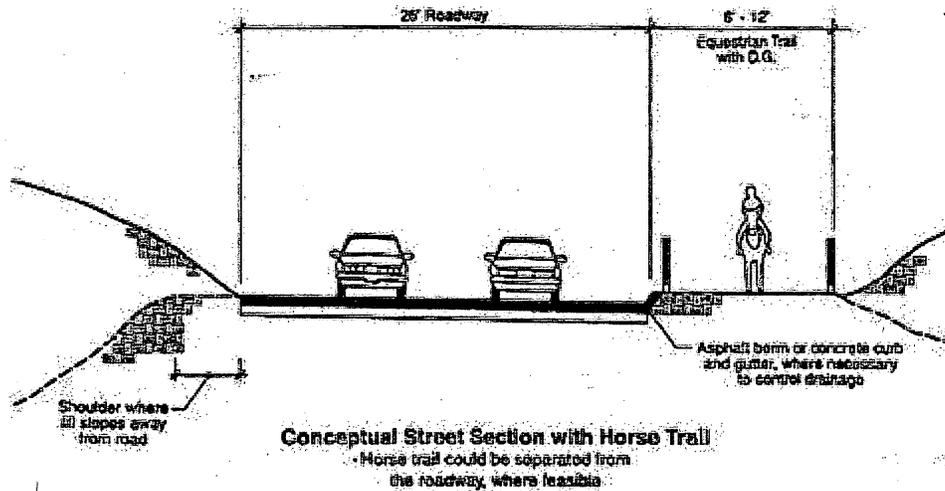
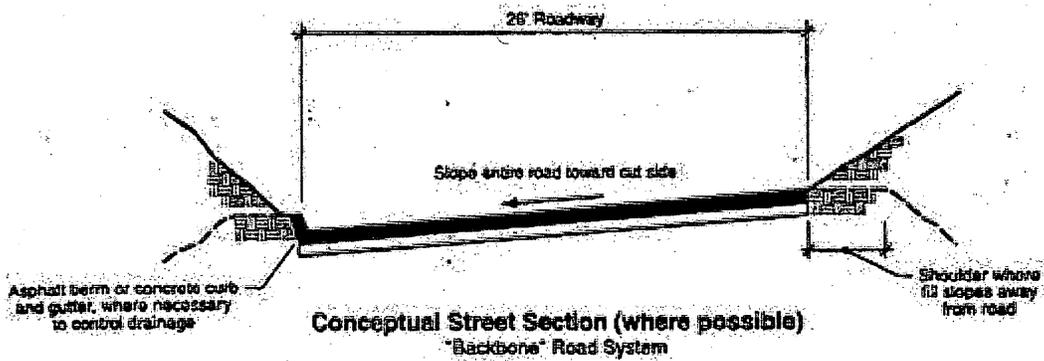
18.542.290 Access and circulation.

Plans delineating access to the subject site and areawide circulation shall be required and shall be in compliance with the following standards.

A. Street Design Standards. Street designs shall comply with the following standards:

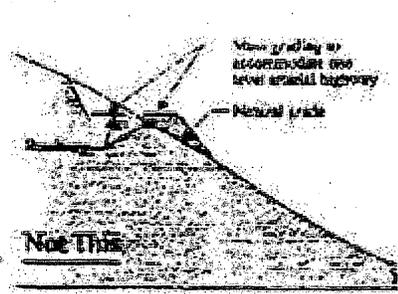
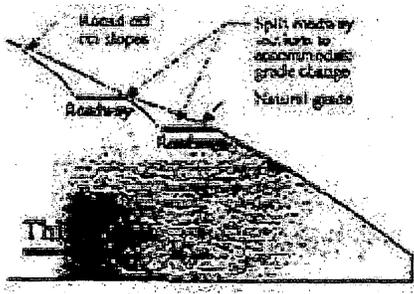
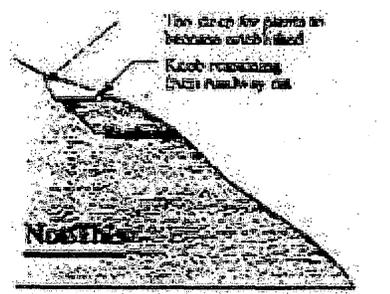
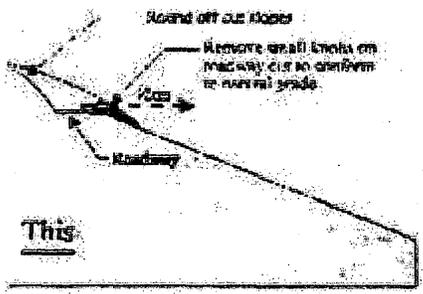
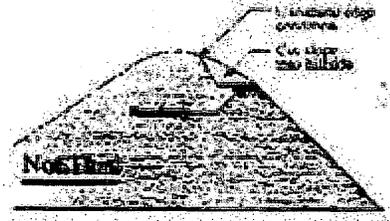
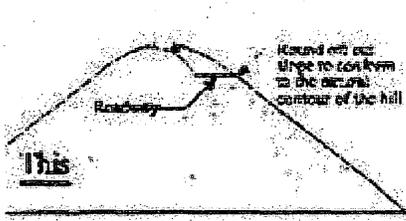
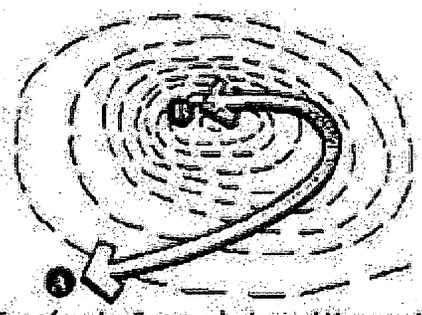
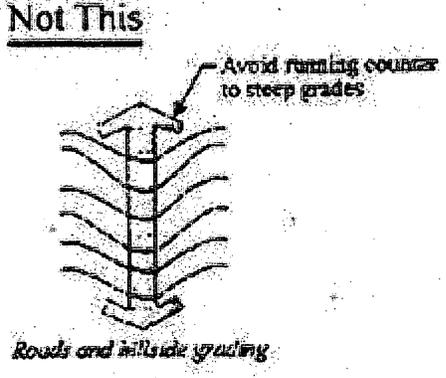
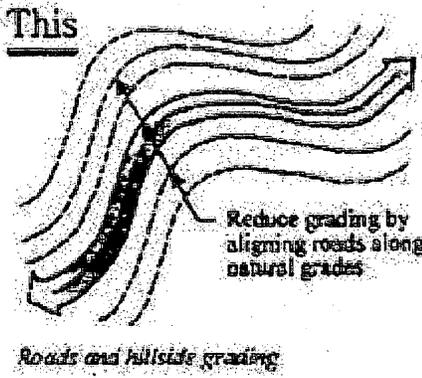
1. Roadways within Specific Plan No. 25 shall provide for minimum safe passage of two cars along a paved road section, except in limited circumstances and as approved by the planning director and city engineer.

2. Street widths shall conform to the following minimum street sections. On-street parking shall be prohibited unless deemed safe or unless parking turn-outs are provided.



3. Streets shall follow the natural contours of the hillside to minimize cut and fill, where feasible (see figures below).

4. Streets may be split into two, parallel one-way streets, thereby effectively functioning as a two-way street with a median, in steeper areas to minimize grading and blend with the terrain (see figures below).



5. Cul-de-sacs or loop roads are encouraged where necessary to fit the terrain.
6. On-street parking and sidewalks may be eliminated, subject to city approval, to reduce required grading.

B. Roadway Curve and Grade Standards. Roadway grades and curves should accommodate safety and emergency vehicles.

1. Existing roadway grade standards shall be applied to all proposed subdivisions and parcel maps. However, the planning director and city engineer may grant exceptions to existing roadway standards for grades and curves where, in their judgment, existing or future access cannot reasonably meet such standards. These exceptions are to be limited to providing access to a single-family dwelling on an existing lot of record along roadways which will ultimately serve a maximum of four dwellings, based on the maximum allowable density in the General Plan, and where not providing such an exception would effectively preclude access to an existing lot of record.

2. Where the planning director and city engineer grant an exception to roadway grade standards, owners whose land is served by such a roadway will be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property without meeting roadway grade standards and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding emergency or nonemergency vehicle access.

C. Circulation Standards. Roadway improvements to provide access to parcels shall not adversely affect other properties through extensive grading, flood control facilities, or any other type of construction and/or requisite support infrastructure.

D. Reductions in Minimum Roadway Standards. In conjunction with the review of a development proposal, consideration may be given to reducing certain specified roadway standards pursuant to the following:

1. Within the upper elevations of the northern foothills area, a further reduction in required roadway width may be permitted for private roadways which will ultimately serve a maximum of four dwellings, based on the maximum allowable density permitted by the General Plan, and where not providing such a reduction would effectively preclude access to an existing lot of record. For such roadways, roadway standards may permit a curb-to-curb width which does not allow for passage of two vehicles (minimum sixteen feet, measured edge-to-edge) for a distance of up to one hundred fifty feet in any one segment.

- a. Where such a reduction in roadway width is permitted, owners whose land is served by such a roadway shall be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property without meeting roadway width requirements, and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding emergency or nonemergency vehicle access.

2. An exception to current city roadway requirements for street paving may be permitted along private roadways which will ultimately serve a maximum of four dwellings, based on the maximum density allowable in the General Plan. Such limited use roadways should be permitted to be hard packed (e.g., decomposed granite) as approved by the planning director and city engineer, provided that adequate maintenance is guaranteed to ensure that the roadway will be regularly graded and kept clear of ruts and debris.

a. Where such an unpaved roadway is permitted, owners whose land is served by such a roadway shall be required to provide adequate assurance that the roadway will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property without providing required paving, and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding emergency or nonemergency vehicle access.

18.542.300 Storm drainage.

The provision of adequate flood control and/or erosion control measures for public and private roadways shall occur in a manner consistent with the rural character of the northern foothills.

A. The design of storm drainage facilities shall ensure the acceptance and disposal of storm runoff without damage to streets or to adjacent properties. The use of special structures to accept design storm runoff shall be incorporated into the street design where appropriate. All storm drainage facilities shall be subject to the approval of the planning director and the city engineer.

B. Require the provision of concrete curbs and gutters to the portions of the northern foothills only where they are needed to prevent erosion, as determined by the planning director and the city engineer. Within the northern foothills, rolled curbs are to be the preferred road edge along paved roads where such curbing will be adequate to contain drainage and prevent erosion.

18.542.310 Landscaping.

A. Design Concept. The general design concept is to maintain the scenic amenity represented by existing natural landforms and vegetation, with introduced plant materials designed to harmonize with the natural character of the site. The major open space areas will be retained in their natural state, and additional landscaping will be incorporated in specific perimeter areas to eliminate negative visual impacts both on and off the site through selective screening. Locations of key entries, visual screening and conceptual design shall be required as part of the conceptual landscape plan.

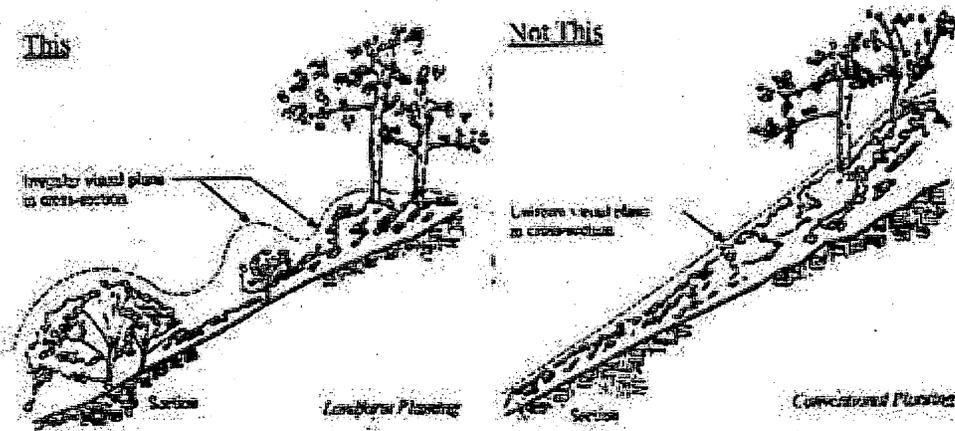
B. Landscape Plan. Prior to the issuance of building permits, a landscape plan for all developer-installed areas shall be submitted to the director of planning for review and approval. The landscape plan shall clearly indicate general location, size and species of plant materials.

C. The interface between new development and natural open space shall be designed to provide a gradual transition from manufactured areas into natural areas. By extending fingers of planting into existing and sculptured slopes, the new landscape should blend in with the natural vegetation.

1. Planting along the slope side of development shall be designed to allow controlled views out, yet partially screen and soften the architecture. In general, fifty percent screening of new structures with plant materials should be accomplished.

2. Trees and shrubs are to be arranged in informal, randomly spaced masses, and shall be placed selectively to reduce the scale of long, steep slopes (see figure below).

3. It is intended that the transition between manufactured areas and natural areas occur sufficiently beyond residential structures so as to permit the development to meet applicable fire department brush clearance requirements.



D. Fire Prevention. In order to reduce potential fire hazards, existing fire-prone plant materials shall be eliminated along main roads. Landscape material used shall be selected for its fire-retardant characteristics. For fire prevention purposes, a fuel modification zone shall be provided between natural open space and development. This zone should generally consist of at least one hundred feet, and have a fire-resistant groundcover. Larger trees and shrubs must be pruned.

E. Installation and Maintenance Responsibility.

1. Installation. All cut and fill slopes in excess of three feet in vertical height shall be planted and irrigated with a temporary or permanent sprinkler system as appropriate to promote growth of plants and groundcover to prevent erosion. In developing a site, the developer shall plant and maintain all slopes until the property is occupied. The developer shall provide suitable guarantees, satisfactory to the city for planting and maintenance as required by this chapter.

2. All manufactured slopes shall be planted or otherwise protected from the effects of storm runoff erosion and shall be benched or terraced as required to provide for adequate stability. Planting shall be designed to blend the slope with the surrounding terrain and development. Irrigation facilities shall be required where necessary and possible to provide for proper maintenance of the planted areas.

3. Maintenance. To ensure continued maintenance of plant materials, an automatic irrigation system may be required. Sprinkler systems shall be designed to provide uniform water coverage. In no event shall the rate of precipitation or duration of sprinkling be permitted to create an oversaturated condition or cause an erosion problem.

4. Monitoring. A minimum five-year revegetation monitoring and maintenance program is to be required for all new development requiring slope bank and/or habitat vegetation. The revegetation monitoring program shall include monthly inspection for months one through twelve, quarterly inspection for months twelve through thirty-six, and semi-annual inspection for months thirty-six through sixty. Inspections shall be performed by a qualified botanist subject to city approval.

18.542.320 Utilities.

Overhead utilities may be permitted and shall comply with the following standards.

A. Overhead utilities (e.g., electrical, telephone, etc.) should only be permitted within the right-of-way of roadways connecting development areas; to serve development of a single dwelling unit on an existing lot of record; and within the rights-of-way of roadways where all lots are five acres in size or greater.

B. In cases where aboveground utilities are permitted within the right-of-way of a roadway, connections to individual dwellings shall be underground. Utilities shall continue to be underground within subdivisions and parcel maps along roadways serving parcels smaller than five acres, as currently required. Where overhead utilities are permitted, their adverse visual impact on surrounding properties is to be mitigated through sensitive placement.

C. Clear cutting of vegetation for an overhead utility corridor shall not be permitted.

D. Plans shall indicate location of utilities and utility easements serving or intending to serve the proposed structures. The approvals may require or otherwise facilitate the appropriate sizing of utilities to serve other parcels in the area and the provision of access to those utilities by the same parcels.

18.542.330 Water supply.

Municipal water or on-site wells and water storage shall be available for each development, including construction of a single-family house on a lot of record. The use of on-site wells and water storage will be considered where adequate flow and storage capacity for daily, peak day, peak hour, and minimum fire protection needs can be provided. Where such on-site well and water storage is permitted, the owner whose land is so served will be required to provide adequate assurance that the well and storage facility will be kept properly maintained at all times. In addition, such landowners will be required to record a deed restriction which prohibits further subdivision of the property, and provides an acknowledgment of this special circumstance. Such owners will also be required to indemnify the city or any other service provider against any liability regarding water service and availability of fire flow.

18.542.340 Sewage disposal.

Municipal sewage collection or on-site sewage disposal shall be available for each development, including construction of a single-family house on a lot of record. On-site sewage disposal, if provided, shall comply with applicable health regulations.

18.542.350 Lighting.

Lighting plans shall be submitted for all projects and sources of lighting shall comply with the following standards.

A. Lighting within the northern foothills shall be limited to the minimum lighting necessary to facilitate safety.

B. Street lighting shall be limited to intersections and other locations needed to maintain safe access (e.g., sharp curves).

C. Exterior lighting for buildings shall be of a low profile and intensity.

18.542.360 Signs.

All signs shall be subject to the requirements set forth in Chapter 18.152.

18.542.370 Fencing.

A conceptual fencing plan shall be submitted which indicates the general areas where fences are permitted. The purpose of this plan is to prohibit the arbitrary placement of fences on the visible slopes of the hillside areas. Prior to the issuance of grading or building permits, a fencing plan shall be submitted to the development plan review board for review and approval. The fencing plan shall clearly indicate the location, height, and type of materials and color selections to be utilized for fencing. Areas prohibited from fencing shall be indicated on the plan

18.542.380 Horsekeeping.

Horses may be quartered and maintained subject to the following standards:

A. On each lot or parcel there shall be permitted not more than five horses for each one acre of lot area provided that the number of horses shall not exceed a maximum of fifteen horses unless a conditional use permit is obtained.

B. The horses, including ponies, but excluding foals under twelve months, may be maintained under this section for breeding purposes or for the personal use of the family residing on the lot or parcel.

1. A registered horse breeder may maintain an additional three horses for breeding purposes provided a permit for such purposes has been issued. A permit may be issued to the owner of the stallion for a period of one year subject to the following conditions:

a. The breeder shall maintain the horses on a lot or parcel of one acre or more in size;

b. Upon favorable recommendations of a committee appointed by the city council to review the application for permit.

C. The horses shall be maintained in open corrals containing at least two hundred eighty-eight square feet, e.g., twelve feet by twenty-four feet per horse, or in enclosed box stalls containing at least one hundred forty-four square feet, e.g., twelve feet by twelve feet per horse. The corral must be no closer than thirty-five feet from any residence located on the same lot or parcel, and at least eighty feet from any residence located on an adjacent lot or parcel. Corrals shall conform to building setbacks from any public or private streets.

D. The corral areas shall consist of fences of at least five feet in height and of such construction so as to confine the horses.

E. In conjunction with the corrals, there shall be a weatherproof roof of at least sixty-four square feet per horse.

F. Nothing in this chapter shall permit the keeping of horses for any commercial purposes, such as boarding of horses or the keeping of horses not principally for the use of the members of the resident family.

G. The corral and stable areas shall be sprinkled or otherwise treated to a degree so as to prevent the emanation of dust, and in addition, all accumulation of manure, mud or refuse shall be eliminated so as to prevent the breeding of flies.

NOTE: IF OPTION A IS SELECTED THEN IT SHOULD BE A SEPARATE STANDARD FOR PLANNING AREA ONE ONLY WITH EXISTING EQUESTRIAN STANDARDS USED FOR PLANNING AREA TWO.

Option A	Option B
<p>Horses may be quartered and maintained subject to the following standards:</p> <p>A. On each lot or parcel there shall be permitted not more than five <u>two</u> horses for each one acre of lot area provided that the number of horses shall not exceed a maximum of fifteen <u>five</u> horses unless a conditional use permit is obtained.</p> <p>B. The horses, including ponies, but excluding foals under twelve months, may be maintained under this section for breeding purposes or for the personal use of the family residing on the lot or parcel.</p> <p>1. A registered horse breeder may maintain an additional three <u>two</u> horses for breeding purposes provided a permit for such purposes has been issued. A permit may be issued to the owner of the stallion for a period of one year subject to the following conditions:</p>	<p>No Change</p>

a. The breeder shall maintain the horses on a lot or parcel of one acre or more in size;

b. ~~Upon~~ The City shall issue the permit only after the favorable recommendations of the Home Owners Association, the Equestrian Committee appointed by the city council to review the application for the permit and the planning staff. In the absence of the Equestrian Committee, and upon the recommendation of the Home Owners Association and Planning staff, the application for the permit shall be heard by the planning commission for approval or denial.

C. The horses shall be maintained in open corrals containing at least two hundred eighty-eight square feet, e.g., twelve feet by twenty-four feet per horse, or in a stable or enclosed box stalls containing at least one hundred forty-four square feet, e.g., twelve feet by twelve feet per horse. The corral must be no closer than thirty-five feet from any residence located on the same lot or parcel, and at least eighty feet from any residence located on an adjacent lot or parcel. Corrals shall conform to building setbacks from any public or private streets.

D. The corral areas shall consist of fences of at least five feet in height and of such construction so as to confine the horses.

1. The corral shall be constructed in such a manner that manure and refuse shall be contained, stored and/or treated in the area of the corral.

2. Manure shall be removed daily from the corral and stored in a covered manure storage area that is located away from the drainage courses. Manure storage areas will be graded and constructed to minimize contact with runoff, stored on an impervious surface and shall be covered by a roof to minimize contact with precipitation. Manure shall be removed weekly.

E. The property owner shall be responsible for the cleanup of any waste material that the property owner fails to contain and process on the lot. The property owner may be subject to fines or penalties by the State Water Quality Control Board in the event that waste is discharged into the public storm drainage system or the public sewer system.

E. F. In conjunction with the corrals, box stalls or a stable shall be constructed that ~~there~~ shall ~~be provide~~ a weatherproof roof of at least sixty-four square feet per horse.

1. The design of stables or box stalls and material used in their construction shall conform with the architectural style of the residence and include a sprinkler system and rain gutters directing runoff away from having contact with manure and refuse.

2. The design shall prevent manure and refuse from entering into the storm water system and allow for the removal of bedding materials.

3. Within the stable or box stall where horses are kept, bedding will be provided to capture as much urine as possible, which will be disposed of in a trash storage area that is covered and elevated to protect urine from rainfall and potential surface runoff.

4. The property owner shall ensure that chemicals and other contaminants handled on-site are not disposed of in any manure, litter or stormwater storage or treatment systems unless specifically designed to treat such chemicals and other contaminants.

G. All feed, tack or other items used in the feeding, use and maintenance of the horse(s) or corral shall be screened from the sight of neighboring lots, either in an enclosed structure or in an area with sufficient fencing and landscape to prevent them being viewed by the neighboring lots.

F.H. Nothing in this chapter shall permit the keeping of horses for any commercial purposes, such as boarding of horses or the keeping of horses not principally for the use of the members of the resident family.

G.I. The corral and stable areas shall be sprinkled or otherwise treated to a degree so as to prevent the emanation of dust, and in addition, all accumulation of manure, mud or refuse shall be eliminated so as to prevent the breeding of flies.

18.542.390 Equestrian trails.

All development proposals shall contain provisions for preservation of existing equestrian and development of new equestrian trails consistent with an adopted trails plan. Such plan shall be approved by resolution of the city council after a recommendation from the equestrian and planning commissions. Applicants may be required to dedicate easements or otherwise permit access for trails set forth in the adopted trails plan.

18.542.400 Habitat protection.

All development proposals shall be designed to protect habitat values and preserve significant, viable habitat areas and connections in their natural state and shall comply with the following standards.

A. Within proposed developments, primary emphasis is to be placed on protecting the integrity of habitats and habitat linkages.

B. Within occupied habitat areas of rare, threatened or endangered species, disturbance of protected biotic resources is prohibited, unless mitigated pursuant to an approved plan.

C. Within riparian areas, wetland areas and coastal sage scrub habitats, the vegetative resources which contribute to habitat carrying capacity (vegetative diversity, faunal resting areas, foraging areas, and food sources) shall be preserved in place or replaced so as to not result in a measurable reduction in the reproductive capacity of sensitive biotic resources.

D. Within habitats of plants listed by the California Natural Diversity Data Base (CNDDDB) as "special" or "of concern," new development shall not result in a reduction in the number of these plants, if they are present.

E. The use of motorized off-road vehicles shall be prohibited, and off-trail activities shall be limited to those that are consistent with protection of environmental values.

F. The establishment of buffer zones adjacent to areas of preserved biological resources shall be required. Such buffer zones shall be adequate in width so as to protect biological resources from grading and construction activities, as well as from the long-term use of adjacent lands. The landscape design adjacent to areas of preserved biological resources shall be designed so as to avoid invasive species which could negatively impact the value of the preserved resource.

18.542.410 Fire protection.

All development proposals shall be designed to comply with the following standards.

A. Building designs. All buildings shall comply with the following standards.

1. Roofs shall be of noncombustible Class "A" materials, such as clay or concrete shake, cinder, metal or tile. Open ends of roofs, such as tile roofs, shall be capped with noncombustible material to prevent bird nests or other combustible materials from lodging within the roof.

2. The number and size of glazed openings on the side of the structure facing downhill or other fire hazard areas shall be minimized and shall be glazed with extra strength glass (thick, safety tempered or double paned). Glass areas shall not exceed fifty percent of any wall.

3. Fire sprinkler systems shall be installed in all residential structures, where feasible.

4. Construction requirements applicable to Fire Zone 4 shall be complied with, where feasible.

B. Access Requirements. All development proposals shall include adequate provisions for access for fire suppression equipment and for evacuation of residents as follows:

1. Access roads and driveways shall be a minimum of twenty-six feet in width. The width may be reduced to sixteen feet where permitted pursuant to Section 18.542.280.

2. Access roads and driveways shall be an approved all-weather surface.

C. Water Supply Requirements. All development proposals shall include adequate provisions for water supply for fire fighting purposes as follows:

1. Fire flow and hydrant locations shall be provided so that adequate water is available in the event of fire. Planned water supplies shall be installed and in working order prior to construction involving combustible materials.

2. If a water well is installed to provide water supply, water from the well or other sources, such as a swimming pool, shall be available for fire fighting purposes.

D. Indemnification. In circumstances where fire protection does not meet the requirements of the city and/or the fire department, the owner shall be required to indemnify the city and any other service provider against liability regarding any lesser degree of fire protection.

Article IV. Architectural Guidelines

18.542.500 Purpose.

A. The purpose of the architectural guidelines is threefold:

1. To provide the city with the necessary assurances at the time of adoption of Specific Plan No. 25 that the community will develop in accordance with the quality and character proposed in this chapter;

2. To provide policy guidance to builders, residents, engineers, architects, landscape architects, and other design professionals in order to comply with the standards contained herein;

3. To provide guidance to the development plan review board, planning commission and the city council in the subsequent review of plans as noted in plan review and disposition procedures.

B. The city council may, by resolution, adopt additional design guidelines to illustrate the purpose and intent of this article.

18.542.510 Design standards.

Architectural statements should convey a feeling or impression rather than standing out as any particular style. Each residence should convey its own blend of building forms, textures and site relationships. There is not one particular style but rather an atmosphere that should be the result of building designs, sensitively integrated with the site, the topography and character of the property. Desirable building design goals include, but are not limited to, the following:

A. The creation of a human scale of buildings such that the structures do not appear to be monumental in size or visual scale;

B. The promotion of controlled variety by the use of such techniques as breaking up long wall surfaces and roof lines into staggered masses, employing natural or highly textured materials on buildings or walls and employing balconies to provide useable outdoor space as well as visual relief;

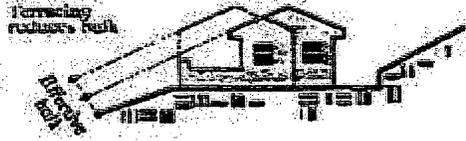
C. Variation in roof forms by occasional turning on end, the addition of architectural details, or the use of differing heights of roof peaks;

D. Avoidance of conflicting or "hodgepodge" effects in style or materials within planting areas;

E. The overall scale and massing of structures shall respect the natural surroundings and unique visual resources of the area by incorporating designs which minimize bulk and mass, follow natural topography, and minimize visual intrusion on the natural landscape.

F. Building forms shall be scaled to the particular environmental setting so as to complement the hillside character and to avoid excessively massive forms that fail to enhance the hillside character (see figures below).

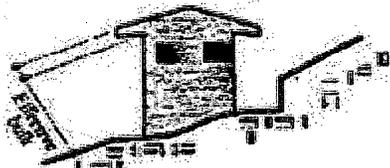
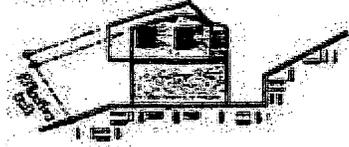
This



Smaller overhangs for individual floors or windows help break-up mass and protect against excessive sunlight.

Not This

Small overhang makes building appear taller, more monumental.



Excessive roof overhang results in additional visual bulk.

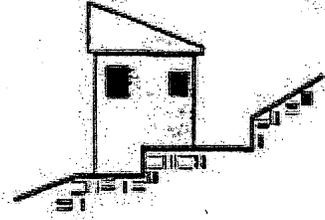
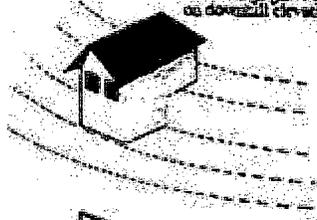
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Roof slope approximates that of hillside and follows its direction. Building hugs ground form better.

Not This

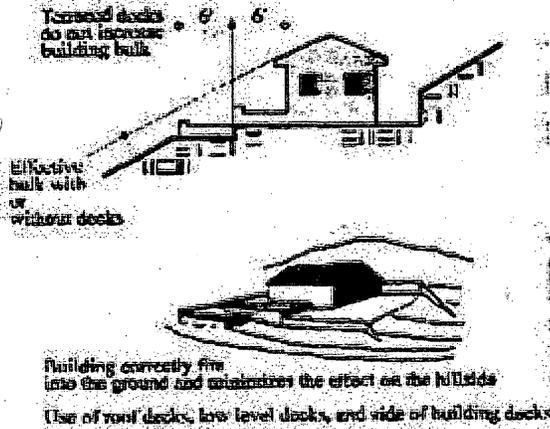
Avoid large gable ends on downhill elevations.



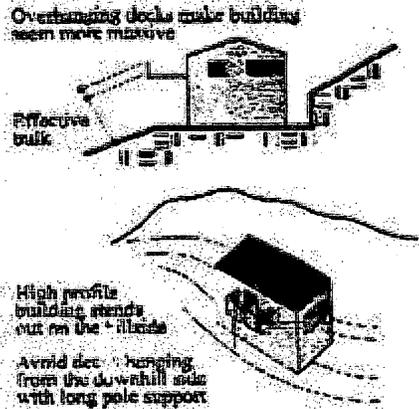
Angular forms which slope in the opposite direction to the slope of the hill destroy the relationship of the hillside and building and increase the effective bulk.

- G. Building facades shall change plane or use overhangs as a means to create changing shadow lines to further break up massive forms.
- H. Wall surfaces facing towards viewshed areas shall be minimized through the use of single story homes, single story dwellings placed on split pads, setbacks, roof pitches and landscaping.
- I. Roof lines and elements shall reflect the naturally occurring ridgeline silhouettes and topographical variation, or create an overall variety, that blends with the hillside (see figures below).

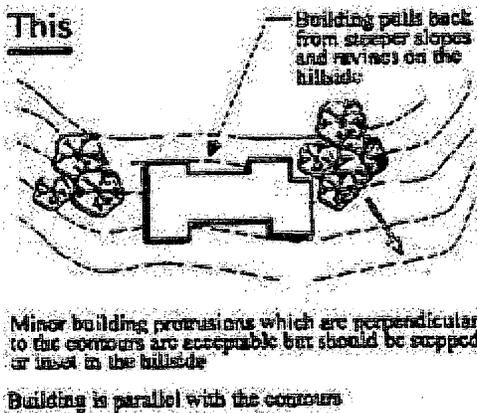
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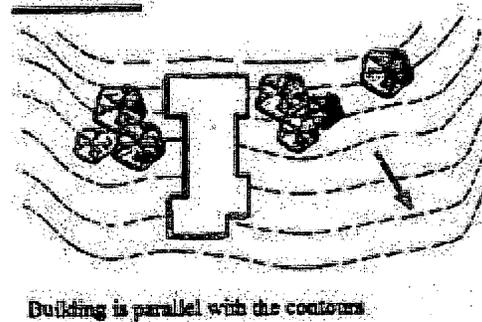
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Not This



J. Architectural style, including materials and colors, should be compatible with the natural setting. The use of colors, textures, materials and forms which will attract attention by not relating to other elements in the neighborhood is to be avoided.

18.542.520 Relation to site.

Buildings and other improvements should be appropriate in mass and scale to the site on which they are placed. The site and its relationship to other structures, scenic values, climatic orientation and topography should be dominant factors in the design or orientation of structures on each site.

18.542.530 Landscape design.

Landscape design and proper use of plant materials can dominate the total visual image presented by the buildings. Landscape materials should include native materials. The design of fencing and exterior lighting is an integral part of the landscape design process.

18.542.540 Selection of materials.

The building and its elements should be unified in textures, colors and materials to provide an order and coherence, not only with themselves, but also with the surrounding environment or natural setting. Nature provides a strong coherent order without monotony that includes symmetrical, asymmetrical, linear and curvilinear forms, and rough and smooth textures. The design of improvements should complement this natural site order in form, texture and color.

Article V. Plan Review and Disposition

18.542.600 Review requirements—Precise plans.

A. Before any grading for residential development is undertaken on any lot or parcel within the Specific Plan No. 25 area, a precise plan shall be submitted for review and approval by the development plan review board, planning commission and city council.

B. Unless otherwise provided in accordance with Section 18.12.050, precise plans shall be subject to final review and approval by the development plan review board, the planning commission and the city council.

C. In addition to the standard development plan findings, the development plan review board, the planning commission and the city council, in approving a precise plan for any lot or lots in Specific Plan No. 25, shall make the following findings:

1. The proposed improvements will maintain or enhance the existing character and purpose of Specific Plan No. 25, as set forth in Section 18.542.010(D);

2. Structures and appurtenances are sited in a manner that minimizes visual impact and disturbance to the natural terrain and are in conformance with the intent of Specific Plan No. 25;

3. The architectural character, style and use of materials harmonize with the natural setting, if applicable.

D. Prior to submitting development plans, the applicant shall meet with planning staff members to discuss and review the general purpose and objectives of the specific plan in relation to any development concepts proposed by the applicant.

18.542.610 Review requirements—Land divisions.

Before any division of land is undertaken on any lot or parcel within the Specific Plan No. 25 area, a tentative parcel or tract map, pursuant to Title 17 and the State Subdivision Map Act, shall be submitted for review and approval by the development plan review board, planning commission and city council. The following additional requirements shall apply.

- A. Three-dimensional model;
- B. Viewshed analysis;
- C. Identification of building pad locations for all proposed development, including type of foundation construction and three-dimensional building envelope.

18.542.620 Precise plan review requirements.

A. The applicant shall submit a minimum of four sets of scaled plans to the planning department which shall include the following, where applicable:

- 1. Precise grading plan and site plan;
- 2. Architectural floor plans and elevations
- 3. Grading plan;
- 4. Lighting plan;
- 5. Conceptual landscaping plan;
- 6. Fencing plan;
- 7. Access and circulation plan;
- 8. Utility plan;
- 9. Viewshed analysis;
- 10. Three-dimensional model.

B. Precise plans shall be reviewed and approved as set forth in Section 18.542.630.

C. The approving authority shall make the findings in accordance with Section 18.12.060.

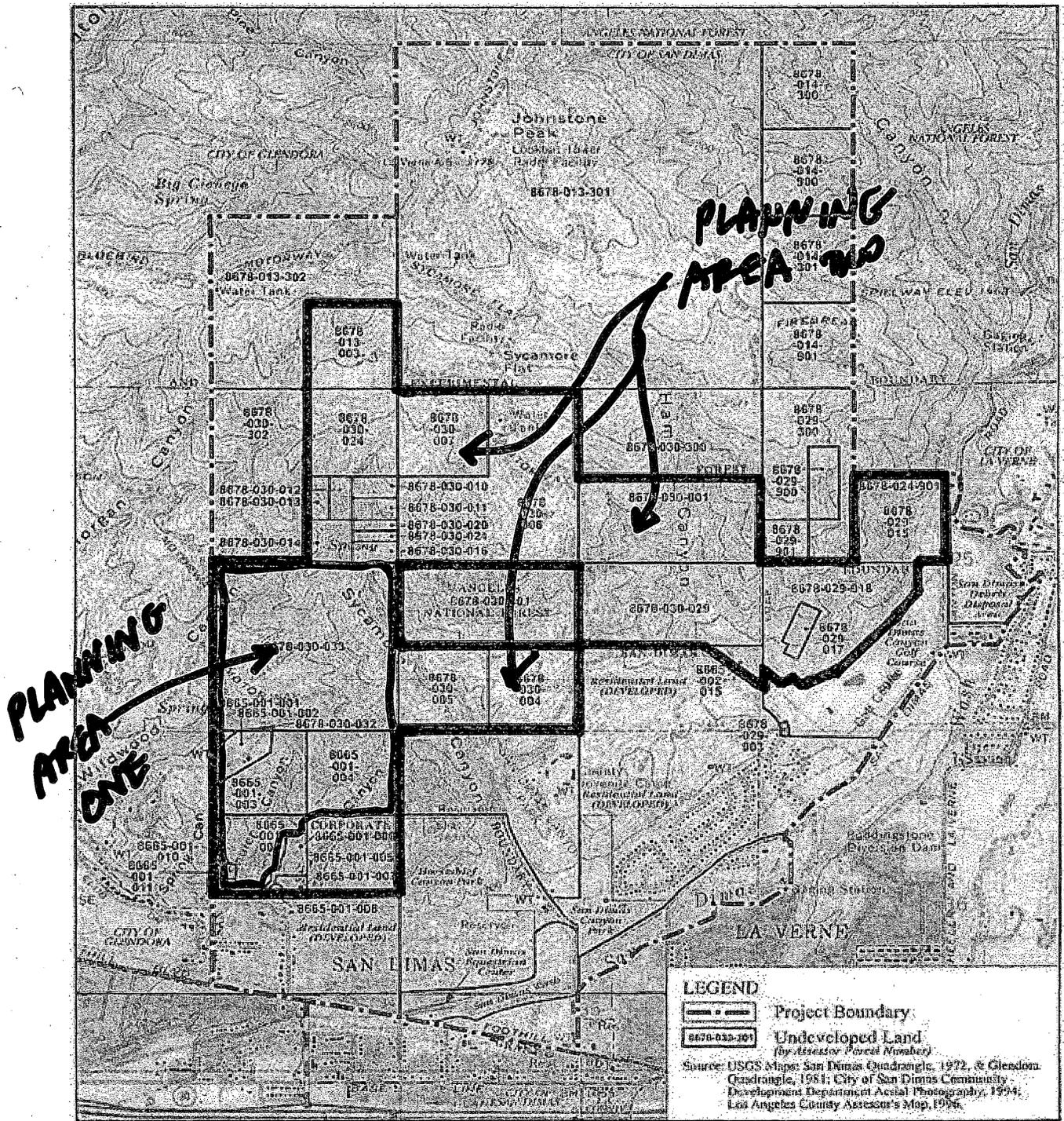
18.542.630 Plan disposition.

A. The development plan review board shall consider the plans and shall recommend to the planning commission approval, conditional approval or disapproval of the plans with any conditions deemed necessary to protect the public health, safety and general welfare.

B. The planning commission shall consider the plans and recommend to the city council approval, conditional approval or disapproval of the plans with any conditions deemed necessary to protect the public health, safety and general welfare.

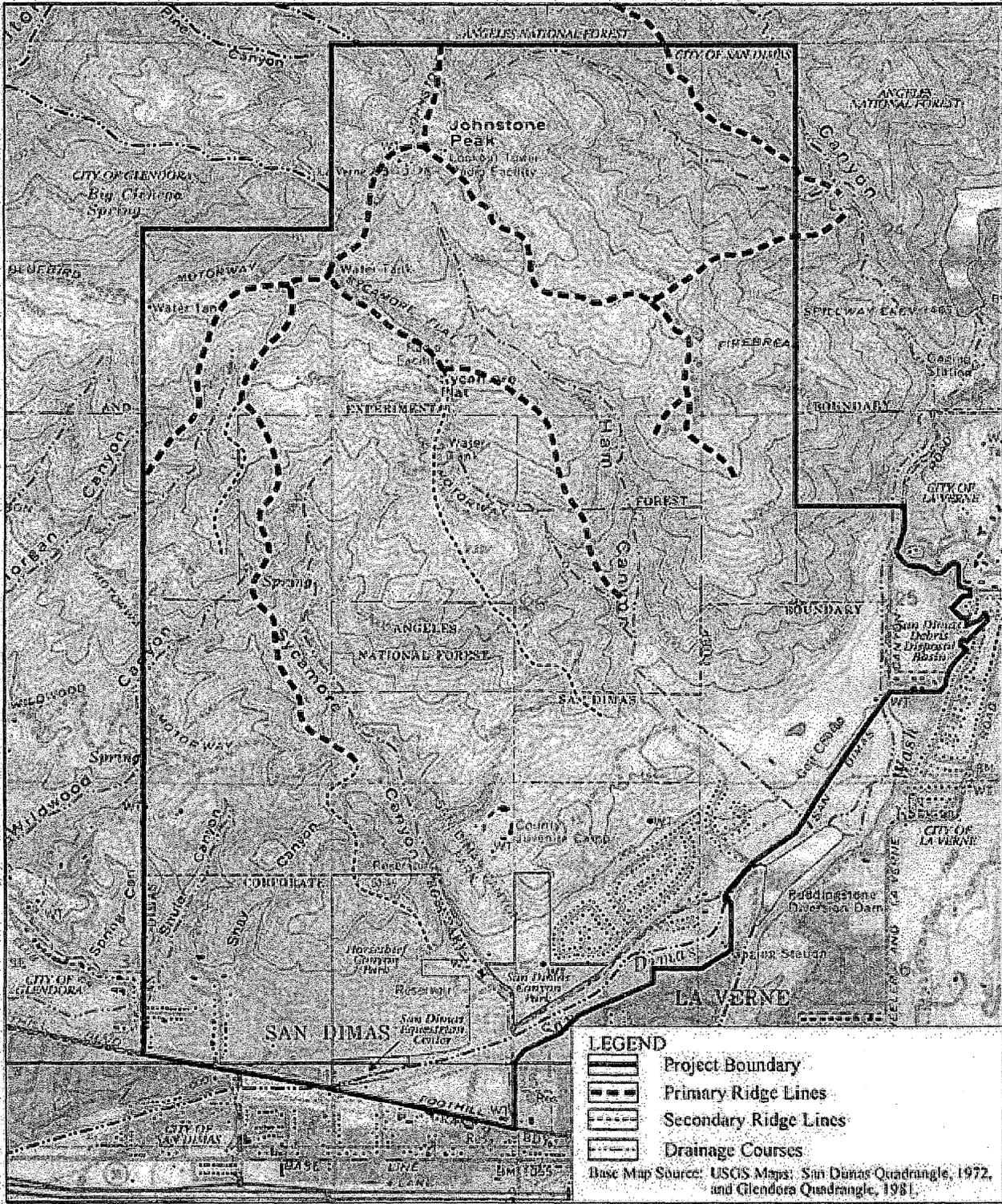
C. Upon receipt of the recommendation from the planning commission, the city council shall approve, conditionally approve or disapprove the precise plan.

D. Amendments to Approved Plans. Development plans and precise plans may be amended by the same process provided for approval. Minor modifications, which do not substantially change the concept of an approved development plan or precise plan may be approved by the director of planning and reported to the development plan review board.



NOTE: REVISE THIS EXHIBIT TO SHOW PLANNING AREA ONE AS THE 270 ACRE BOUNDARY OF TTM 70583. PLANNING AREA TWO WILL BE EVERYTHING ELSE

**EXHIBIT A
LOCATION MAP**



**EXHIBIT C
PRIMARY AND SECONDARY RIDGELINES**

EQUESTRIAN COMMISSION
MINUTES
November 2, 2010
Senior Citizen / Community Center Meeting Room

PRESENT: Vice Chair Rebecca Pike
Commissioner Doug Aschenbrenner
Commissioner Yvette Picconi

Councilman Jeff Templeman
Assistant City Manager Ken Duran

ABSENT: Chair Claudia Cook
Commissioner Marca DeMonaco

CALL TO ORDER

The meeting was called to order at 6:00 pm. by Vice Chair Pike

APPROVAL OF MINUTES OF OCTOBER 5, 2010

Vice Chair Pike made corrections to the minutes. The starting time of the meeting should have been 6:00 p.m. Also, there needs to be clarification of the paragraph that describes Commissioners Aschenbrenner's comments regarding the manure recycling report. Commissioner Aschenbrenner made a motion to approve the minutes as amended. The motion was seconded by Commissioner Picconi and passed unanimously.

REVIEW AND COMMENT ON GENERAL PLAN AMENDMENT 08-02, SPECIFIC PLAN AMENDMENT 08-04 AND TENTATIVE TRACT MAP 70583 RELATED TO THE BRASADA RESIDENTIAL DEVELOPMENT

Assistant City Manager for Community Development Larry Stevens provided a staff report on the proposed project. He indicated that the draft EIR is out for circulation with deadline for comments due November 4th. He added that the General Plan and Specific Plan amendments and Tract Map hearings are scheduled for the Planning Commission on November 17th and tentatively for City Council on December 14th.

Mr. Stevens commented that the Commission should focus their discussion on three areas; the number of equestrian designated lots, the proposed changes to the horse keeping standards and the proposed trails. He went on to explain that there are nine lots designated for horse keeping and he showed the specific lot locations on the site plan.

Mr. Stevens explained that the applicant is proposing to limit the number of horses allowed to be kept on each lot to a number less than is allowed by the City's existing horse keeping standards elsewhere in the Code. He elaborated that the proposal is to reduce the maximum numbers of horse allowed per lot from five per acre with a total maximum of 15 per lot to two per acre with a total maximum of five per lot. In addition the proposal is to reduce the number of breeding horses from three per lot to two.

Mr. Stevens identified on the parcel map the location of the proposed trails. He identified two trails, one off the north west corner of the project connecting to Sycamore Motorway and one of the east side of the project connecting with the county road. He further explained that there are other trail opportunities that are being explored through the south 40 acres adjacent to Horsethief Canyon Park but those are not part of the Tract Map and may or may not materialize depending on negotiations between the developer and the City. He further added that City staff will be recommending a trail through the project linking up to Ferguson Motorway to the North West corner. He added that if the trails in the south 40 acres do develop than the trail through the project could be eliminated. He also pointed out that there may be a trail opportunity off the north 85 acres, but again that is not part of the tract map. Mr. Stevens concluded his presentation.

Stan Stringfellow, representing the applicant, explained the applicants reasoning in designating and siting of the nine equestrian designated lots. He commented that those specific lots were chosen because of their separate identity including lot size, access and trail access. He further commented that their market studies indicate that there will not be a large market for equestrian lots. He further added that they do not feel that the cost of putting in a trail through the project is justified due to the limited access and limited number of lots.

Mr. Stringfellow commented that the south 40 acres has been offered to the City and that there are potential trail options through that area. He added that if for some reason the City did not accept the 40 acres they would be willing to grant trail easements over the property with the ability for them to be relocated if that property ever developed in the future. There was discussion on the potential for trails on the south 40 acres.

Mr. Stringfellow commented that the request to reduce the number of horses per lot is because even though many of the lots are several acres the buildable pad area is much less and that they feel that the number of horses allowed under the existing standards is too many. He added that the proposed maximum number of five is somewhat negotiable.

Mr. Stringfellow commented that there have been changes to the map to create cul-de-sacs that among other things could assist with trailer loading. He also commented that they have made a request to the County for emergency access to the east.

Commissioner Aschenbrenner asked Mr. Stevens how common is it for a tract map to deviate from existing equestrian standards. Mr. Stevens responded that the only instance that he could recall was the Crystal Indian Springs tract on Baseline where the lots were smaller and there is a common horse keeping area.

In response to a question Mr. Stevens stated that any trail within the project would have to be built to the City's trail standards and would be maintained by the City.

Mr. Aschenbrenner stated that he agrees with staff on requiring the east west trail through the project. Commissioner Picconi said she concurred with Commissioner Aschenbrenner. There was more discussion on the east west trail proposal.

Vice Chair Pike commented that she did some research with the Glendora Trails Committee and found that there was supposed to be a trail through the Gordon Highlands Development that was never built and there is not a connecting trail on the Glendora side of the Ferguson Motorway. She added that she thinks the best trails option is in the south 40 acres. She added that it provides benefit for the most people. She also reported she and Commissioner Picconi tried to hike the Shirlimar trail but couldn't get past a locked gate. Mr. Stevens responded that there clearly are access issues from private property on the south 40 acres. He added that there have been some discussions with scheduling a City Council discussion sometime this month about the offer to the City of the south 40 acres.

Commissioner Aschenbrenner commented that he has concern with only nine equestrian lots but he could live with it if the trails are adequate. He added that he objects to deviating from the other horse keeping standards. He also stated that he supported staffs recommendation on the trails. Commissioner Picconi commented that she also agreed with not changing the horse keeping standards. Commissioner Aschenbrenner added that he would not support the City maintaining the interior trail if it doesn't connect to other trails. There was further discussion on the trails. It was suggested that if the east west trail were eliminated there should be not restriction on allowing horses to ride on the street.

Councilman Templemen commented that if the City accepts the south 40 acres the development of the trails would most likely be the responsibility of the City. He asked if the developer is not required to build the east west trail if the amount of money saved by not building the trail could be required to put into an escrow account for development of trails in the south 40 acres or elsewhere. Mr. Stevens responded that the City would have to make the nexus that the trail development or improvements is related to the development of the project. He added that he believes that nexus could be made.

The Commission had further discussion on the three equestrian issues. The Commission came to a consensus on all three issues.

Commissioner Aschebrenner made a motion that the Commissions consensus comments are: 1) the Commission is okay with nine equestrian designated lots, though there preference would be to have more; 2) the Commission is in favor of keeping the existing citywide horse keeping standards as far as the maximum number of horses per lot, however, they don't have an objection to the HOA having architectural standards for out buildings; 3) the Commission agrees with staff's recommendation regarding the trails in that they like the east west trail suggestion but the preferred option is for trails in the

south 40 acres in lieu of the east west trail. In addition, if the east west trail is eliminated they suggest that the HOA can not restrict riding horses in the street. The motion was seconded by Commissioner Picconi and approved unanimously.

HOFBEATS ARTICLE

Vice Chair Pike commented that she will provide an article to Mr. Duran for the December newspaper.

DATE FOR THE 2011 TRAIL CLEAN-UP PROJECT

Vice Chair Pike suggested that the Commission table this item to the next meeting when all of the Commissioners can be present.

CITY COUNCIL REPORT

Councilman Templeman commented on the 50th Anniversary News Years Celebration and City Hall renovation project.

COMMISSIONERS COMMENTS

Commissioner Picconi shared pictures of the trail on Baseline and Iglesia and asked about extending the trail. Mr. Duran responded that the reason the trail and fence do not extend north on Iglesia is because it is not a City designated trail and it deadens into improvements half way up the block. Councilman suggested that since it is not really a trail issue Commissioner Picconi work with the appropriate City department to discuss right of way issues.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:40 p.m.