



AGENDA
REGULAR CITY COUNCIL
SUCCESSOR AGENCY MEETING
TUESDAY, FEBRUARY 12, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebner
Councilmember Templeman

1. CALL TO ORDER AND FLAG SALUTE

2. ORAL COMMUNICATIONS (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time and ask to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

3. CONSENT CALENDAR

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

a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

RESOLUTION 2013 - 06, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF JANUARY AND FEBRUARY, 2013.

b. Approval of minutes for the regular City Council meeting of January 8, 2013 and January 22, 2013.

c. **ORDINANCE NO. 1216, APPROVING MUNICIPAL CODE TEST AMENDMENT 12-07, A REQUEST TO DELETE CHAPTER 18.151 (SENIOR CITIZEN HOUSING DEVELOPEMENTS) SECOND READING AND ADOPTION**

d. **ORDINANCE NO. 1217, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-08, A REQUEST TO ADD CHAPTER 18.40 TO THE SAN DIMAS MUNICIPAL CODE ESTABLISHING THE AFFORDABLE HOUSING OVERLAY ZONE SECOND READING AND ADOPTION**

e. **ORDINANCE NO. 1218, APPROVING ZONE CHANGE 12-01, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 1 (AHO-1) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE 210 FREEWAY, WEST OF SAN DIMAS AVENUE, NORTH OF ALLEN AVENUE AND EAST OF MONTE VISTA AVENUE SECOND READING AND ADOPTION**

- f. **ORDINANCE NO. 1219, APPROVING ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT&SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE
SECOND READING AND ADOPTION**
- g. Approval of the updated Community Forest Management Plan
- h. Approve 2013 Farmers Market Proposal
- i. San Gabriel Valley COG Summary of Governing Board Meeting
- j. Gold Line Update

END OF CONSENT CALENDAR

4. PLANNING MATTERS

- a. Appeal of Development Plan Review Board Denial of Reasonable Accommodations Request Case No. 12-01 – Consideration of Appeal filed by Joseph Abdella regarding RAR Case No. 12-01, a request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a non-motorized trailer on the front driveway of 633 North Billow Drive (APN: 8386-0230027)

RESOLUTION NO. 2013-07, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING THE APPEAL REQUEST AND UPHOLDING THE DENIAL OF REASONABLE ACCOMMODATION REQUEST CASE NO. 12-01, A REQUEST FOR AN ACCOMMODATION FROM ZONING CODE SECTION 18.156.100.B.4.b TO STORE A NON-MOTORIZED TRAILER ON THE FRONT DRIVEWAY OF 633 NORTH BILLOW DRIVE (APN: 8386-023-027)

- b. A request to approve the Conceptual Grading Plans for Tentative Tract Map 70583 (Brasada).

RESOLUTION NO. 2013-08, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN 12-03, CONCEPTUAL GRADING PLANS FOR TENTATIVE TRACT MAP 70583 (BRASADA)

- c. Consideration Of Tree Removal Permit No. 12-48 – A request to approve the removal of 468 mature trees in preparation for grading for Tentative Tract Map 70583 (Brasada).
- d. Consideration of Precise Plan No. 12-05 - A request to approve of Conceptual Fencing Plans for Tentative Tract Map 70583 (Brasada).
- e. Consideration of Precise Plan No. 12-04 – A request to approve Conceptual Landscape Plans for Tentative Tract Map 70583 (Brasada).
- f. Consideration of Precise Plan 12-02– A request to approve Architectural Guidelines for Tentative Tract Map 70583 (Brasada).

RESOLUTION NO. 2013-09, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING PRECISE PLAN 12-05, CONCEPTUAL FENCING PLANS; PRECISE PLAN NO. 12-04, CONCEPTUAL LANDSCAPE PLANS; AND, PRECISE PLAN NO. 12-02, ARCHITECTURAL GUIDELINES FOR TENTATIVE TRACT MAP 70583 (BRASADA)

- g. Request from Worldwide, Inc. located at 175 W. Bonita Avenue for financial assistance regarding a proposed façade renovation.

5. OTHER BUSINESS

- a. Successor Agency verbal update

6. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)
- b. City Manager
- c. City Attorney
- d. Members of the City Council
 - 1) Councilmembers' report on meetings attended at the expense of the local agency.
 - 2) Individual Members' comments and updates

7. CLOSED SESSION

- a. **CONFERENCE WITH REAL PROPERTY NEGOTIATION**
(Recess to closed session pursuant to Government Code Section 54956.8):

Property: Assessor Parcel Number 8665-003-001 and 8665-001-005

Negotiating Parties:

For City: Blaine Michaelis, City Manager; Larry Stevens, Assistant City Manager for Community Development; and J. Kenneth Brown, City Attorney.

For Seller: NJD Limited; Agent: Travis W. Gillmore, Phelps-Tointon, Inc.

Under Negotiation: Potential property acquisition and the conditions under which the transaction would take place

8. ADJOURNMENT

Preliminary 2013-14 Budget Study Session February 26, 2013 5:00 p.m. followed by the regular City Council meeting at 7:00 p.m.

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

SUPPLEMENTAL REPORTS: AGENDA RELATED WRITINGS OR DOCUMENTS PROVIDED TO A MAJORITY OF THE SUBJECT BODY AFTER DISTRIBUTION OF THE AGENDA PACKET SHALL BE MADE AVAILABLE FOR PUBLIC INSPECTION AT THE CITY CLERK'S OFFICE DURING NORMAL BUSINESS HOURS. [PRIVILEGED AND CONFIDENTIAL DOCUMENTS EXEMPTED]

POSTING STATEMENT: ON February 8, 2013, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE); VONS SHOPPING CENTER (Puente/Via Verde) AND THE CITY'S WEBSITE AT www.cityofsandimas.com/minutes.cfm.

RESOLUTION NO. 2013-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF JANUARY AND FEBRUARY 2013

WHEREAS, the following listed demands have been audited by the Director of Finance; and

WHEREAS, the Director of Finance has certified as to the availability of funds for payment thereto; and

WHEREAS, the register of audited demands have been submitted to the City Council for approval.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of San Dimas does hereby approve Warrant Register: 1/31/2013; 23333 through 23394 in the amount of \$4,016,220.77 and Warrant Register: 2/15/2013; 142830 through 142983 in the amount of \$449,693.32.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF FEBRUARY 2013.

Curtis W. Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City Council of the City of San Dimas at its regular meeting of February 12th, 2013 by the following vote:

AYES: Councilmembers Badar, Bertone, Ebner, Templeman, Morris
NOES: None
ABSTAIN: None
ABSENT: None

Debra Black, Deputy City Clerk



***THE WARRANT DISBURSEMENT
JOURNAL IS NOT AVAILABLE TO
VIEW THROUGH LASERFICHE***

***A PAPER COPY IS AVAILABLE IN THE
FINANCE DEPARTMENT***

SORRY FOR ANY INCONVENIENCES.

DOCUMENT IMAGING DEPT.



**MINUTES
REGULAR CITY COUNCIL
SUCCESSOR AGENCY MEETING
TUESDAY, JANUARY 8, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.**

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Emmett Badar
Councilmember Jeff Templeman
Councilmember Denis Bertone
Councilmember John Ebiner

City Manager Blaine Michaelis
City Attorney Ken Brown
Assistant City Manager for Community Development Larry Stevens
Assistant City Manager Ken Duran
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Deputy City Clerk Debra Black

1. CALL TO ORDER AND FLAG SALUTE

2. ORAL COMMUNICATIONS (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time and ask to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

a. Members of the Audience

Pui Ching Ho Librarian announced the planned events for the month.

Hiba Mouri ASB President San Dimas High School, announced the activities before the holiday break and the planned upcoming activities.

Laura Gallardo Chamber of Commerce representative introduced the Chamber's slogan for 2013 "The Year We Make Business Happen" and announced upcoming activities.

Elaine Regis, Chairman of Chamber of Commerce reported on the success of Shop local campaign.

Caryol Smith, Friends of San Dimas Dog Park gave an update on the activities of the dog park.

Theresa Bruns Parks & Recreation Director announced upcoming community meetings with the public to get feedback on parks, facilities and programs. The first meeting is at 6:00 pm. on Tuesday, January 15, 2013 at Marchant Park.

3. CONSENT CALENDAR

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

MOTION: It was moved by Councilmember Bertone and seconded by Councilmember Ebiner, and carried to accept, approve and act upon the consent calendar, as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:
(1) **RESOLUTION NO. 2013 - 01** , A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTHS OF DECEMBER 2012 AND JANUARY 2013.
- b. Approval of minutes for the Special City Council Meeting of December 10, 2012 and Regular City Council Meeting of December 11, 2012
- c. Approval of a ten year extension of the Joint Use, Maintenance and Operation Agreement for the SportsPlex between the City of San Dimas and Bonita Unified School District
- d. Approve Resolution No. 2013 - 02, A Resolution authorizing the city to become a member of the California Statewide Communities Development Joint Powers Authority.
- e. Gold Line Update – Dedication of 210 Freeway Bridge

END OF CONSENT CALENDAR

4. PUBLIC HEARING

- a. A request to construct a new 4,000 square foot building for a bank to be located at 614 North Lone Hill Avenue at the Citrus Station

RESOLUTION NO. 2013 – 03, A RESOLUTION APPROVING PRECISE PLAN REVIEW 12-01 AND DEVELOPMENT PLAN REVIEW BOARD CASE NO. 12-20, A REQUEST TO CONSTRUCT A 4,000 SQUARE FOOT BANK (BANK OF THE WEST WITHIN THE CITRUS STATION (APN: 8383-009-097)

Associate Planner Kristi Rojas outlined staff's report on the item. Mrs. Rojas also shared that a question of walkability was brought to staff's attention today and will be discussed with the City Engineer tomorrow; there is concern over the amount of landscape that could be removed to accommodate that access.

Mayor Morris stated that if you could walk out there, there's no place to walk to.

Mrs. Rojas answered that you would be walking to the sidewalk on Lone Hill.

Councilmember Templeman asked if there were any requests for a drive-thru.

Mrs. Rojas answered there were none.

Councilmember Ebiner shared that he brought the question of the pedestrian access. He also point out two areas where he thought there might be space to accommodate this.

Mrs. Rojas stated that it would be discussed with the Engineer tomorrow.

Larry Stevens, Director of Development Services stated that there are some grade issues there and would require ADA access.

Mayor Morris shared that he thought there would be a major concern if you couldn't get the slope that would qualify for the ADA requirement.

Councilmember Templeman asked if we thought someone from home would be walking through the location.

Mrs. Rojas identified on the screen a crosswalk that might be used to reach the location.

Mayor Morris opened the public hearing.

David Powell with Pacific Development Group, explained that they have other projects in escrow they will be bringing to Council in the upcoming weeks.

Mayor Morris closed the public hearing and brought the item back to council for a decision.

Councilmember Ebiner stated every development should have pedestrian access that is convenient and encourages people to walk; and should include ADA access. He shared an experience of walking past a location where the sidewalk ended and they had to walk through the driveway to continue to their destination. He illustrated that someone walking at the location in discussion would have to walk out of their way to end up at the bank. He suggested taking a look at a path that doesn't disturb landscaping too much.

MOTION: After the title was read, it was moved by Councilmember Ebiner and seconded by Councilmember Badar to waive further reading and adopt **Resolution No. 2013-03**. Motion carried unanimously.

- b. TEFRA Hearing concerning the proposed issuance of Multifamily Housing Revenue Obligations by California Statewide Communities Development Authority to finance the acquisition and rehabilitation of the 64 unit Voorhis Village property at 653 East Juanita Avenue

RESOLUTION NO. 2013-04, A RESOLUTION APPROVING THE ISSUANCE BY CALIFORNIA COMMUNITIES IN THE AGGREGATE PRINCIPLE AMOUNT NOT TO EXCEED \$12,000,000.00 FOR THE ACQUISITION AND REHABILITATION OF THE 64 UNIT VOORHIS VILLAGE PROPERTY

City Manager Blaine Michaelis presented staff's report on this item and introduce Caitlin Lanctot the representative from California Statewide Communities Development Authority.

Mayor Morris asked City Attorney Brown if members of the JPIA were jointly liable for certain obligations and if that would be the case with this.

Mr. Brown answered he didn't think that was the case and thought that there was an indemnification clause in the document and asked Ms. Lanctot to the podium to respond.

Ms. Lanctot responded that the city would be third party on the agreement and is under no obligation to pay any of the bonds back or if there is any sort of default.

Mayor Morris asked Mr. Brown if this was a concern.

Mr. Brown answered no and that generally under the Joint Powers Authority Act the obligations of the Authority are separate and independent from the members. He will confirm whether there is an indemnification in the agreement.

Mayor Morris opened the meeting for public comment.

Myra White a member of the Voorhis Village Co-op expressed she is highly in favor of the project and corrected the number of units to 65 instead 64.

Mayor Morris closed the public hearing and asked for the title of the Resolution 2013-04 to be read.

MOTION: A motion to waive further reading and approve Resolution 2013-04 was made by Councilmember Bertone and seconded by Councilmember Ebiner. The motion passed unanimously.

- c. A request to add Chapter 18.22 to the San Dimas Municipal Code establishing standards for granting density bonuses as required by Government Code Section 65915

**ORDINANCE NO. 1214, APPROVING MUNICIPAL CODE TEXT AMENDMENT
12-05 ADDING CHAPTER 18.22 REGARDING DENSITY BONUSES TO THE SAN
DIMAS ZONING CODE FIRST READING AND INTRODUCTION**

Assistant City Manager Larry Stevens presented staff's report on this item and recommended introducing Ordinance 1214.

Councilmember Bertone expressed that it doesn't matter how many public hearings you have or what the public or the council thinks, this is mandatory.

Mr. Stevens replied that you can't have a public hearing on any of these items, the uses are permitted by right and only a design review can be done and this is required of us.

Councilmember Ebiner asked if to make this affordable the developer has to enter into an agreement for a certain amount of time.

Mr. Stevens answered yes he believes it to be a minimum of 45 or 55 years and has to be a firm commitment that runs with the property.

Councilmember Ebiner asked if the developer could be the one proposing this to try to get the density bonus or is it something the city is going to be requesting or requiring.

Mr. Stevens responded that they are required to make the request as part of their proposal; it is not part of our requirements.

Councilmember Ebiner asked if 5% of the units are very low then they get a 20% bonus and 5% are low income they get zero; and on a 100 unit project they would get what?

Mr. Stevens answered yes, if they had a 100 unit project and 5 units proposed as very low they would get a bonus of twenty units of any type. The bonus component is not required to be affordable. The purpose of the bonus is to help them justify the ability to afford the units they are proposing.

Councilmember Ebiner asked if 10% of the units were low and 10% very low do they get to add those percentages together or is it the maximum of the two?

Mr. Stevens answered add up all of the bonuses.

Councilmember Ebner continued that they would then get 52.5 extra units in the 100 unit concept.

Mayor Morris added the only real limitation is that the costs of building goes up, as you build more units those individual units become expensive. He further explained that when we say build at thirty to qualify for things, builders say thirty is a bad number they would rather build 24 units.

Mr. Stevens stated that most people would rather build 20 to 24 units because the types of construction they can build at and the costs of construction. Thirty is not a number that makes a lot of sense to the industry but it's the number that Sacramento chose as the default density.

Councilmember Badar asked if any of these bonuses were a part of the public hearing project that was just heard tonight.

Mr. Stevens responded it was unrelated to that project because it already exists. They had already received a density bonus under an earlier version of the law when it was built around 1970, but that this ordinance has no impact on the Voorhis Village Project at all.

Mayor Morris opened the public hearing for comment.

Seeing no one come forward Mayor Morris closed the public hearing.

MOTION: A motion to waive further reading and introduce Ordinance 1214 was made by Councilmember Bertone and seconded by Councilmember Ebner. Motion carried unanimously.

d. A request to add Chapter 18.44 to the San Dimas Municipal Code establishing the MF-30 Zone

**ORDINANCE 1215, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-06
ADDING CHAPTER 18.44 MF-30 ZONE TO THE SAN DIMAS ZONING CODE
FIRST READING AND INTRODUCTION**

Assistant City Manager Larry Stevens presented staff's report on this item.

Councilmember Bertone asked if this helps with our RHNA numbers.

Mr. Stevens answered that ultimately it would help. He stated that at the present time he is not proposing to rezone any property MF-30 and continued by explaining that when we adopted our Housing Element we committed to rezone three properties to comply with our RHNA numbers. Those three properties are the a portion of the Bonita Canyon Gateway Project, a 2 ½ acre portion of the School District Office site on San Dimas Avenue adjacent to the 210 Freeway.

Councilmember Bertone asked if this is required like the previous ordinance.

Mr. Stevens replied that it is required to some degree, but that there is a little more flexibility in terms of how it is written.

Councilmember Bertone asked if Mr. Stevens has taken all of the flexibility possible to our advantage.

Mr. Stevens replied he has done everything he could to minimize the impacts.

Councilmember Badar asked what the third property was.

Mr. Stevens answered the 3.3 acres of property behind Grove Station, the block surrounded by Arrow Highway, San Dimas Avenue, Walnut Avenue and the railroad.

Councilmember Badar asked if we've committed to any type of zone change for either of the two equestrian centers that are currently on the market.

Mr. Stevens answered that he has not at this point in time and that will be up for discussion at the next cycle.

Mayor Morris opened the public hearing for comments.

Seeing no one come forward Mayor Morris closed the public hearing.

MOTION: A motion to waive further reading and introduce Ordinance 1215 was made by Councilmember Badar and seconded by Councilmember Bertone. Motion carried unanimously.

Councilmember Ebiner commented that he is for this Ordinance because it is good for us. The city has to supply places to build affordable housing; that is the requirement. The requirements and standards that are included tonight are great and ingenious in some ways. He likes the requirement of usable open space.

5. PLANNING MATTERS

- a. Request from NJD to initiate amendment to SP 25 to allow up to 950 square foot second story architectural element on lots with one story height limit

Assistant City Manager Larry Stevens presented staff's report on this item.

Councilmember Bertone asked if this request was granted what the disadvantage to the community would be.

Mr. Stevens answered it depends on what your perception of visibility would be, how much you can achieve and whether or not there needs to be some offset to it. He also added that you can offset any perceived disadvantage but you may need to adjust a couple of other development standards as part of that consideration.

Councilmember Bertone asked if this is granted would this come back for other adjustments.

Mr. Stevens answered it has to go through public hearings and he would evaluate whether or not there should be some changes to other standards. He may be constrained by the limitations of the development agreement. The development agreement constrains us from modifying many of the rules that apply to the zoning; so if it's not a development standard they've requested to be amended he is not sure how much he could push looking at other standards at this point. He would have to have a discussion with Ken Brown.

Councilmember Templeman asked do we have other residential areas that have a 35 foot height limitation.

Mr. Stevens answered this is the only zone with the one story limitation and then the exception to allow two story. Most of our other zones allow two story and 30 to 35 feet; and in some cases three story depending on where they are.

Councilmember Templeman asked if the location is what makes this different from other areas in the community where we've allowed different heights.

Mr. Stevens answered the Northern Foothills was perceived differently in terms of their potential visibility and exposure and that was the basis for the original one story height limit which was modified in 2010 for 27% of the parcels.

Councilmember Ebner asked when the project was originally proposed what the housing concepts looked like.

Mr. Stevens answered what was envisioned at the time when we imposed the one story height limit, which goes back to the original adoption of the Specific Plan in 1999, was more of a rural ranch style and one story component that could accommodate several different architectural styles but didn't envision any of the two story styles.

Councilmember Templeman asked if it was possible to do a topography scaling on the parcels to show the visibility issue as far as 35 feet height goes.

Mr. Stevens answered we could require as part of this review some modeling or graphics to evaluate visibility or view.

Councilmember Templeman stated if council is being asked tonight whether they would like to provide an opportunity for this to move further down the road he is okay with doing so. He may not be willing to give all the parcels as 35 feet depending on what he learns based on some of the modeling; but he is willing to keep looking at it.

Mayor Morris shared that when all the modeling of this had been looked at before, the place that these are most visible from is Way Hill and its 2 ½ miles to the site. He asked for clarification on the approval as it stands now.

Mr. Stevens answered in theory you could have a tower element that was up to 30 feet in height as part of a one story unit. It doesn't have any floor space, could it be if it were circular it was the equivalent of a 950 square foot area, if it were architecturally proportionate then yes.

Mayor Morris asked is the 950 square feet related to the size of the building.

Mr. Stevens answered 950 square feet would be the maximum amount of the one story lots for this usable second floor floor area. In order to achieve that, the main house under their proposal would have to be 9500 square feet.

Discussion continued on the various styles and sizes being looked at while reviewing the photos in the staff report.

Mayor Morris asked if the City Council were to refer this back to the process, would it be limited to the Planning Commission or planning staff to what has been requested, or could you say 5%. Essentially all we're being asked to do is look at this.

Mr. Stevens answered that is correct. This is a little bit unique because the development agreement freezes a lot of the development standards in place. There might be a little bit of give and take, and if this isn't the right solution there might need to be some understanding of what those limitations are in the development agreement that might need to be tweaked in order to get to yes.

Councilmember Templeman commented that they are asking for a maximum standard and it should be the overall architecture at the submittal that makes the determination and they know it doesn't go over the standard; he doesn't see the harm in pursuing this further down the road.

Councilmember Ebiner asked if it is a requirement that there be changed conditions when considering the request.

Mr. Stevens answered it is a judgment as to what a changed condition is. It could be a lot of things, but this applicant has never really been very happy about the one story, and so we've nudged out the two stories and now we are nudging out the one story a little bit more; maybe it's appropriate maybe it's not but I think changed condition is a judgment call. I just wanted to remind you of a little bit of the historical background before jumping into it and saying ok yes it looks good let's do it. There was a basis for the original limitations.

Councilmember Bertone asked what happens if they initiate it, then we could approve it or not approve it.

Mr. Stevens answered yes.

Councilmember Bertone responded by saying that he thinks we should go forward, but he requested the Planning Commissions be advised of the discussion and understand that starting the process does not mean the council supports any changes.

Councilmember Badar asked about the average square footage of the houses.

Mr. Stevens answered we don't know because we don't have any really specific house proposals. They have included in their proposals some relatively broad square footage numbers. On custom equestrian lots the proposal shows 3,800 sq. ft. to 15,000 sq. ft.; on the custom lots they have identified 15 lots with the same square footage. These are all one story. There are 37 semi-custom lots 21 of which are one story, 16 are semi-custom lot categories which show square footages of 3,400 to 8,500 sq. ft.

Mayor Morris stated that this would be a single story house covering two of our city lots.

Mr. Stevens stated that we are probably going to see things like what've seen on Calle Christina, Via Romales; and some of what is on the Boulevard. He continued by saying that we may see a little under 5,000 sq. ft., but probably between 4,500 sq. ft. and 7,500 sq. ft. and a few in the 10 to 15,000 sq. ft. range. The majority will be plus or minus 6,000, this is relatively consistent with what we've been seeing in the custom lots around town.

Mayor Morris added that with the costs of development including the roads and other items we probably won't see anything under 5,000 sq. ft.

Mr. Mayor Morris asked Mr. Stevens how much guidance he would like from council as to what they would like to see come back.

Mr. Stevens asked if council would also like to see any changes in area two and if they would want to look at other adjustments that would offset any increased visibility.

Councilmember Bertone asked if they want changes to area two.

Mr. Stevens answered they do not own two, but when we do a code amendment we could do all of it, or we could simply stay with area one.

Councilmember Bertone asked what was area one.

Mr. Stevens answered everything else but their property in the Northern Foothills, including Mr. De Falco up to the National Forest.

Councilmember Badar asked if it would be easier to join them together.

Mr. Stevens answered he would probably stick with area one.

Councilmember Bertone stated he would stay with area one and allow other finessing to mitigate any problems.

Councilmember Ebiner stated his only comment is it is an additional benefit to the property owner, and since conditions have changed to allow this kind of modification perhaps they've also changed to allow a modification that helps the city with the views, open space or trails.

Mr. Stevens explained that he can't do anything that is not specifically spelled out or approved in the tract map.

Councilmember Badar stated that he agreed with Councilmember Bertone on area one, but then when he began talking about adjusting something he missed that part.

Mr. Stevens answered it was on landscaping, setbacks or maybe some floor area standards that aren't in there now that are consistent with their guidelines and they can't decide to change the guidelines later on and exceed them.

Mayor Morris would be in favor of telling the Planning Commission that referring this back does not mean that we suggest they make any changes. We want them to exercise their discretion in this design review. It should be specific to them that all we're doing is sending it back to say we are willing to take a look at it.

Mayor Morris asked if a vote was needed to proceed with this.

Mr. Stevens answered a motion to authorize proceeding with an amendment to the height limits pursuant to the discussion.

MOTION: Motion made by Councilmember Bertone and seconded by Councilmember Badar. Councilmember Ebiner abstained from the vote. Motion carried by a vote of 4-0-1.

6. OTHER MATTERS

a. Successor Agency Activities Verbal Update

Assistant City Manager Ken Duran shared that the State did reverse their denial of two of the most significant items that we had appealed in the Recognized Obligation Payment Schedule. One is the payment obligation to COSTCO under the DDA and the other was the \$2.7 million low and moderate housing commitment for the GROVE Station Project. Those items were funded with the ROPS 3 payment and we received funding last week. The money that was leftover from the ROPS 3 that we did not receive was redistributed to the other taxing entities, roughly \$2.5 million. The City is one of those taxing entities, so we were the recipient of \$291,000. The other item action was the Low and Moderate Income Housing Fund Due Diligence Review. This was an accounting of how much cash we had available in the low moderate housing fund. We submitted what we felt we had in committed

obligations of that cash. The cash available was about \$5.9 million; we submitted that we had all but about \$366,000 of that committed on the two projects. We will receive \$35,000 from those redistributed funds.

Councilmember Badar asked what happened to the money from the Bonita Gateway Project.

Mr. Duran answered we get to keep that money and it is obligated under the agreement we have the with developer with the project. We have about \$2.5 million set aside to contribute to that project when it moves forward.

Councilmember Badar asked if the project doesn't happen then what.

Mr. Duran answered the money would go back to redistribution. He continued that the third item was a review of the cash that was non-housing related. The audit review will be going before the Oversight Board for their approval this Thursday. It was determined by the auditors that there is no excess cash available for redistribution; so we will not have to distribute any cash if the Oversight Board approves the review and if the State approves the Oversight Boards approval. The last appeal was on our housing assets list. One of the items was the four units of the Grove Station that we had purchased for resale, the State denied those four as an obligations. We have an appeal date for February 4, 2013 where the City Attorney and I will be appearing before the Department of Finance in Sacramento.

Councilmember Templeman acknowledged the good work done by both the City Attorney and Assistant City Manager.

Mayor Morris also shared that both Ken's had done a tremendous job on this and that the Oversight Board has been very supportive of our positions.

7. ORAL COMMUNICATIONS

- a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)

Matt Lyons with Representative Chris Holden's office thanked the Chamber of Commerce and the City for the opportunity to introduce Mr. Holden to the Chamber Members and the constituents who attended the State of the City. He shared the four committees that Mr. Holden has been assigned to: Appropriations, Transportation, Business and Professions and Labor and Employment. Invitations will be coming soon for the opening of the District Office. Office hours will be established for the communities east of the 605 Fwy. Mr. Lyons will be the contact for San Dimas, La Verne and Claremont.

- b. City Manager

Mayor's call in show is this Thursday.

- c. City Attorney

Nothing

- d. Members of the City Council

Nothing

1) Councilmembers' report on meetings attended at the expense of the local agency.

Nothing

2) Individual Members' comments and updates.

Councilmember Ebner reported on the tour of all the city parks and gave a reminder of the Parks & Recreation Commission meeting at Marchant Park.

Councilmember Badar thanked the Chamber for hosting the State of the City address.

Councilmember Bertone shared news that the San Gabriel Valley Energywise Program has saved the city 6.1million kilowatt hours which is 155% over their goal. The city has been reimbursed \$22,000. This was equivalent in energy for 900 homes. The COG is working to restart the program.

Adjourned to closed session 9:08 p.m.

8. CLOSED SESSION

a. CONFERENCE WITH REAL PROPERTY NEGOTIATOR (Recess to closed session pursuant to Government Code Section 54956.8):

Property: Assessor Parcel Number 8665-003-001 and 8665-001-005

Negotiating Parties:

For City: Blaine Michaelis, City Manager; Larry Stevens, Assistant City Manager for Community Development; and J. Kenneth Brown, City Attorney.

For Seller: NJD Limited; Agent: Travis W. Gillmore, Phelps-Tointon, Inc.

Under Negotiation: Potential property acquisition and the conditions under which the transaction would take place

9. ADJOURNMENT

Closed session adjourned at 9:45 pm. with no reportable action.

The next meeting is January 22, 2013, 7:00 p.m.



MINUTES
REGULAR CITY COUNCIL
SUCCESSOR AGENCY MEETING
TUESDAY, JANUARY 22, 2013, 7:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
245 E. BONITA AVE.

CITY COUNCIL:

Mayor Curtis W. Morris
Mayor Pro Tem Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebiner
Councilmember Templeman

1. CALL TO ORDER AND FLAG SALUTE

- 2. ORAL COMMUNICATIONS** (Members of the audience are invited to address the City Council on any item not on the agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. If you desire to address the City Council on an item on this agenda, other than a scheduled public hearing item you may do so at this time and ask to be heard when that agenda item is considered. Comments on public hearing items will be considered when that item is scheduled for discussion. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

- a. Members of the Audience

Pui Ching Ho Librarian announced upcoming activities planned at the library.

3. CONSENT CALENDAR

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

MOTON: It was moved by Councilmember Bertone and seconded by Councilmember Templeman, and carried to accept, approve and act upon the consent calendar as follows:

- a. Resolutions read by title, further reading waived, passage and adoption recommended as follows:

RESOLUTION 2013 - 05, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS, CALIFORNIA, APPROVING CERTAIN DEMANDS FOR THE MONTH OF JANUARY, 2013.

- b. Approval of minutes for the regular City Council meeting of January 8, 2013
- c. A request to add Chapter 18.22 to the San Dimas Municipal Code establishing standards for granting density bonuses as required by Government Code Section 65915

ORDINANCE 1214, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-05 ADDING CHAPTER 18.22 REGARDING DENSITY BONUSES TO THE SAN DIMAS ZONING CODE SECOND READING AND ADOPTION

- d. A request to add Chapter 18.44 to the San Dimas Municipal Code establishing the MF-30 Zone

**ORDINANCE 1215, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-06
ADDING CHAPTER 18.44 MF-30 ZONE TO THE SAN DIMAS ZONING CODE
SECOND READING AND ADOPTION**

- e. Approval of "As Built" Bicycle Traffic Safety Re-Stripe Plan on San Dimas Avenue between Avenida Loma Vista to Avenida Domingo
- f. Adopt Resolution 2013 – 06, Annual Update of Parking Prohibition on Certain City Streets
- g. Approve State COPS Grant Budget

END OF CONSENT CALENDAR

4. PUBLIC HEARINGS

- a. Proposed CDBG Program FY 2013-14 Projected Use of Funds

Ann Garcia Administrative Aide presented staff's report on the program.

Mayor Morris asked for a description of the youth programs.

Theresa Bruns Director of Parks and Recreation Department stated that we currently don't have a CDBG Youth Scholarship Program, but the Parks & Recreation Department operates a program based on need. The program is managed based on the requests from parents for assistance. If they have qualified for the free school reduced lunch program we allow them to enroll in our program at a half price rate, maximum of \$300.00 per family. The proposal for this year with CDBG is to follow the county guidelines for the low income programs and offer a greater opportunity for participation.

Mayor Morris opened the item up for public hearing.

No one came forward. Mayor Morris closed the public hearing.

Councilmember Templeman shared that he was glad to see that all four programs directly benefited San Dimas residents.

MOTION: A motion to approve was made by Councilmember Templeman, and seconded by Councilmember Badar. The motion carried unanimously.

- b. MUNICIPAL CODE TEXT AMENDMENT 12-07 – a request to delete Chapter 18.151 (Senior Citizen Housing Developments) from the Zoning Code

**ORDINANCE 1216, APPROVING MUNICIPAL CODE TEST AMENDMENT 12-07, A
REQUEST TO DELETE CHAPTER 18.151 (SENIOR CITIZEN HOUSING
DEVELOPEMENTS) FIRST READING AND INTRODUCTION**

Larry Stevens Director of Development Services presented staff's report on this item.

Mayor Morris opened the item up for public hearing.

No one came forward. Mayor Morris closed the public hearing.

There was discussion on the history of senior projects under this Chapter, how seniors projects could be accommodated in the future in other ways and other Code changes which negated the benefits originally intended by this Chapter.

MOTION: A motion was made by Councilmember Bertone and seconded by Councilmember Badar to waive further reading and introduce Ordinance 1216. Motion carried unanimously.

- c. Consideration of Municipal Code Text Amendment 12-08 – a request to add Chapter 18.40 to the San Dimas Municipal Code establishing the Affordable Housing Overlay Zone

**ORDINANCE 1217, APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-08, A REQUEST TO ADD CHAPTER 18.40 TO THE SAN DIMAS MUNICIPAL CODE ESTABLISHING THE AFFORDABLE HOUSING OVERLAY ZONE
FIRST READING AND INTRODUCTION**

Larry Stevens Director of Development Services suggested that the public hearing phase for this item be combined with items D and E.

Mayor Morris read the request of items D and E, and asked if staff had any comments before opening up for public hearings.

Councilmember Bertone confirmed that these are again requirements coming from the State.

Director Stevens answered the need to redo the re-zonings does come from a California Government Code and a Housing Element requirement.

Councilmember Templeman shared he received a phone call from one of the property owners and would like staff to address a letter received from the attorney of a property owner.

Director Stevens presented staff's report, and then addressed a number of points stated in the letter. First contention that the proposal will make the property non-conforming, Mr. Mr. Stevens noted that it does the opposite and leaves the underlying zoning completely in place and changes none of the underlying development standards. If it were non-conforming the restriction would be a lot more significant. The second objection is that it creates a CEQA like evaluation. Director Stevens was unsure of this meaning. It does create a review procedure with standards spelled out. There are also suggestions that this is an additional restriction, but he noted that others may look at it as additional development opportunities. It doesn't mandate that anyone do anything until they are ready. Staff believes that this is an appropriate approach to complying with the commitments the city made as part of the 2008 housing element.

The Planning Commission did conduct public hearings on this and were aware of the January 9 letter. One minor change was made in the review standards for the Affordable Housing by eliminating the word exclusive. There was no one present at the hearing relative to the letter. There were comments that were more of an inquiry nature and not objections, from a couple of other property owners. The Planning Commission and staff recommend that the Council approve the creation of Chapter 18.40 which establishes the Affordable housing Overlay Zone and the standards associate with the two zones AHO-1 and AHO-2, and adopt Zone Changes 12-01 and 12-02 applying the overlay zones to the map in the two affected areas.

Councilmember Badar asked Mr. Stevens if he had an opportunity to speak with the attorney who wrote the letter.

Director Stevens replied he had not, but a member of staff did relative to this issue. His only contact was the letter.

Councilmember Templeman shared that he thought building height would come along at some other point and wondered if it should have been included in the new overlay zone.

Director Stevens responded that it does include a reference to the MF-30 standards. In the MF-30 Zone that we just adopted we permit three and a half stories and forty-five feet, which is equivalent to the Grove Station Project. By referencing the MF-30 Zone standards we have imposed those height limits.

Councilmember Ebner asked how would a property owner in the Zone Change 12-02 with an acre, be able to develop the property within the 3.3 acre requirement when some of them are so disjointed.

Director Stevens responded that there would be a review process; and the evaluation would be based on the conditions at that point in time and it may be appropriate to encourage assembly or allow several smaller projects.

Councilmember Templeman asked if the Planning Commission and City Council are the evaluating bodies and are those public hearings or open meeting agendas.

Director Stevens responded they are not required to be public hearings.

Discussion continued on the review process.

Councilmember Templeman asked if 50 feet were needed would there be an option for that.

Director Stevens responded it is only an option if the developer is going to provide guarantee affordability. They would have to ask for a concession or incentive.

Mayor Morris opened the item for public hearing.

Susan Kehr one of the owners of Storage Centers expressed that she is not opposed to the idea of the overlay, but does have concerns that some of the language in the proposal is too restrictive as spelled out in the letter of January 9th, 2013 sent to staff.

Mayor Morris closed the public hearing and brought the item back to council.

MOTION: A motion to waive further reading and introduce Ordinance 1217 was made by Councilmember Ebner and seconded by Councilmember Badar. The motion carried unanimously.

- d. Consideration of Zone Change 12-01 – a request to add Affordable Housing Overlay Zone, Area 1, at the Northwest corner of San Dimas Avenue and Allen Avenue (APN: 8392-012-900)

ORDINANCE 1218, APPROVING ZONE CHANGE 12-01, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 1 (AHO-1) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE 210 FREEWAY, WEST OF SAN DIMAS AVENUE, NORTH OF ALLEN AVENUE AND EAST OF CATARACT AVENUE FIRST READING AND INTRODUCTION

MOTION: A motion to waive further reading and introduce Ordinance 1218 was made by Councilmember Bertone and seconded by Councilmember Ebner. The motion carried unanimously.

- e. Consideration of Zone Change 12-02 – a request to add Affordable Housing Overlay Zone, Area 2, to the properties located south of the AT&SF Railroad, East of San Dimas Avenue, North of Arrow Highway, and West of Walnut Avenue

ORDINANCE 1219, APPROVING ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORADABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT&SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE

FIRST READING AND INTRODUCTION

MOTION: a motion to waive further reading and introduce Ordinance 1219 was made by Councilmember Bertone and seconded by Councilmember Templeman. The motion carried unanimously.

Councilmember Ebner reiterated that this ordinance would not allow for expansion of properties within the zone.

Director Stevens responded that the property owner would not be precluded, but would be required to go through the review process where it could be approved.

Discussion continued that made clear the process in which a property might be approved for expansion.

Mayor Morris stated that tonight's action does not preclude the chance for a change in language to the ordinance and this can be brought up again before adoption.

Director Stevens responded that there is time between first and second reading to adopt minor changes.

5. PLANNING MATTERS

- a. Receive and file Electrical Energy Action Plan

Ann Garcia Administrative Aide presented staff's report on this item and introduced Tammy Seale, who presented a power point presentation.

Councilmember Bertone shared that if the city goes through with the plan it would save about \$83,000.00 and could receive a check up to \$49,000.00. In the first phase the city received a check for over \$22,000.00 and Ann Garcia received an award for her work. He introduced Marissa Creter from the COG who runs the program and acknowledged her hard work and efforts.

MOTION: A motion to receive and file the E.E.A.P. was made by Councilmember Templeman and seconded by Councilmember Badar. The motion carried unanimously.

- b. Report on the 2013 Homeless Count to be conducted Tuesday January 29, 2013
Verbal Update

City Manager Michaelis and Director Stevens gave a brief summary of the requirements and process for conducting the count.

City Manager Michaelis recognized the Sheriff's Department for their participation in this event.

6. OTHER BUSINESS

a. Successor Agency Update -Verbal Report

Assistant City Manager Ken Duran reported that the Oversight Board met on January 10, 2013 and approved the Due Diligence Review that was due to the State by January 15, 2013. The board will meet again in February 2013 to approve the Recognized Obligation Payment Schedule for July through December of 2013; this report is due to the State in March. He also announced that he and City Attorney Ken Brown will be attending an appeal hearing to retain the four Grove Station units for our Housing Authority on February 4, in Sacramento.

7. ORAL COMMUNICATIONS

a. Members of the Audience (Speakers are limited to five (5) minutes or as may be determined by the Chair.)

No one presented.

b. City Manager

(1) Los Angeles County Clean Water Clean Beaches Measure – Discussion Update

City Manager Michaelis reported that the Board of Supervisors met and decided to send back the proposal to give consideration for a number of changes or proposals to adjust the Measure. Some of these were to look at a sunset clause, having a listing of projects that would be accomplished with the money that would be generated from the tax, if it should be done by a parcel tax by mail ballot or ballot of general election and giving credit to a property owner who has implemented storm water quality measures as part of the property development. Staff was asked to report back to the Board in 60 days with their recommendations. He continued on to say that some cities have taken positions of opposition or support and that San Dimas had not taken a position. He also stated that if the measure had passed as proposed it would generate \$1.8 million dollars in San Dimas, of which \$750,000.00 would go to San Dimas to use to address the storm water quality projects within our city. \$180,000.00 would go to the county to deal with the administration of the program countywide. \$594,000.00 of San Dimas funds would go to some regional projects to help with the storm water quality. Without these resources it would be the money would come from the city's general fund to comply with the requirements of the MS-4 Permit. City staff will continue to monitor what is going on with the County Board of Supervisors and will report back to council.

Council continued the discussion on the permit requirements and challenges of funding and implementing the changes.

(2) Possible dates for joint meeting with Planning Commission on 2014 Housing Element - Verbal

Monday March 11, 2013 at 6:00 p.m.

c. City Attorney

Nothing to report.

d. Members of the City Council

1) Councilmembers' report on meetings attended at the expense of the local agency.

Nothing to report.

2) Individual Members' comments and updates

a) Metro Gold Line Project Update

Councilmember Bertone provided written material on the Gold Line project between Pasadena and Azusa. He also provided copies of the resume of the new COG Director, Andrea Travis-Miller.

Councilmember Templeman shared his concern over the look of satellite dishes on apartment units in other areas and would like staff to work on a distribution system when working on larger projects that come into the city.

Councilmember Badar acknowledged Shull Avenue's achievement of becoming a Blue Ribbon School.

Adjourned to closed session at 9:03 p.m.

8. CLOSED SESSION

(Recess to closed session pursuant to Government Code 54957)

a. Public Employee Performance Evaluation
Title: City Manager

9. ADJOURNMENT

Closed session adjourned at 10:45 p.m. with no reportable action.

The next meeting is February 12, 2013, 7:00 p.m.

ORDINANCE NO. 1216

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-07, A REQUEST TO DELETE CHAPTER 18.151 (SENIOR CITIZEN HOUSING DEVELOPMENTS)

THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Chapter 18.151 is hereby deleted in its entirety.

SECTION 2. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF FEBRUARY, 2013.

Curt Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1216 was regularly introduced at the regular meeting of the City Council on January 22, 2013, and was thereafter adopted and passed at the regular meeting of the City Council held on February 12th, 2013 by the following vote:

AYES: Badar, Bertone, Ebner, Morris, Templeman
NOES: None
ABSENT: None
ABSTAIN: None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1216 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

ORDINANCE NO. 1217

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS
APPROVING MUNICIPAL CODE TEXT AMENDMENT 12-08 ,
A REQUEST TO ADD CHAPTER 18.40 TO THE SAN DIMAS
MUNICIPAL CODE ESTABLISHING THE AFFORDABLE HOUSING
OVERLAY ZONE**

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS
FOLLOWS:**

SECTION 1. Add Chapter 18.40 as set forth in attached Exhibit A.

SECTION 2. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF February, 2013.

Curt Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1217 was regularly introduced at the regular meeting of the City Council on January 22nd, 2013 and was thereafter adopted and passed at the regular meeting of the City Council held on February 12th, 2013 by the following vote:

AYES: Badar, Bertone, Ebner, Morris, Templeman
NOES: None
ABSENT: None
ABSTAIN: None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1217 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

EXHIBIT A

Chapter 18.40 AFFORDABLE HOUSING OVERLAY ZONE

18.40.010 Purpose.

The purpose of the affordable housing overlay zone is designate certain areas as suitable for higher density residential uses in addition to any uses permitted and existing in the underlying zone. It is intended to allow the additional higher density residential to be mixed with existing non-residential uses while maintaining appropriate development standards for all uses to ensure that such development is compatible with contiguous uses, to encourage well-planned neighborhoods through creative and imaginative site planning, to provide opportunities at a density deemed appropriate to accommodate lower income households by Section 65583.2 (c) (3) (B) (iv) of the Planning and Zoning Law and to ensure integrated design and unified control of design.

18.40.020 Uses Permitted.

All uses permitted or conditionally permitted in the MF-30 Zone. The Affordable Housing Overlay Zone does not prohibit any uses permitted or conditionally permitted in the underlying zone.

18.40.030 Affordable Housing Overlay Zones Designated.

Affordable housing overlays shall be designated on the official zoning map, as follows:

A. Whenever an affordable housing overlay designation is placed on a property or properties, those properties shall be subject to the provisions of the specified affordable housing overlay zone and any additional standards set forth herein in addition to the provisions of the underlying zone.

B. Method of designation. The abbreviation "AHO," designating affordable housing shall be appended to the base zoning district on the official zoning map. In addition a number may be attached to the overlay zone referring to any special standards developed in this Chapter which may be applicable to any created affordable housing overlay zone (Example: A commercial-highway zone would show on the official zoning Map as C-H (AHO-1)).

18.40.040 Development Standards.

A. Existing Uses. All existing uses shall continue to be subject to the development standards in the underlying zone.

B. New Higher Density Residential Use. All new higher density residential uses shall be subject to the standards set forth in Chapter 18.44 (MF-30 Zone).

18.40.050 Affordable Housing Overlay Zone Created.

Each affordable housing overlay zone created herein may have differing goals and objectives to facilitate implementation of the goals of the housing element depending upon the size, location, number of properties, ownership patterns, nature of existing uses and other relevant factors.

A. Affordable Housing Overlay Zone No. 1 (AHO-1) is created as follows:

1. Geographic Area. Bounded by Monte Vista Avenue on the west, Allen Avenue on the south, San Dimas Avenue on the east and the 210 Freeway on the north and as further depicted on the official zoning map.
2. Housing Goal. To provide a minimum of 2.5 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 75 dwelling units.
3. Change in Existing Use. In the event that the existing 7.75 acre site or any portion of the site exceeding one acre in size is no longer needed for public use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use.
4. Standards of Review. Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:
 - a. Location of available land and its compatibility with any property being held for continued public use.
 - b. Availability of access to public street.
 - c. Availability of utilities.
 - d. Compatibility with uses on nearby properties.
 - e. Ability to accommodate the minimum density of 30 dwelling units per acre.
 - f. Any environmental consideration related to soils, adjacency of freeway or other environmental considerations.
5. Review Procedure. The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

B. Affordable Housing Overlay Zone No. 2 (AHO-2) is created as follows:

1. **Geographic Area.** Bounded by San Dimas Avenue on the west, Arrow Highway on the south, Walnut Avenue on the east and the Gold Line railroad right-of-way on the north and as further depicted on the official zoning map.
2. **Housing Goal.** To provide a minimum of 3.3 acres for development at a minimum density of thirty (30) dwelling units per acre to accommodate a minimum of 100 dwelling units.
3. **Change in Existing Use.** When any existing parcel or group of parcels which can be assembled into a minimum site area of one acre becomes available for development for a new use, no change from the existing use to any other use shall be permitted until said property is evaluated for higher density residential use. The change of use does not apply to changing tenants in existing buildings, minor alterations to existing building, or other non-substantive changes to existing buildings or improvements.
4. **Standards of Review.** Prior to any change in use as described in Subsection 3 above, an evaluation of the suitability of the available property shall be performed to assess the following:
 - a. Location of available land and its capability, including the timing thereof, to be assembled with adjacent properties to accommodate a minimum parcel size of one acre. The ability of a parcel to accommodate an interim use pending assembly may also be considered.
 - b. Availability of access to public street.
 - c. Availability of utilities.
 - d. Compatibility with uses on nearby properties.
 - e. Ability to accommodate the minimum density of 30 dwelling units per acre.
 - f. Any environmental consideration related to soils, adjacency of railroad or other environmental considerations.
5. **Review Procedure.** The evaluation shall be reviewed by the Planning Commission and City Council to determine if the available property shall be limited to new development of higher density residential housing. The Planning Commission and City Council may enter into agreements, impose conditions, change the underlying zoning or take other actions deemed necessary to facilitate the higher density housing development opportunity.

ORDINANCE NO. 1218

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING ZONE CHANGE 12-01, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 1 (AHO-1) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE 210 FREEWAY, WEST OF SAN DIMAS AVENUE, NORTH OF ALLEN AVENUE AND EAST OF MONTE VISTA AVENUE

THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Amend the Official Zoning Map as set forth in attached Exhibit A.

SECTION 2. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF February, 2013.

Curt Morris, Mayor of the City of San Dimas

Debra Black, Deputy City Clerk

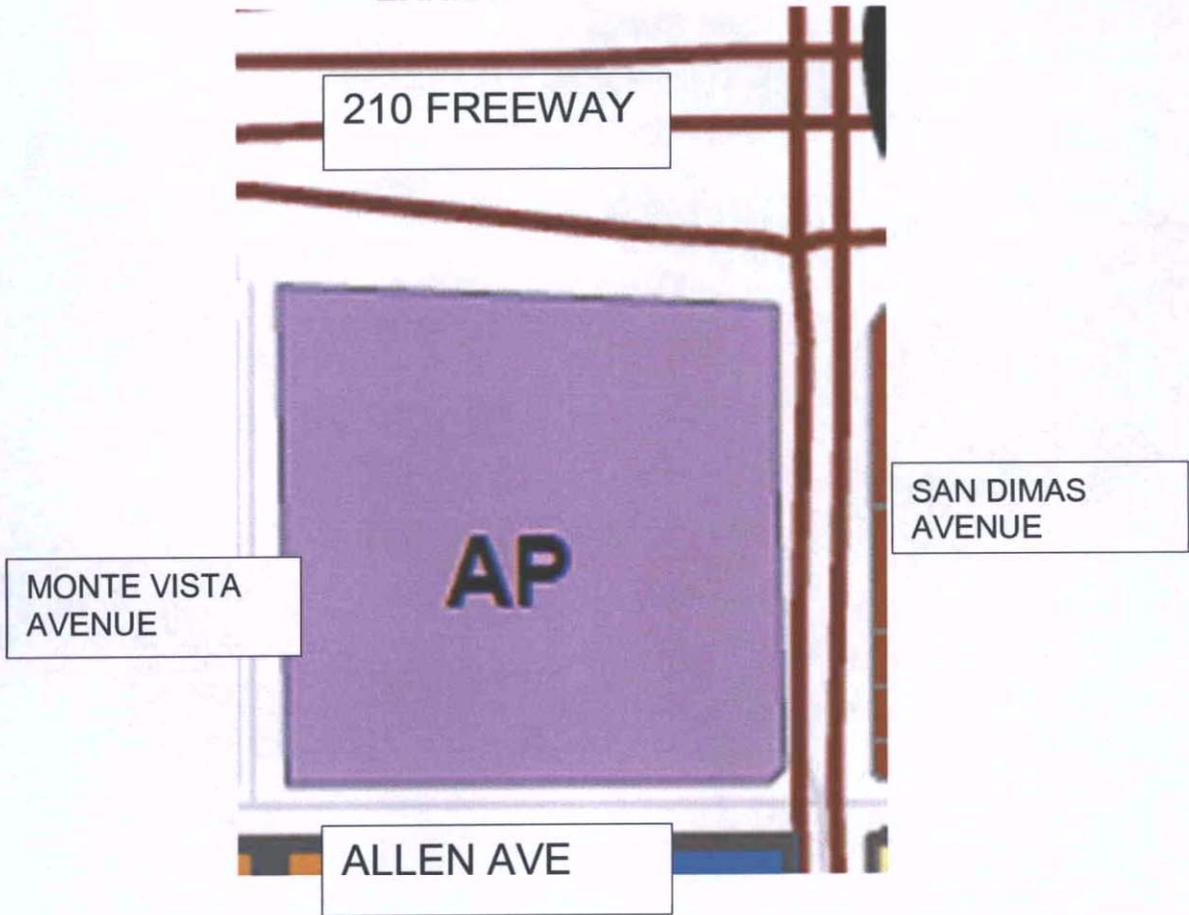
I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1218 was regularly introduced at the regular meeting of the City Council on January 22nd, and was thereafter adopted and passed at the regular meeting of the City Council held on February 12th, 2013 by the following vote:

AYES: Badar, Bertone, Ebner, Morris, Templeman
NOES: None
ABSENT: None
ABSTAIN: None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1218 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

EXHIBIT A



ADD (AHO-1) TO THE AP ZONE ABOVE

ORDINANCE NO. 1219

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS APPROVING ZONE CHANGE 12-02, A REQUEST TO CHANGE THE ZONING TO ADD AFFORDABLE HOUSING OVERLAY ZONE 2 (AHO-2) TO THE EXISTING UNDERLYING ZONING ON THE PROPERTY LOCATED SOUTH OF THE AT& SF (GOLD LINE) RAILROAD, EAST OF SAN DIMAS AVENUE, NORTH OF ARROW HIGHWAY AND WEST OF WALNUT AVENUE

THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:

SECTION 1. Amend the Official Zoning Map as set forth in attached Exhibit A.

SECTION 2. This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF February, 2013.

Curt Morris, Mayor of the City of San Dimas

ATTEST:

Debra Black, Deputy City Clerk

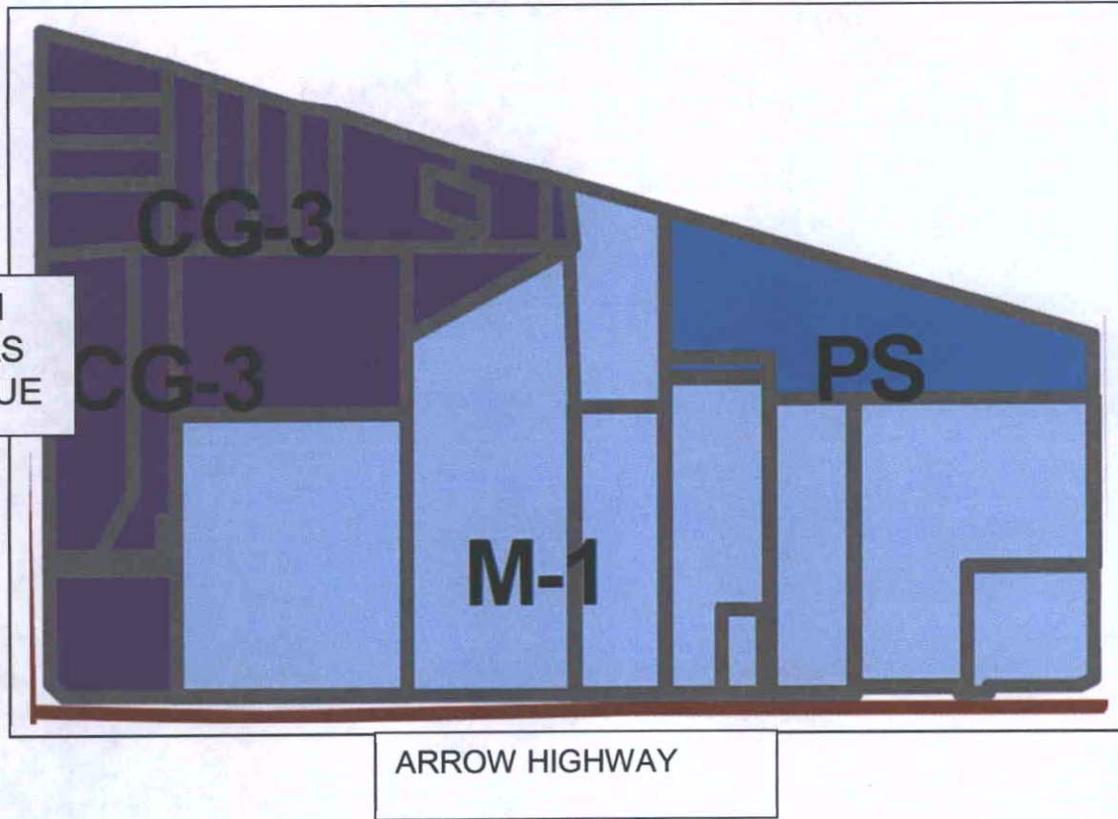
I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1219 was regularly introduced at the regular meeting of the City Council on January 22nd, and was thereafter adopted and passed at the regular meeting of the City Council held on February 12th, 2013 by the following vote:

AYES: Badar, Bertone, Ebiner, Morris, Templeman
NOES: None
ABSENT: None
ABSTAIN: None

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1219 to be published in the Inland Valley Daily Bulletin.

Debra Black, Deputy City Clerk

EXHIBIT A



ADD (AHO-2) TO THE CG-3, PS & M-1 ZONES ABOVE



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 12, 2013

From: Blaine Michaelis, City Manager

Initiated By: Deborah Day, Municipal Arborist

Subject: Community Forest Management Plan Update

Summary

Request for City Council approval of updates to the
Community Forest Management Plan.

BACKGROUND

The Community Forest Management Plan was adopted on October 24, 2006 and defines the policies and procedures that are utilized by staff in the management and care of all community trees. The Plan is intended to be a continual work in progress and has improved as the City tree program has evolved. The first updated Management Plan was adopted on November 1, 2007.

The current proposed updates include:

Appendix E - corrections to heritage tree heights and the addition of *Quercus agrifolia*, Coast Live Oak.

Appendix C - the inclusion of ten additional species to the tree palette in order to increase species diversity.

Appendix H - utilizing the ten new species for the addition of a third species choice on the Designated Street Tree List.

RECOMMENDATION

Staff recommends City Council approval of the current updates to the City of San Dimas Community Forest Management Plan.

Attachments: Appendix E Heritage Tree List
Appendix C Street Tree Palette
Appendix H Designated Street Tree List



Appendix E Heritage Tree List

1. *Cedrus deodara*- This stately Deodar Cedar is located on the south east front lawn of the historic Walker House Mansion on San Dimas Avenue. At 93' tall with a spread of 70' and a girth of 40" in diameter this approximately 124 year old tree (in 2012) is said to be the oldest Deodar Cedar in the area and is listed as an exceptional tree on page 19 of Donald R. Hodel's book titled "Exceptional Trees of Los Angeles".



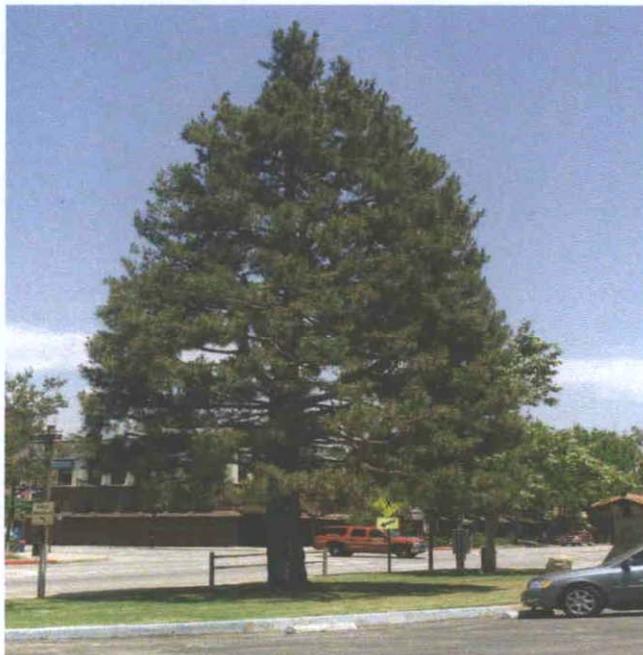
2. *Araucaria cunninghamii*- This rare Hoop Pine is registered as the national champion, being the largest known tree of it's species in the United States. It is located on the north east corner in the front lawn of the historic Walker House Mansion on San Dimas Avenue. This specimen is over 89' tall with a 35' spread and 42" diameter and is said to be the oldest of its kind in California. It reputedly was planted in the 1880's when the mansion was constructed and is approximately 132 years old (in 2012).



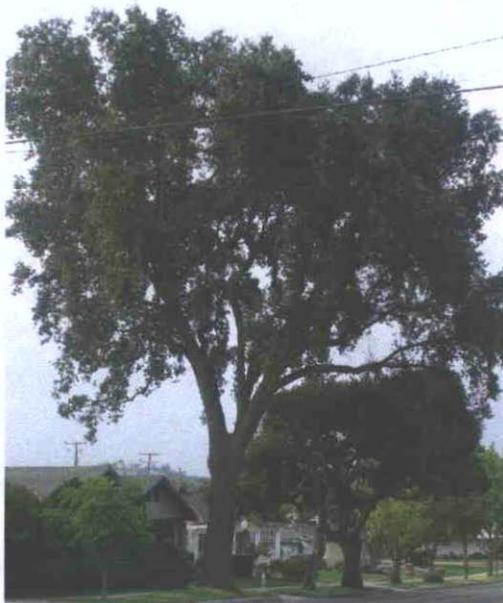
3. *Cinnamomum camphora*- The two majestic Camphor trees located at the train depot on Bonita Avenue welcome visitors to the downtown area. The eastern most tree is 60' tall with a spread of over 90' and a diameter of 42". The tree to the west has a multi trunk that measures over 75" in diameter and is the largest of the two at 90' tall with a spread of over 70'.



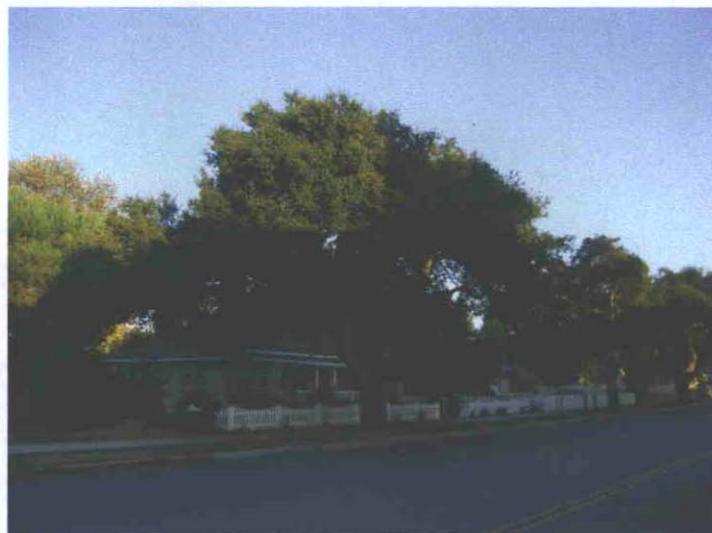
4. *Pinus halepensis*- The famous San Dimas Christmas tree is located in front of the historic San Dimas Train Depot and is decorated with lights every Christmas by the Parks and Recreation crew in time for the holidays. A special lighting ceremony then kicks off the holiday season. This beautiful Aleppo Pine is 60' tall has a spread of over 25' and a diameter of 30".



5. *Quercus lobata*- Located in the City parkway in front of 422 N. San Dimas Avenue, this is the only known mature Valley Oak existing within the City of San Dimas. This unique specimen is 75' tall with a spread of 70' and a diameter of over 39". This particular species of Oak is considered the monarch of California Oak trees by virtue of their size, age and beauty.



6. *Quercus agrifolia*- The Coast Live Oak trees which line N. San Dimas Avenue, Gladstone Street and exist throughout the city are considered heritage trees by virtue of their indigenous tree status, majestic beauty and value to the community. They are the native trees which at one time were predominate in the region. They are to be protected and preserved for future generations to enjoy.





Appendix C
City of San Dimas
Street Tree Palette

Botanical Name	Common Name	Growth Habit	Size	PKWY
<i>Acacia stenophylla</i>	Shoestring Acacia	Evergreen weeping	30' x 20'	3'
<i>Acacia smalli</i>	Sweet Acacia	Deciduous spreading	35' x 25'	4'
<i>Agonis flexuosa</i>	Peppermint Tree	Evergreen weeping	35' x 35'	5'
<i>Arctostaphylos</i>	Common Manzanita	Evergreen spreading	20' x 10'	2'
<i>Calodendrum capense</i>	Cape Chestnut	Semi-evergreen	40' x 40'	5'
<i>Cassia leptophylla</i>	Golden Medallion	Evergreen spreading	25' x 20'	4'
<i>Cedrus deodara</i>	Deodar Cedar	Evergreen upright	80' x 40'	7'
<i>Celtis sinensis</i>	Chinese Hackberry	Deciduous spreading	50' x 45'	8'
<i>Cercidium floridum</i>	Blue Palo Verde	Deciduous spreading	30' x 30'	5'
<i>Cercis canadensis</i>	Eastern Redbud	Deciduous spreading	30' x 25'	4'
<i>Chionanthus retusus</i>	Chinese Fringe	Deciduous spreading	20' x 15'	3'
<i>Chitalpa tashkentensis</i>	Chitalpa	Deciduous spreading	30' x 30'	3'
<i>Cinnamomum camphora</i>	Camphor	Evergreen spreading	50' x 60'	6'
<i>Cotinus coggygris</i>	Smoke Tree	Evergreen upright	25' x 25'	2'
<i>Eucalyptus ficifolia</i>	Red-flowering Gum	Evergreen spreading	40' x 40'	6'
<i>Eucalyptus nicholli</i>	Willow-leafed Gum	Evergreen weeping	40' x 35'	4'
<i>Eucalyptus torquata</i>	Coral gum	Evergreen upright	20' x 20'	2'
<i>Fraxinus oxycarpa</i>	Raywood Ash	Deciduous rounded	35' x 25'	5'
<i>Geijera parviflora</i>	Australian Willow	Evergreen weeping	40' x 25'	5'
<i>Ginkgo biloba</i>	Maidenhair Tree	Deciduous upright	50' x 30'	5'
<i>Gleditsia triacanthos</i>	Honey Locust	Deciduous spreading	40' x 30'	6'
<i>Hymenosporum flavum</i>	Sweetshade	Evergreen upright	25' x 20'	3'
<i>Koelreuteria bipinnata</i>	Chinese Flame	Deciduous rounded	25' x 25'	6'
<i>Lagerstroemia indica</i>	Crape Myrtle	Deciduous rounded	25' x 25'	2'
<i>Laurus nobilis</i>	Sweet Bay	Evergreen conical	40' x 30'	5'
<i>Liriodendron tulipifera</i>	Tulip Tree	Deciduous upright	60' x 40'	5'
<i>Magnolia grandiflora</i>	Southern Magnolia	Evergreen pyramidal	60' x 40'	8'
<i>Maytenus boaria</i>	Mayten Tree	Evergreen weeping	50' x 25'	5'
<i>Melaleuca linariifolia</i>	Flaxleaf Paperbark	Evergreen upright	30' x 20'	5'
<i>Nyssa sylvatica</i>	Tupelo Tree	Deciduous pyramidal	50' x 25'	7'
<i>Pinus canariensis</i>	Canary Island Pine	Evergreen pyramidal	60' x 40'	7'
<i>Pistache chinensis</i>	Chinese Pistache	Deciduous spreading	40' x 40'	5'
<i>Platanus acerifolia</i>	London Plane	Deciduous upright	60' x 40'	7'
<i>Platanus racemosa</i>	California Sycamore	Deciduous upright	70' x 40'	8'
<i>Podocarpus gracilior</i>	Yew Pine	Evergreen upright	60' x 60'	8'
<i>Prosopis chilensis</i>	Chilean Mesquite	Evergreen spreading	25' x 25'	5'
<i>Prunus campanulata</i>	Flowering Cherry	Deciduous upright	25' x 25'	5'
<i>Pyrus betulifolia</i> "Dancer"	Dancer Pear	Deciduous upright	30' x 25'	5'
<i>Quercus agrifolia</i>	Coast Live Oak	Evergreen spreading	70' x 90'	5'

<i>Quercus engelmannii</i>	Englemann Oak	Evergreen spreading	60' x 60'	8'
<i>Quercus suber</i>	Cork Oak	Evergreen spreading	60' x 40'	8'
<i>Tabebuia avellandae</i>	Lavender Trumpet	Deciduous spreading	30' x 25'	5'
<i>Tabebuia chrysotricha</i>	Golden Trumpet	Deciduous rounded	25' x 25'	2'
<i>Tristania conferta</i>	Brisbane Box	Evergreen upright	60' x 40'	5'
<i>Tristaniopsis laurina</i>	Water Gum	Evergreen upright	20' x 20'	2'
<i>Ulmus parvifolia</i> Drake	Chinese Elm	Semi-evergreen	40' x 50'	5'
<i>Zelkova serrata</i>	Sawleaf Zelkova	Deciduous upright	60' x 60'	8'



Appendix H

City Of San Dimas
Parks and Recreation Department

DESIGNATED STREET TREE LIST

STREET	PRIMARY DESIGNATION	SITE LIMITATION ALTERNATE	DESIGN ALTERNATE
1 st Street	Chinese Pistache	Chinese Fringe	Shoestring Acacia
2 nd Street	Raywood Ash	Yellow Trumpet	Crape Myrtle "Natchez"
3 rd Street	Chinese Flame	Long-Leafed Yellow-Wood	Shoestring Acacia
4 th Street	Raywood Ash	Yellow Trumpet	Crape Myrtle "Natchez"
5 th Street	Chinese Pistache	Chinese Fringe	Shoestring Acacia
6 th Street	Coast Live Oak	Eastern Redbud "Forest Pansy"	Dancer Pear
Abby Court	Honey Locust	Crape Myrtle "Natchez"	Shoestring Acacia
Abeline Road	Maidenhair	Manzanita	Peppermint Tree
Acacia Avenue	Lavender Trumpet	Chinese Fringe	California Sycamore
Aquirre Avenue	Chinese Pistache	Crape Myrtle "Muskogee"	Lavender Trumpet
Airedale Court	Honey Locust	Chitalpa	Peppermint Tree
Alford Street	Evergreen Elm	Golden Medallion	Honeylocust "Sunburst"
Allen Avenue	Honey Locust	Eastern Redbud "Forest Pansy"	Coast Live Oak
Amelia Avenue	Coast Live Oak	Chinese Fringe	Shoestring Acacia
Americana Drive	Maidenhair	Smoke Tree	Golden Medallion
Andover Avenue	Southern Magnolia	Magnolia "Russet"	Crape Myrtle "Arapaho"
Arapaho Way	Coast Live Oak	Manzanita	Lavender Trumpet
Ardmore Court	Cape Chestnut	Crape Myrtle "Arapaho"	Chinese Pistache
Arrow Hwy	Canary Pine	Crape Myrtle "Natchez"	Lavender Trumpet
Ashvale Drive	Coast Live Oak	Chilean Mesquite	Golden Medallion
Ascot Court	Sweet Bay	Yellow Trumpet	Chilean Mesquite
Avenida Colina	Tipu Tree	Peppermint Tree	Maidenhair
Avenida Entrada	Cape Chestnut	Chinese Fringe	Australian Willow
Avenida Ladera	Cinnamon Camphor	Crape Myrtle "Choctaw"	Sweet Bay
Avenida Loma Vista	Honey Locust	Chinese Fringe	Chitalpa
Avenida Lomita	Canary Pine	Australian Willow	Peppermint Tree
Avenida Monte Vista	Cape Chestnut	Crape Myrtle "Arapaho"	Coral Gum
Badillo Street	Cinnamon Camphor	Eastern Redbud	Crape Myrtle "Natchez"
Balboa Court	Honey Locust	Eastern Redbud "Forest Pansy"	Australian Willow
Balton Avenue	Camphor	Crape Myrtle "Natchez"	Sweetshade
Baseline Road	Coast Live Oak	Eastern Redbud "Forest Pansy"	Mesquite
Basilio Street	Evergreen Elm "Drake"	Dancer Pear	Coral Gum
Bassett Court	Tipu Tree	Chinese Fringe	Mayten Tree

Bayfield Drive	Southern Magnolia	Magnolia "Russet"	Australian Willow
Belleview Avenue	Chinese Fringe	Yellow Trumpet	Smoke Tree
Bellgrove Street	Cork Oak	Eastern Redbud "Forest Pansy"	Manzanita
Ben Avon Court	Chinese Flame	Chinese Fringe	Dancer pear
Benbow Street	Cork Oak	Crape Myrtle "Choctaw"	Chinese Pistache
Bentley Court	Chinese Flame	Water Gum	Shoestring Acacia
Benwood Street	Yew Pine	Japanese Pagoda	Eastern Redbud "Forest Pansy"
Berkshire Court	Cape Chestnut	Mayten Tree	Dancer Pear
Billow Drive	Maidenhair	Australian Willow	Brisbane Box
Birchnell Avenue	Chinese Pistache	Crape Myrtle "Muskogee"	Sweetshade
Bishop Lane	Red Flowering Gum	Crape Myrtle "Natchez"	Golden Medallion
Bonita Avenue	Cinnamon Camphor	Eastern Redbud	Australian Willow
Borrego Court	Canary Pine	Smoke Tree	Golden Medallion
Bradish Avenue	Cape Chestnut	Magnolia "Russet"	Chinese Pistache
Braziliana Drive	Evergreen Elm "Drake"	Chitalpa	Golden Medallion
Brighton Court	California Sycamore	Crape Myrtle "Natchez"	Shoestring Acacia
Brinwood Drive	Maidenhair	Australian Willow	Shoestring Acacia
Bristol Road	Southern Magnolia	Magnolia "Russet"	Eastern Redbud "Forest Pansy"
Buckingham Avenue	Honey Locust	Magnolia "Russet"	Shoestring Acacia
Butterfield Avenue	Coast Live Oak	Eastern Redbud	Manzanita
Calico Court	Coast Live Oak	Yellow Trumpet	Smoke Tree
Calle Alto	Maidenhair	Yellow Trumpet	Chitalpa
Calle Arcana	Maidenhair	Chinese Fringe	Mesquite
Calle Arroyo	Sweet Bay	Long-Leafed Yellow-Wood	Crape Myrtle "Natchez"
Calle Bandera	Canary Pine	Blue Palo Verde	Shoestring Acacia
Calle Caballero	Chinese Pistache	Crape Myrtle "Natchez"	Flowering Cherry
Calle Carillo	Cinnamon Camphor	Chitalpa	Mayten Tree
Calle Ciervos	Maidenhair	Dancer Pear	Honeylocust
Calle de Armonia	Englemann Oak	Crape Myrtle "Muskogee"	Peppermint Tree
Calle del Olvida	Raywood Ash	Crape Myrtle "Arapaho"	Golden Medallion
Calle de Oro	Brisbane Box	Yellow Trumpet	Crape Myrtle "Natchez"
Calle Espana	Chinese Pistache	Eastern Redbud	Australian Willow
Calle Estrella	Coast Live Oak	Crape Myrtle "Arapaho"	Shoestring Acacia
Calle Frondosa	Raywood Ash	Australian Willow	Mesquite
Calle Galante	Maidenhair	Yellow Trumpet	Flowering Cherry
Calle Hermosa	California Sycamore	Eastern Redbud	Maidenhair
Calle Las Flores	Sweetshade	Crape Myrtle "Muskogee"	Golden Medallion
Calle Linda	Evergreen Elm "Drake"	Yellow Trumpet	Shoestring Acacia
Calle Miradero	Chinese Pistache	Chinese Fringe	Australian Willow
Calle Oro	Shoestring Acacia	Water Gum	Flowering Cherry
Calle Ortega	Evergreen Elm "Drake"	Yellow Trumpet	Shoestring Acacia

Calle Pajaros	Cinnamon Camphor	Japanese Pagoda	Dancer Pear
Calle Primavera	Cape Chestnut	Chinese Fringe	Australian Willow
Calle Serra	Red Flowering Gum	Mayten Tree	Dancer Pear
Calle Vistaso	Magnolia "Russet"	Crape Myrtle "Choctaw"	Golden Medallion
Calora Street	Evergreen Elm "Drake"	Flowering Cherry	Golden Medallion
Cambert Court	Dancer Pear	Crape Myrtle "Natchez"	Mayten Tree
Camino Del Cerritos	Canary Pine	Chinese Fringe	Australian Willow
Camino Del Sur	Cork Oak	Chinese Fringe	Crape Myrtle "Muskogee"
Cannon Avenue	Shoestring Acacia	Mesquite	Smoke Tree
Canterbury Lane	Chinese Pistache	Crape Myrtle "Arapaho"	Dancer Pear
Canyon Hill Road	Southern Magnolia	Eastern Redbud	Coral Gum
Cardiff Road	Brisbane Box	Blue Palo Verde	Shoestring Acacia
Carew Street	Chinese Pistache	Crape Myrtle "Muskogee"	Lavender Trumpet
Carlet Street	Cape Chestnut	Australian Willow	Coral Gum
Carlisle Court	Maidenhair	Swamp Gum	Chinese Pistache
Cataract Avenue	Cinnamon Camphor	Eastern Redbud "Forest Pansy"	Chitalpa
Chapparal Road	Coast Live Oak	Yellow Trumpet	Shoestring Acacia
Charford Street	Red Flowering Gum	Crape Myrtle "Arapaho"	Peppermint Tree
Charro Court	Chinese Pistache	Australian Willow	Golden Medallion
Chaucer Court	Honey Locust	Chinese Fringe	Peppermint Tree
Cherokee Court	California Sycamore	Mesquite	Coral Gum
Chesney Avenue	Honey Locust	Crape Myrtle "Muskogee"	Maidenhair
Cheyenne Drive	London Plane	Crape Myrtle "Muskogee"	Coral Gum
Chisholm Court	Chinese Flame	Sweet Acacia	Mayten Tree
Churchhill Avenue	Sawleaf Zelkova	Eastern Redbud "Forest Pansy"	Australian Willow
Cienega Avenue	Cinnamon Camphor	Crape Myrtle "Arapaho"	Golden Medallion
Cliffside Drive	Deodar Cedar	Dancer Pear	London Plane
Cody Road	Coast Live Oak	Chinese Fringe	Mesquite
Columbiana Drive	Raywood Ash	Australian Willow	Golden Medallion
Commercial Street	Honey Locust	Chinese Fringe	Dancer Pear
Conestoga Road	Chinese Flame	Mayten Tree	Flowering Cherry
Coronado Street	Sweet Bay	Chinese Fringe	Honeylocust
Country Oak Road	California Sycamore	Dancer Pear	Coral Gum
Coventry Court	Tulip Tree	Golden Trumpet	Coral Gum
Covina Blvd	Chinese Pistache	Fringe Tree	Golden Medallion
Crystal Springs Road	Cinnamon Camphor	Australian Willow	Dancer Pear
Cypress Avenue	London Plane	Crape Myrtle "Arapaho"	Willow-leaved Gum
Cypress Way	Chinese Flame	Chitalpa	Crape Myrtle "Arapaho"
Dakota Court	Cork Oak	Mayten Tree	Shoestring Acacia
Dalepark Drive	Coast Live Oak	Yellow Trumpet	Australian Willow
Dalton Road	Southern Magnolia	Eastern Redbud	Flowering Cherry
Danecroft Avenue	Chinese Pistache	Crape Myrtle "Choctaw"	Shoestring Acacia
Darwood Avenue	Golden Medallion	Chinese Fringe	Sweet Acacia

De Anza Heights	Coast Live Oak	Eastern Redbud	Manzanita
Deer Creek Road	Cinnamon Camphor	Eastern Redbud "Forest Pansy"	Sweet Acacia
Deerflats Drive	Cork Oak	Australian Willow	Lavender Trumpet
Delancey Avenue	Chinese Pistache	Chinese Fringe	Dancer Pear
Deveron Court	London Plane	Crape Myrtle "Natchez"	Sweet Bay
Dixie Drive	Tipu Tree	Manzanita	Shoestring Acacia
Drifton Avenue	Evergreen Elm "Drake"	Yellow Trumpet	Flowering Cherry
Drover Court	Chinese Flame	Smoke Tree	Mayten Tree
Dumaine Avenue	Golden Medallion	Chinese Fringe	Australian Willow
Dunning Way	Brisbane Box	Crape Myrtle "Natchez"	Shoestring Acacia
Durango Court	Yew Pine	Japanese Pagoda	Dancer Pear
Eaglecliff Drive	California Sycamore	Eastern Redbud	Shoestring Acacia
Eaton Road	Chinese Flame	Chinese Fringe	Dancer Pear
Edinburgh Road	Cinnamon Camphor	Willow-Leafed Gum	Flowering Cherry
Eleva Avenue	Long-Leafed Yellow-Wood	Yellow Trumpet	Crape Myrtle "Natchez"
Essex Road	Southern Magnolia	Chinese Fringe	Flowering Cherry
Eucla Avenue	Dancer Pear	Crape Myrtle "Arapaho"	Shoestring Acacia
Exchange Place	Maidenhair	Crape Myrtle "Muskogee"	River Wattle
Fargo Road	Cork Oak	Australian Willow	Peppermint Tree
Fernridge Drive	Coast Live Oak	Smoke Tree	Maidenhair
Flagstaff Street	Honey Locust	Chinese Fringe	Shoestring Acacia
Florham Avenue	Honey Locust	Long-Leafed Yellow-Wood	Dancer Pear
Foothill Blvd	Coast Live Oak	Chinese Fringe	Crape Myrtle "Arapaho"
Gaffney Avenue	Raywood Ash	Australian Willow	Coral Gum
Gaillard Street	Maidenhair	Chitalpa	Peppermint Tree
Gainsborough Road	Yew Pine	Crape Myrtle "Natchez"	Shoestring Acacia
Ghent Street	Cork Oak	Dancer Pear	Sawleaf Zelkova
Gladstone Street	Coast Live Oak	Eastern Redbud "Forest Pansy"	Crape Myrtle "Natchez"
Glengrove Avenue	Red Flowering Gum	Yellow Trumpet	Chitalpa
Goldrush Drive	Yew Pine	Crape Myrtle "Muskogee"	Mayten Tree
Grasscreek Drive	Englemann Oak	Manzanita	Chinese Pistache
Greeley Court	Maidenhair	Crape Myrtle "Natchez"	Golden Medallion
Greenhaven Avenue	Dancer Pear	Chinese Fringe	Blue Palo Verde
Greenwich Road	London Plane	Chitalpa	Golden Medallion
Groveton Avenue	Evergreen Elm "Drake"	Japanese Pagoda	Chinese Pistache
Hallock Avenue	California Sycamore	Australian Willow	Sweetshade
Hampshire Court	London Plane	Eastern Redbud	Australian Willow
Hampton Court	Cape Chestnut	Crape Myrtle "Natchez"	Peppermint Tree
Hansel Lane	Cork Oak	Yellow Trumpet	Manzanita
Hastings Court	London Plane	Eastern Redbud	Shoestring Acacia
Hatfield Avenue	Southern Magnolia	Australian Willow	Crape Myrtle "Muskogee"
Hawkbrook Drive	Tulip Tree	Eastern Redbud	Maidenhair

Hera Street	Cork Oak	Australian Willow	Flowering Cherry
Hidden Creek	Sweet Bay	Sweet Acacia	Dancer Pear
Highland Place	Tipu Tree	Japanese Pagoda	Crape Myrtle "Choctaw"
Hoover Court	Canary Pine	Water Gum	Raywood Ash
Horsethief Canyon Rd	Coast Live Oak	Sweet Acacia	California Sycamore
Humboldt Court	California Sycamore	Eastern Redbud "Forest Pansy"	Englemann Oak
Huntington Avenue	Cinnamon Camphor	Flowering Cherry	Shoestring Acacia
Iglesia Street	Coast Live Oak	Dancer Pear	Chinese Flame
Indian Springs Road	California Sycamore	Smoke Tree	Sweetshade
Ingleton Avenue	Chinese Flame	Chinese Fringe	Maidenhair
Inola Street	Long-Leafed Yellow-Wood	Yellow Trumpet	Manzanita
Janson Avenue	Chinese Pistache	Crape Myrtle	Englemann Oak
Juanita Avenue	Tupelo Tree	Blue Palo Verde	Golden Medallion
Kennedy Road	Chinese Flame	Chinese Fringe	Shoestring Acacia
Kenona Street	Long-Leafed Yellow-Wood	Yellow Trumpet	Smoke Tree
Kimberly Avenue	Canary Pine	Flowering Cherry	Shoestring Acacia
Kingsbridge Court	Cinnamon Camphor	Manzanita	Shoestring Acacia
Kiowa Court	Chinese Flame	Eastern Redbud	Tupelo Tree
Kirkwall Road	Cork Oak	Australian Willow	Golden Medallion
Kittering Road	Brisbane Box	Chinese Fringe	Crape Myrtle "Red"
Klamath Court	Coast Live Oak	Chinese Fringe	Smoke Tree
La Mesa Oak	Coast Oak	Eastern Redbud	Shoestring Acacia
Laredo Drive	Southern Magnolia	Magnolia "Russet"	Dancer Pear
Larimie Drive	Dancer Pear	Manzanita	Blue Palo Verde
Lassen Court	California Sycamore	Manzanita	Eastern Redbud
Liverpool Court	Coast Live Oak	Water Gum	Eastern Redbud
Locklayer Court	Evergreen Elm "Drake"	Chinese Fringe	Australian Willow
Lodi Creek	California Sycamore	Eastern Redbud "Forest Pansy"	Dancer Pear
Lone Hill Avenue	Canary Pine	Australian Willow	Shoestring Acacia
Longhorn Drive	Coast Live Oak	Chinese Fringe	Honey Locust
Los Gavilanes	California Sycamore	Dancer Pear	Golden Trumpet
Lyfield Drive	Honey Locust	Golden Trumpet	Shoestring Acacia
Lyford Drive	Scarlet Oak	Eastern Redbud "Forest Pansy"	Chilean Mesquite
Lyman Avenue	Coast Oak	Eastern Redbud	Australian Willow
Maimone Avenue	Evergreen Elm "Drake"	Dancer Pear	Sweetshade
Manchester Road	Maidenhair	Crape Myrtle "Natchez"	Shoestring Acacia
Marcos Avenue	Chinese Pistache	Australian Willow	Evergreen Elm "Drake"
Marshall Court	Coast Live Oak	Crape Myrtle "Natchez"	Peppermint Tree
Martingale Court	California Sycamore	Yellow Trumpet	Maidenhair
Maryport Avenue	Cork Oak	Chinese Fringe	Australian Willow
Mateo Avenue	Evergreen Elm "Drake"	Magnolia "Russet"	Crape Myrtle "Arapaho"

Maverick Drive	Canary Pine	Smoke Tree	Eastern Redbud "Forest Pansy"
Middleton Road	Sweetshade	Chinese Fringe	Mayten Tree
Monte Vista Avenue	Camphor	Crape Myrtle "Arapaho"	Dancer Pear
Moore Lane	Sweet Bay	Chitalpa	Shoestring Acacia
Mustang Road	Cork Oak	Australian Willow	Lavender Trumpet
Newcastle Lane	London Plane	Dancer Pear	Peppermint Tree
Norgate Street	Honey Locust	Long-Leafed Yellow-Wood	Maidenhair
Northcape Street	Maidenhair	Chinese Fringe	Shoestring Acacia
Norwood Court	Sawleaf Zelkova	Water Gum	Mayten Tree
Norwood Drive	Honey Locust	Chitalpa	Mayten Tree
Nottingham Road	California Sycamore	Australian Willow	Shoestring Acacia
Nubia Street	Long-Leafed Yellow-Wood	Yellow Trumpet	Australian Willow
Nugget Court	Tipu Tree	Peppermint Tree	Dancer Pear
Oak Creek Road	California Sycamore	Eastern Redbud "Forest Pansy"	Flowering Cherry
Oakengate Drive	Brisbane Box	Australian Willow	Crape Myrtle "Natchez"
Oakglen Court	Cinnamon Camphor	Chinese Fringe	Australian Willow
Oberg Street	London Plane	Crape Myrtle "Arapaho"	Lavender Trumpet
Oakway Avenue	Deodar Cedar	Chinese Fringe"	Evergreen Elm "Drake"
Ocean Bluff Avenue	Maidenhair	Crape Myrtle "Natchez"	Australian Willow
Overland Court	Flaxleaf Paperbark	Chinese Flame	Forest Pansy "Redbud"
Paseo Alamos	Maidenhair	Flowering Cherry	Peppermint Tree
Paseo Anacapa	Cinnamon Camphor	Redbud "Forest Pansy"	Peppermint Tree
Paseo Caballero	Yew Pine	Chinese Fringe	Crape Myrtle "Choctaw"
Paseo Castenos	Chinese Pistache	Flowering Cherry	Shoestring Acacia
Paseo Cielo	Tipu Tree	Sweet Acacia	Golden Medallion
Paseo Corrido	Cork Oak	Crape Myrtle "Arapaho"	Dancer Pear
Paseo Corto	Red-Flowering Gum	Australian Willow	Maidenhair
Paseo Cumbre	Coast Live Oak	Chilean Mesquite	Golden Medallion
Paseo de La Paz	Dancer Pear	Australian Willow	Flowering Cherry
Paseo Descanso	Tipu Tree	Eastern Redbud "Forest Pansy"	Golden Medallion
Paseo Dorado	Coral Gum	Chitalpa	Dancer Pear
Paseo Encanto	Coast Live Oak	Australian Willow	Dancer Pear
Paseo Encinas	London Plane	Australian Willow	Flowering Cherry
Paseo Feliz	Maidenhair	Chitalpa	Australian Willow
Paseo Fortuno	Cork Oak	Smoke Tree	Golden Medallion
Paseo Galante	Raywood Ash	Crape Myrtle "Muskogee"	Mayten Tree
Paseo Gracia	Yew Pine	Eastern Redbud "Forest Pansy"	Australian Willow
Paseo Granada	Tipu Tree	Chitalpa	Golden Medallion
Paseo Isabella	Brisbane Box	Crape Myrtle "Arapaho"	Shoestring Acacia
Paseo Jardin	Coast Live Oak	Australian Willow	Dancer Pear
Paseo Los Gavilanes	London Plane	Australian Willow	Flowering Cherry

Paseo Madronas	Coast Live Oak	Manzanita	Shoestring Acacia
Paseo Manzana	Southern Magnolia	Magnolia "Russet"	Australian Willow
Paseo Maravilla	London Plane	Crape Myrtle "Muskogee"	Golden Medallion
Paseo Morelos	Cinnamon Camphor	Australian Willow	Sweet Acacia
Paseo Mundo	Yew Pine	Chitalpa	Peppermint Tree
Paseo Nogales	Cork Oak	Dancer Pear	Shoestring Acacia
Paseo Olivos	Yew Pine	Australian Willow	Crape Myrtle "Natchez"
Paseo Otano	Southern Magnolia	Australian Willow	Golden Medallion
Paseo Placita	Cape Chestnut	Australian Willow	Canary Pine
Paseo Robles	Maidenhair	Manzanita	Golden Medallion
Paseo Sandi	Sweet Bay	Australian Willow	Flowering Cherry
Paseo Sereno	Australian Willow	Chinese Fringe	Red Flowering Gum
Paseo Sombre	Canary Pine	Australian Willow	Dancer Pear
Paseo Sueno	Englemann Oak	Swamp Gum	Dancer Pear
Paseo Valle Vista	Sweetshade	Chitalpa	Australian Willow
Paseo Verano	Chinese Flame	Crape Myrtle "Choctaw"	Lavender Trumpet
Paseo Viento	Cork Oak	Australian Willow	Lavendar Trumpet
Paseo Zacate	Honey Locust	Eastern Redbud "Forest Pansy"	Mayten Tree
Payson Street	Cork Oak	Crape Myrtle "Natchez"	Golden Medallion
Pearlanna Drive	Maidenhair	Dancer Pear	Brisbane Box
Pembroke Road	Tipu Tree	Australian Willow	Blue Palo Verde
Penn Street	Coast Live Oak	Chitalpa	Chilean Mesquite
Pershore Avenue	Red Flowering Gum	Australian Willow	Crape Myrtle "Arapaho"
Placer Drive	Coast Live Oak	Crape Myrtle "Natchez"	Shoestring Acacia
Pony Express Way	Cinnamon Camphor	Australian Willow	Brisbane Box
Portola Street	Chinese Pistache	Australian Willow	Golden Medallion
Prairie Drive	Canary Pine	Manzanita	Chinese Pistache
Prescott Avenue	Southern Magnolia	Magnolia "Russet"	Crape Myrtle "Muskogee"
Puente Street	London Plane	Chinese Fringe	California Sycamore
Raborn Street	Dancer Pear	Chinese Fringe	Australian Willow
Railway Street	Evergreen Elm "Drake"	Willow-Leafed Gum	Dancer Pear
Red Bluff Court	Canary Pine	Smoke Tree	Chinese Pistache
Rennell Avenue	Lavender Trumpet	Crape Myrtle	Magnolia "Russet"
Renshaw Street	Southern Magnolia	Magnolia "Russet"	Common Manzanita
Renwick Road	Long-Leafed Yellow-Wood	Yellow Trumpet	Smoke Tree
Rodeo Court	Coast Live Oak	Eastern Redbud	Chinese Fringe
San Dimas Avenue	Coast Live Oak	Chinese Flame	Eastern Redbud "Forest Pansy"
San Dimas Canyon Rd	London Plane	Eastern Redbud	Coast Live Oak
Sand Creek Road	Cinnamon Camphor	Eastern Redbud "Forest Pansy"	Sweet Acacia
San Oaks Drive	Coast Live Oak	Eastern Redbud	Smoak Tree
Santa Fe Court	Maidenhair	Mayten Tree	Mesquite

Scarborough Road	Coast Live Oak	Smoke Tree	Lavender Trumpet
Sedona Court	Southern Magnolia	Magnolia "Russet"	Australian Willow
Sequoia Court	London Plane	Manzanita	Coast Live Oak
Shaftesbury Avenue	Southern Magnolia	Magnolia "Russet"	Dancer Pear
Shasta Court	California Sycamore	Eastern Redbud "Forest Pansy"	Englemann Oak
Sheffield Court	Coast Live Oak	Crape Myrtle "Natchez"	Shoestring Acacia
Shellman Avenue	Sweet Bay	Eastern Redbud "Forest Pansy"	Shoestring Acacia
Sherwood Court	London Plane	Dancer Pear	Mayten Tree
Shire Court	Cape Chestnut	Chitalpa	Maidenhair
Shirlmar Avenue	Cork Oak	Australian Willow	Lavender Trumpet
Shoshone Court	Coast Live Oak	Dancer Pear	Shoestring Acacia
Sierra View Drive	Southern Magnolia	Magnolia "Russet"	Chinese Fringe
Silton Avenue	Evergreen Elm "Drake"	Crape Myrtle "Arapaho"	Coral Gum
Silverbit Court	Sweet Bay	Flowering Cherry	Mayten Tree
Smead Way	Coast Live Oak	Crape Myrtle "Choctaw"	Willow-Leafed Gum
Somerset Drive	Cork Oak	Chinese Fringe	Chinese Hackberry
Sonora Court	Coast Live Oak	Japanese Pagoda	Australian Willow
Southcliff Street	Coast Live Oak	Australian Willow	Golden Medallion
Stanwick Drive	Chinese Pistache	Crape Myrtle "Arapaho"	Lavender Trumpet
St George Drive	Honey Locust	Crape Myrtle "Choctaw:	Golden Medallion
St James Court	London Plane	Magnolia "Russet"	Maidenhair
Stone Creek Road	London Plane	Eastern Redbud	Flowering Cherry
Stonehenge Drive	Cinnamon Camphor	Australian Willow	Honey Locust
Stratford Lane	Cinnamon Camphor	Dancer pear	Shoestring Acacia
Sunflower Avenue	Chinese Flame	Crape Myrtle "Choctaw"	Australian Willow
Sutter Court	Coast Live Oak	Magnolia "Russet"	Mayten Tree
Sycamore Canyon	Coast Live Oak	Smoke Tree	California Sycamore
Temecula Court	Coast Live Oak	Dancer Pear	Shoestring Acacia
Terrace Drive	Deodar Cedar	Crape Myrtle "Choctaw"	London Plane
Terrebonne Avenue	Coast Live Oak	Chinese Fringe	Manzanita
Thames Court	Flaxleaf Paperbark	Chinese Fringe	Peppermint Tree
Treanor Avenue	Chinese Flame	Chinese Fringe	Honeylocust
Tudor Street	Raywood Ash	Manzanita	Lavender Trumpet
Valebrook Place	Golden Medallion	Long-Leafed Yellow-Wood	Australian Willow
Valeview Avenue	Southern Magnolia	Magnolia "Russet"	Englemann Oak
Valewood Street	Chinese Flame	Crape Myrtle "Natchez"	Lavender Trumpet
Valley Center	California Sycamore	Crape Myrtle "Arapaho"	Chinese Flame
Venton Street	Cinnamon Camphor	Australian Willow	Lavender Trumpet
Verde Vista	Honey Locust	Manzanita	Coral Gum
Vermillion Court	Cinnamon Camphor	Eastern Redbud "Forest Pansy"	Sweet Acacia
Via Alameda	Flaxleaf Paperbark	Crape Myrtle "Natchez"	Shoestring Acacia
Via Alegre	Evergreen Elm "Drake"	Crape Myrtle "Muskogee"	Golden Medallion
Via Canada	Red Flowering Gum	Eastern Redbud	Australian Willow

Via Del Sol	Coral Gum	Long-Leafed Yellow-wood	Crape Myrtle "Choctaw"
Via Esparanza	Evergreen Elm "Drake"	Water Gum	Lavender Trumpet
Via Fresa	Peppermint Tree	Eastern Redbud "Forest Pansy"	Smoke Tree
Via Mariposa	Sweetshade	Long-Leafed Yellow-Wood	Crape Myrtle "Choctaw"
Via Palomares	Yew Pine	Manzanita	Lavender Trumpet
Via Romales	Cinnamon Camphor	Crape Myrtle "Arapaho"	Shoestring Acacia
Via Verde	Canary Pine	Golden Medallion	California Sycamore
Way Court	Cork Oak	Australian Willow	Sweetshade
Wagon Wheel Court	Coast Live Oak	Chilean Mesquite	Lavender Trumpet
Walnut Avenue	Evergreen Elm "Drake"	Chinese Fringe	Chinese Pistache
Wehner Lane	Evergreen Elm "Drake"	Chilean Mesquite	Peppermint Tree
Wellington Road	Cape Chestnut	Chitalpa	Dancer Pear
Westminister Court	Coast Live Oak	Australian Willow	Chitalpa
Whitebluff Avenue	Coast Live Oak	Chinese Fringe	Manzanita
Whitney Court	Canary Pine	Australian Willow	Flowering Cherry
Wildrose Lane	Canary Pine	Manzanita	Peppermint Tree
Windermere	Brisbane Box	Australian Willow	Golden Medallion
Windsor Drive	Cinnamon Camphor	Crape Myrtle "Natchez"	Peppermint Tree
Witherhill Street	Maidenhair	Australian Willow	Mesquite
Woodland Oaks Drive	Coast Live Oak	Manzanita	Peppermint Tree
Yorkshire Court	Chinese Flame	Chinese Fringe	Dancer Pear
Yosemite Court	Coast Live Oak	Mayten Tree	Dancer Pear
Yuma Court	Maidenhair	Water Gum	Peppermint Tree



Agenda Item Staff Report

To: Honorable Mayor and Members of the City Council
For the meeting of February 12, 2013

From: Blaine Michaelis, City Manager

Initiated By: Theresa Bruns, Director of Parks and Recreation

Subject: 2013 Farmer's Market Proposal

Summary

Advocates for Healthy Living is requesting City Council approval to conduct the 2013 Farmer's Market on Wednesdays, April 3 through September 11, on First Street adjacent to Civic Center Park, in the City Hall Parking lot and a portion of Civic Center Park.

BACKGROUND

Advocates for Healthy Living, led by Maurice Cuellar, have operated the San Dimas Farmer's Market each season since 2007. The program has included: certified agricultural producers; prepared food producers; commercial food vendors; arts and crafts vendors; nonprofit organizations; health and beauty vendors; youth oriented vendors; performing artists and sponsor booths. The event has been successful each year.

Prior to each season, Mr. Cuellar has presented a request to conduct a Farmer's Market and has received City approval for its operation. At the conclusion of each market season, staff has met with Mr. Cuellar to evaluate that season. Mr. Cuellar and staff have been very aware and responsive to the concerns of the business community as well as the residents of the neighborhood adjacent to the Civic Center.

DISCUSSION

This year, Advocates for Health Living has requested approval to conduct the Farmer's Market on Wednesday evenings, April 3 through September 11, 2013 in the same location as the 2012 event. The location includes First Street adjacent to Civic Center Park, the east side of the City Hall Municipal parking lot, as well as the southern portion of Civic Center Park. The proposal also includes a request for the use of the Civic Center Plaza based upon staff discretion, which is consistent with the 2012 event.

The Market is proposed to open each evening of operation beginning at 4:00pm on First Street and 5:00pm in the City Hall parking lot, and to close at 8:30pm on school nights, and 9:00pm on non-school nights.

Mr. Cuellar is requesting the closure of First Street at Iglesia Street to the east end of First Street to begin at 3:00pm, and the parking lot closure to begin at 4:00pm and to remain closed until 10:00pm each night of operation. The street closure times are consistent with last year.

Conditions included in the 2013 Special Event Permit are consistent with those of the 2012 event. The Conditions of Approval (attached) require the following to be submitted: an updated site plan; current Certificates of Insurance; current operating permits; security plan approved by the Sheriff's Department; and proof of California non-profit status.

Should the event be approved and the permit be renewed, Advocates for Healthy Living weekly responsibilities will include, but not be limited to: complete traffic control set up and tear down; compliance with all NPDES fluid discharge standards; all appropriate accessible route signage; complete event clean up with trash to be disposed of in the dumpsters located in the Civic Center public parking lot; communication and cooperation with City staff; and resolution of any public safety incident. Staff will work with Advocates for Healthy Living for oversight of traffic control set up, but require the organization to provide an adequate number of staff or volunteers to complete the set up. City staff will also work with Mr. Cuellar for the use of City operated electricity and restrooms.

RECOMMENDATION

Staff recommends that City Council authorize Advocates for Healthy Living to operate a 2013 Farmers' Market event in the public right of way, including approval of street closure on First Street east from Iglesia Street, and the east side of the City Hall Municipal parking lot each Wednesday evening beginning April 3, 2013 through September 11, 2013 subject to standards and conditions.

Respectfully submitted,



Theresa Bruns
Director of Parks and Recreation

Attachments:

- Special Event Permit Conditions of Approval
- Advocates for Healthy Living 2013 Farmers Market Proposal

SPECIAL EVENT PERMIT

Conditions of Approval

Special Event Permit for the **weekly operation of a Farmer's Market** within the First Street public right of way is approved subject to the following conditions:

1. This permit is valid for the term of April 3, 2013 – September 11, 2013. Said Special Event Permit shall be subject to renewal on an annual basis thereafter.
2. Permit shall authorize the weekly use of the First Street public right of way except shall not obstruct public sidewalk, adjacent to Civic Center Park; as well as use of the easterly portion of the City Hall Municipal Parking lot, and the southerly portion of Civic Center Park adjacent to First Street, each Wednesday for a weekly Farmer's Market. Only non-food vendors and children's rides will be allowed on the Civic Center Park, with no vehicular access allowed.
3. The Farmer's Market shall commence on First Street and within Civic Center Park at 4:00 p.m. and within the City Hall Municipal Parking Lot at 5:00 p.m.
4. The Farmer's Market shall conclude at 8:30 p.m. on school nights; 9:00 p.m. on non-school nights.
5. The Farmer's Market shall be operated in the location pursuant to the submitted site plan on file with the Parks and Recreation Department. Site plan shall indicate the placement of all booths, canopies, platforms, restrooms, activities and other improvements. Accessible routes shall be indicated on the plan. Restrooms will be provided by the City at the Senior Citizen/Community Center.
6. The applicant shall submit plans to the Building Division to determine whether a blanket seasonal permit is required for the installation of multiple membrane structures (temporary canopies) used by vendors. Plans shall include a general site plan of proposed structures as well as specific membrane structure issues such as; size ranges of individual structures, separation/attachment of structures, and whether open or closed. The site will be subject to periodic inspection from the Building Division, and all deficiencies shall be promptly addressed.
7. The applicant shall provide and maintain appropriate access and services for persons with disabilities in conformance with all applicable state and federal laws.
8. The applicant shall be responsible for obtaining the appropriate Certificates of Insurance, as required by the City Manager's Office, naming the City of San Dimas as an additional insured, which shall remain in effect for the term of this event.
9. The applicant shall obtain a master business license pursuant to Section 5.24.070(u) of the San Dimas Municipal Code, for participating farmers and correlate the number of "employees" to the number of farmers participating in the Farmer's Market; and, shall work with the City to devise a business licensing program for the other vendors.

10. The applicant and vendors shall be responsible for obtaining all necessary operating permits and shall comply with the regulations of all applicable agencies, including but not limited to the Los Angeles County Department of Health Services, California Department of Food and Agriculture, Los Angeles County Fire Department, State of California Alcohol Beverage Control, and other agencies as applicable.
11. The traffic detour circulation plan adopted pursuant to the Traffic Safety Committee approval shall be periodically evaluated. Such evaluation shall include analysis of the effectiveness of the traffic volumes and detour impacts.
12. The applicant shall be responsible for all traffic control during event, including set-up and tear-down of equipment needed for execution of traffic plan, such as traffic barricades. Applicant shall be responsible for the closing and opening of First Street and the City Hall Municipal Parking Lot for the operation of this event.
13. Closure of First Street shall be limited to the hours of 3:00 p.m. to 10:00 p.m.
14. Closure of the City Hall Municipal Parking Lot shall be limited to the hours of 4:00 p.m. to 10:00 p.m.
15. Applicant must ensure that vendors do not occupy the public right of way prior to the authorized time for street and/or parking lot closure.
16. Applicant shall provide all vendors with a vehicle placard to be clearly displayed that states "San Dimas Farmer's Market Vendor." Vendor parking shall be encouraged in the Municipal Parking Lots on First Street and Bonita Avenue or on the east side of Iglesia Street. Some parking on the east side of Iglesia Street may be reserved for performers during the Music in the Park program.
17. No vendor parking shall be permitted on the west side of Iglesia Street from Bonita Avenue to Second Street, nor shall vendors be permitted to park on First Street or Second Street west of Iglesia Street.
18. Applicant shall respond in a timely manner to all complaints and concerns, and shall take prompt and appropriate action to resolve such concerns.
19. Applicant shall be authorized for use of City electrical sources, and shall be responsible for the repair of any damage to City property which may occur as a result of the Farmer's Market event. Any electrical cords shall be located a minimum 10 feet above all walkways and 16 feet above all parking lot areas, or secured to the ground and covered on all walkway areas.
20. This permit shall allow the installation of a street banner to publicize the Farmer's Market. Banner must be submitted to the Parks and Recreation Department by March 15, 2013.
21. The applicant shall provide sufficient waste receptacles for the duration of the Farmer's Market. The applicant shall provide containers for the collection of recyclable products.
22. The site shall be thoroughly cleared of all trash and material(s) associated with the temporary weekly event and returned to the original condition of the site at the conclusion of each

Wednesday event. All waste generated from the event must be disposed of in the City dumpsters located in the Civic Center public parking lot.

23. Applicant shall patrol the surrounding neighborhood each week of the event (Iglesia Street, First Street, Second Street, and Bonita Avenue) to pick up trash generated from the event.
24. Applicant shall be responsible for making all vendors aware of NPDES discharge requirements and responsibilities, and comply with City standards, including ensuring that all pavement inside and extended beyond the area of each food vendor booth is covered with plastic tarp and/or cardboard prior to the start of food preparation to protect the pavement surface. Grease spatters and other spills shall be absorbed with rags or absorbent material before removing tarp. All soiled materials shall be disposed of properly.
25. Applicant shall be responsible to have supplies available to accommodate all NPDES requirements.
26. Applicant shall be responsible for securely protecting the catch basins at the south end of the City Hall Municipal Parking Lot and on First Street with tarps and sand bags each week prior to the start of food preparation.
27. The applicant shall be responsible for the cleaning and repair of any damage to City property which may occur as a result of the Farmer's Market event.
28. Applicant shall obtain approval of a security plan from the Los Angeles County Sheriff and shall comply with any conditions established by the Sheriff and shall be subject to periodic review and updating.
29. Applicant must provide proof of California non-profit status.
30. Applicant may provide low volume amplified live entertainment until 8:00 pm on school-nights, and 9:00 pm on non-school nights during the weeks of the event when the Music in the Park and Movies in the Park Programs are not operating; and may provide low volume amplified live entertainment until 7:00 p.m. on the evenings when Music in the Park and Movies in the Park are conducted. Performances shall be located in the City Hall Municipal Parking lot area and shall face away from the residents, in other words, in a direction other than to the north.
31. Applicant shall request use of the Civic Center Plaza based upon event growth and expansion. Such use shall be granted at the discretion of the Parks and Recreation Director and shall only include non-food vendors.
32. This permit is subject to review, revision, or revocation if the applicant does not conform to the above operating conditions, and/or if the Farmer's Market operation is deemed a nuisance by the City Council.
33. Copies of all written permits and/or conditions shall be maintained on site for reviewing by any public official.

Advocates For Healthy Living
2013 San Dimas Farmers Market Proposal

Based on resident feedback and our experiences from last year we would request the following:

Event Location

- First Street from Dead End to Iglesia (Vendors)
- City Hall Parking Lot – Entire East Side (Vendors)
- Civic Center Park (overflow non-food vendors and kids rides/activities on East Side of Park)
- City Hall Plaza (Type of activities and/or vendors to be determined by Parks and Rec Director)

Event Times

- Wednesdays – April 3rd to September 11th

Street Closure Hours:

- 1st Street: 3pm-10pm
- Parking Lot: 4pm-10pm

Operating Hours during school nights:

- 1st Street: 4pm-8:30pm
- Parking Lot: 5pm-8:30pm

Operating Hours during non-school nights:

- 1st Street: 4pm-9pm
- Parking Lot: 5pm-9pm

Vendors

- Farmers, Pre-Packaged Foods, Prepared Foods, Arts/Crafts, Sponsors, Kids Rides/Activities, Non-Profits

Music

- Low amplified music till 9pm during non-school days and till 8pm school days and where it does not affect events/meetings at City Hall, Music/Movies in the Park and neighbors.

Parking

- Attendee Parking
 - Senior Center Parking Lot, Municipal Lot next to Dollar Tree and Municipal Lot on 1st Street.
- Vendor Parking
 - East Side of Iglesia Street
- Resident Parking
 - Signage, posting and barricades to be determined by staff and/or the Traffic Committee.

Trash

- Use of the City Hall Parking Lot Trash Containers are requested.



San Gabriel Valley Council of Governments

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SGV@sqvcoq.org

Date: January 28th, 2013
To: Governing Board Delegates and Alternates
From: Fran Delach, Interim Executive Director
Re: January 2013 Governing Board Meeting Highlights

Below please find a summary of the major action items at the last Governing Board meeting. This should be used to provide an update to your colleagues regarding recent COG activities.

SCE Windstorm

At the January meeting, the President of Southern California Edison (SCE), Ron Litzinger presented to the Governing Board regarding SCE's response to the windstorm of November 30th/December 1st, 2011. SCE was continuing to work with the cities to improve communications during emergencies and would be donating 10,000 trees to the cities to help replace those that were lost in the storm.

SGVEWP 2010 – 2012 Overview

Since 2009, the SGVCOG has participated in a local government partnership with Southern California Edison. The primary purposes of this Partnership are to do the following:

1. Assist cities in identifying and implementing opportunities for municipal building energy efficiency retrofits
2. Educate community members about energy efficiency, conservation and demand response programs and encourage participation

The SGVEWP has consistently been one of the most successful local government partnerships programs with SCE. The Partnership was one of the first local government partnerships in SCE territory to have reached and exceeded its energy efficiency (kWh) savings goal. Major highlights of the program's accomplishments include the following:

- ✓ Since the formation of the Partnership in 2006, San Gabriel Valley cities have saved over 13.27 million kWh of electricity in their municipal operations through the implementation of energy-efficiency retrofit projects. This is equivalent to the amount of power used by 1,700 homes in a one-year period

- ✓ During the same timeframe, residents and businesses in the San Gabriel Valley have participated in energy-efficiency programs that have resulted in energy-efficiency savings of 1.478 billion kWh, which is equal to the amount of power used by 212,000 homes during a one-year period
- ✓ In the 2010 – 2012 period, San Gabriel Valley cities have received cash rebates valued at nearly \$675,000 for the completion of energy-efficiency retrofits
- ✓ In January 2012, the City of West Covina became the first city in SCE territory to reach “Platinum” in the Energy Leader models. This accomplishment recognizes the City for achieving a variety of energy-efficiency milestones including reducing municipal facility and community-wide energy usage by 20%.

Staff presented an overview of these highlights and the activities that the Partnership has undertaken during the three-year cycle. The presentation can be seen at <http://bit.ly/VnJQxs> and also on the SGVCOG website.

Executive Director Search

An Ad Hoc Executive Director Search Committee was formed to make a recommendation for the Executive Director of the SGVCOG. The Committee received fifteen applications and, after reviewing the applications, conducted interviews with its top applicants in early January. The Committee recommended that the Governing Board extend an employment contract to Andrea Travis-Miller. Ms. Travis-Miller is currently the interim City Manager of San Bernardino, previously served as the City Manager of the City of La Mirada and has had more than twenty years of experience in local government. She also has her J.D. and spent several years as a practicing attorney.

Action: The Governing Board voted to approve the Ad Hoc Executive Director Search Committee’s recommendation and offer an employment contract to Andrea Travis-Miller.

SGVCOG Staff

At the end of 2012, four staff members were offered contracts as temporary employees of the SGVCOG, while the Governing Board determined the staffing structure that would best suit the future of the organization. The City Manager’s Steering Committee and the Executive Committee reviewed the financial analysis for the different staffing structures and recommended to the Governing Board that the four staff members be offered contracts as SGVCOG employees. The Governing Board was presented with contracts for the existing four staff members.

Action: The Governing Board voted to approve extending employment contracts to the four existing temporary employees of the SGVCOG.

ACE

The ACE Project is funded by Federal, State and local sources on a reimbursement basis, and, due to the lag time between paying vendors and being reimbursed, the COG currently holds \$20 million in outstanding Grant Anticipation Notes (GANs) that serve as working capital for ACE. ACE staff also anticipates that the amount likely to be needed for construction and land acquisition as the Project moves forward will exceed \$20 million. After analysis, ACE staff recommended that the COG close the GANs and instead obtain a loan of up to \$45 million from the Los Angeles County Metropolitan Transit Authority (MTA). The MTA loan is expected to have lower and more consistent “all-in” monthly costs than the GANs program. Closing out ACE’s GANs program will also allow ACE to terminate the GANs program with the IRS, relieving the issue of exposure from the GANs program and the IRS – an issue that some Governing Board members have raised.

In addition, ACE staff also recommended that the COG adopt an investment policy that allows the SGVCOG and ACE to broaden their range of permitted investments, matching those investments and limitations allowed in MTA’s investment policy. This policy will apply to all SGVCOG and ACE investments.

Action: The Governing Board voted to approve entering into a Promissory Note with the MTA for up to \$45,000,000 and to approve the amendment to the COG’s Investment Policy.

LA Permit Group Implementation Technical Assistance Contract

In November 2012, the Los Angeles Regional Water Quality Control Board (LARWQCB) adopted a new National Pollutant Discharge Elimination System Municipal Separate Sanitary Storm Sewer (MS4 NPDES Permit). During the development of the permit, the San Gabriel Valley Council of Governments (SGVCOG) entered into a contract with Larry Walker Associates (LWA) to provide technical assistance to the LA Permit Group – formed by the County of Los Angeles and Los Angeles County cities to participate in a collaborative negotiating process – and collected \$5,000 from 38 municipalities in the LA Permit Group – 24 cities within the COG and 14 cities outside of the COG – to fund the consultant activity. At the time of the request, each city was informed that, at the end of the contract, if the amount of money collected exceeded the cost of the contract, each jurisdiction would be reimbursed a pro-rata share of the cost.

The total contract with LWA was for \$107,888, and, in total, the COG received \$190,500. This created an overage of \$82,612, which would provide each city with a reimbursement of \$2,174. To assist cities in meeting the requirements of the new NPDES MS4 permit, some of which must be met within a short timeframe, the LA Permit Group asked the COG to assist in another procurement process to obtain a technical consultant using the overage of funds collected in the original request. The COG has distributed letters to staff in each of the cities that contributed \$5,000 in the initial process, asking each city if it is interested in putting forward its reimbursement towards a new implementation contract or if it would prefer to receive a reimbursement check. To date, 22 cities have contributed their reimbursement towards a new contract, while 4 have asked for reimbursement. The COG is awaiting responses from 14 cities. If COG staff does not receive notification from a city by the time that the Executive Director enters into a contract, the city's authorized reimbursement funds will be returned to the city. The number of affirmative responses received by the date that the contract is executed will determine the maximum not-to-exceed value of the contract.

The RFP was released in early January 2013, and the LA Permit Group is looking to have work begin in early February 2013.

Action: The Governing Board authorized the Interim Executive Director to enter into a contract with the firm recommended by the LA Permit Group for an amount not to exceed the amount of reimbursement funds that participating cities authorize the SGVCOG to retain for the new contract.

PMC Contract Amendment

Through the SGVCOG’s partnership with SCE, known as the San Gabriel Valley Energy Wise Partnership (SGVEWP), the COG and 27 cities submitted a proposal and were awarded \$4.7 million in funding to complete activities in support of the California Long-term Energy Efficiency Strategic Plan. One of two activities funded was the development of energy efficiency chapters of climate action plans – including a Greenhouse Gas Emissions Inventory Energy Action Plan (EAP) for each city – and, after a public solicitation, the Governing Board awarded a contract to Pacific Municipal Consultants (PMC) for an amount not to exceed (NTE) \$1,849,911.

The original direction from the California Public Utilities Commission required that all work on the project be completed by October 2012. However, the CPUC issued an extension to complete all of the strategic planning grants, including the SGVCOG’s work. The SGVCOG now has through October 2014 to complete all work on this grant. The work remaining is to complete Claremont’s and Monterey Park’s EAPs, assist other cities in final EAP revisions and presentations and provide an Excel-based monitoring and tracking tool that will cities to monitor progress on meeting the goals and objectives identified in their EAPs.

Action: The Governing Board voted to approve a contract amendment with Pacific Municipal Services (PMC) to increase the Not to Exceed (NTE) value by \$99,927 for a total NTE value of \$1,929,838.

Transportation Matrix

At the SGVCOG’s recent Strategic Planning Session, two of the objectives identified for the Transportation Committee were to develop and recommend for action to the Governing Board an updated COG Transportation Priority List and create a matrix listing key milestones or status and to develop a white paper outlining policy principles related to the Transportation Priority List. In coordination with MTA staff, SGVCOG staff prepared a matrix that provides information on all of the previously adopted San Gabriel Valley priority transportation projects. The projects are as follows:

<u>Category</u>	<u>Project</u>
Goods Movement	ACE Project
Highway - Carpool Lane Completion	I-605 Carpool Lanes (between I-10 and I-210)
	SR-60 Carpool Lanes (between US-101 and I-605)
	SR-57 Carpool Lanes (between SR-60 and I-210)
	I-10 Carpool Lanes (between Citrus Avenue and SR-57)

After reviewing and revising the matrix at the September 2012 Transportation Committee meeting and the October 2012 Transportation Forum, at its January meeting, the Transportation Committee recommended to the Governing Board that the updated SGVCOG Transportation Priority Project Matrix be adopted. The attached matrix reflects revisions that were requested by Transportation Committee and Governing Board members. The matrix will be reviewed a final time at the January Transportation Committee meeting.

Action: The Governing Board adopted the updated SGVCOG Transportation Priority Project Matrix.

State Route 710 North Project

At the January meeting of the Metro Finance, Budget & Audits Committee, a motion was introduced for consideration by the MTA Board to conduct a more in-depth analysis of the State Route 710 North project, including the project schedule, current scope of work, a project cost breakdown of all the alternatives, and a report on all of the consultant services and related costs to date, and to delay any further technical analysis efforts until the full Board receives a full report at the February 2013 Board meeting. The Governing Board has supported the closure of the 710 gap and determined that delaying the technical analysis would be an unnecessary obstruction to the project.

Action: The Governing Board voted to send a letter of opposition on the proposed motion on State Route 710 North to the Metro Board.

This item was removed from the January 24th Metro Board agenda.

Measure R Project Development

Since the failure of Measure J, MTA has been seeking a viable financial strategy to accelerate and complete Measure R projects, particularly those that are scheduled for construction in the 2nd and 3rd decade of Measure R funding. At its January 24th Board Meeting, the MTA Board will be considering strategies for continuing work on these projects. Included on the list of Measure R projects to be discussed were four projects in the San Gabriel Valley, all of which have been identified by the SGVCOG as priority projects. The Governing Board voted to send a letter to MTA stating the SGVCOG's position on each of these projects and requesting the following actions:

- ✓ **Gold Line Eastside Phase 2 Transit Corridor:** SGVCOG supports continuing the process that would enable Metro to achieve agreement with the Federal Transit Administration to distribute the DEIS/R to the public. SGVCOG supports Route 60 alignment as the preferred alignment
- ✓ **Gold Line Foothill Extension Phase 2B:** SGVCOG supports efforts to identify funding for this project and ensure its completion to the County Line and beyond

- ✓ **Alameda Corridor East:** SGVCOG supports efforts to identify funding at all levels to ensure ACE is completed
- ✓ **710 Freeway North:** SGVCOG supports closure of the gap and efforts to keep engineering and environmental studies and outreach moving forward

Action: The Governing Board voted to send a letter of support to the Metro Board in advance of its January 24th meeting for accelerating the aforementioned San Gabriel Valley projects.

This letter was sent to the entire Metro Board on Wednesday, January 23rd.

Should you have any questions, please contact the COG offices at (626) 457-1800.

c: City Managers TAC
Public Works TAC
Planning Directors TAC

Construction is now well underway throughout the 11.5-mile Foothill Extension corridor. In Azusa, the right of way has been cleared, utilities continue to be relocated, and bridge construction is active. Six new bridges are being built, and three more modified, at the Foothill Boulevard, Palm Drive and Citrus Avenue crossings. Each of these crossings must accommodate two light rail bridges and one freight bridge. Additionally, the contractor, FTC will begin construction on the first of five at-grade crossings in the city in the coming weeks.

With all of this activity occurring in his city, Mayor Joe Rocha and key members of city staff attended a job walk yesterday with the Construction Authority and FTC at the Citrus Avenue crossing. Together with City Manager James Makshanoff, Asst City Manager Tito Haes, and City Engineer Carl Hassel, the Mayor received an update on the work accomplished to date and what is anticipated over the next several months, including the outreach effort that is on-going to keep the community updated on the project and impacts.

The San Gabriel Valley Tribune attended the briefing, along with the Glendora Patch. Below is the article that ran today in the Tribune, including a link to some terrific photos taken by their photographer. In addition, here is a link to the [article and video](#) taken by the Glendora Patch.

Azusa officials get preview of Gold Line Foothill Extension work

By Melissa Masatani, Staff Writer
twitter.com/mmasatani@gvtribune.com

Posted: 01/29/2013 07:28:23 PM PST

January 30, 2013 7:9 PM GMTUpdated: 01/30/2013 11:09:59 AM PST



Azusa mayor Joseph Rocha, left, listens as Metro Gold Line Foothill Extension Construction Authority, Chief Executive officer, Habib Balian, center and Foothill Transit Constructors, Segment manager Jim Holmes talks about the station during a tour by the Metro Gold Line Construction Authority at the Northeast corner of Foothill Blvd. and Citrus Ave. Tuesday, Jan. 29, 2013 in Azusa, Calif. (SGVN/Staff photo by Keith Birmingham)

Link to Photo Gallery: [Azusa Gold Line Construction](#)

GLENDORA — Officials from the city of Azusa, Foothill Transit Constructors and the Metro Gold Line Foothill Extension toured the site of the Gold Line's future Citrus Station on Tuesday, getting a preview of what the city can expect as construction begins.

Work has started on segment four, the section of track that will run from the Miller Brewery to Barranca Avenue along the freight line, said Jim Holmes, segment foremanager for Foothill Transit Constructors. Crews have been working out of the community's sight for some time, he said, clearing the brush along the rail path, building drainage and making sure the ground is level.

"Because of the freight that conflicts where the station is, (the stations will) start a little bit later," Holmes said.

Azusa will have two Gold Line stations when service begins, one at Foothill Boulevard and Citrus Avenue adjacent to Citrus College, and one at Alameda next to the city's civic center. Work on the Alameda station will force the full closure of Alameda, Holmes said.

Work on the first grade crossing at Dalton Avenue will begin next month, with a full closure of Dalton beginning Feb. 18.

"For all of these major activities we develop an outreach plan, which is approved by the (Foothill Extension) Authority as well as the city of Azusa before we even start," said Dan Kulka, community relations manager for the Foothill Transit Constructors.

Fliers with information about noise impacts and road closures were distributed to community centers around Azusa as well as hand-delivered to residential neighbors, Kulka said. The website, foothillextension.org, allows community members to sign up for email and text alerts about closures and roadwork that affects the public.

There is also a hotline, 626-324-7098, and an office for the community to visit if they have any questions, 1300 W. Optical Drive, Suite 500, in Azusa.

"Our construction has been well received by the community and I think part of the reason is because the Authority has been working for years to pave the way for us," Kulka said. "People know we're coming, they are excited about the train."

Maintaining a good relationship with the neighbors is key for Holmes, the construction foremanager. The workers at the construction site undergo training to avoid spills and mitigate the impact on the environment.

"Students from APU and Citrus said, 'build it and we will ride it,' and that's what I hear all over town," said Azusa Mayor Joe Rocha.

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Finally, interest continues to grow for the Gold Line Bridge. [Concrete International](#) is featuring the bridge in their February edition (including it as the cover shot), and ArchDaily wrote a [feature article](#) about the design and the design team.

The Journey Continues,

Habib F. Balian



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 12, 2013

FROM: Blaine Michaelis, City Manager

FROM: Kristi Rojas, Associate Planner

SUBJECT: Appeal of DPRB Denial of Reasonable Accommodation
Request 12-01: Request for an accommodation from Zoning Code
Section 18.156.100.B.4.b to store a non-motorized trailer on the
front driveway of 633 North Billow Drive (APN: 8386-023-027).

SUMMARY

On August 12, 2010, the Development Plan Review Board (DPRB) reviewed and denied the request of Mr. Abdella's to store a non-motorized trailer on the front driveway. The applicant resubmitted the request stating that his conditions have worsened since the previous review. The request was presented to the DPRB on January 10, 2013 and was denied because the Board determined that the need was based on a convenience use for recreation and not a necessity of his disability.

Staff is recommending that the City Council uphold the decision of the DPRB and deny the appeal.

BACKGROUND

In 2005, Chapter 1.30 of the Municipal Code was initiated to ensure accommodations could be made for persons with disabilities to have an equal opportunity as a person without disabilities. Policy for accommodation for disabled individuals is as follows:

1.30.030

Accommodations for Disabled Individuals – Policy. Any disabled person, or his or her representative, may request an accommodation from any of the city's rules, policies, practices and/or procedures when accommodation is reasonable and necessary to afford such persons equal opportunity to access publicly funded buildings, facilities or programs, or privately funded housing, including single and multiple family dwelling units, and public accommodations on an equal opportunity basis with citizens who are not disabled.

On August 12, 2010, the applicant, Joseph Abdella, requested an accommodation from Zoning Code Section 18.156.100.B.4.b, requiring that recreational vehicles be located behind the main building line in a side or rear yard in single-family residential zones. If granted, the accommodation would allow Mr. Abdella, due to his disability, to permanently park his 18-foot non-motorized trailer on the front driveway of his house at 633 North Billow.

18.156.100.B.4.b.

Front yards. *No parking or storage may occur in the front yard. Temporary parking of an RV on a paved driveway in the front yard shall be allowed for up to two consecutive days for the purpose of loading, unloading or otherwise prepping and cleaning the RV, subject to a temporary parking permit which is attached thereto in plain sight, in the location designated by the director of development services. Temporary parking of an RV shall not encroach onto the public sidewalk nor encroach into the public right of way.*

The Development Plan Review Board denied Mr. Abdella's request. It was determined that although there was documentation provided that supports that the applicant has a disability, it does not demonstrate that the accommodation of keeping a non-motorized vehicle on his property was reasonable nor a necessity for his disability.

Mr. Abdella submitted a new Reasonable Accommodation Request application in 2012 and stated that his disability had worsened requiring the storage of his non-motorized trailer at the property at all times. Based on Mr. Abdella's doctor's note, he suffers from arthritis, injured shoulder, injured back, permanent pelvic damage, and asthma. Because of these medical conditions, Mr. Abdella states that it is difficult for him to retrieve his trailer from an off-site RV storage facility and wants to keep his trailer on-site because a neighbor has offered to help hook up the trailer when needed. Currently, the trailer is stored at an off-site facility. In 2012, the applicant obtained seven (7) driveway RV parking permits (Attachment 4). The applicant has not obtained an RV parking permit this year (2013).

This request was going to be presented at the December 13, 2012 DPRB meeting; however, at the request of the applicant, the case was continued to the meeting on January 10, 2013. The applicant submitted a rebuttal response to the December 13, 2012 DPRB Staff Report (Attachment 3).

The case was presented to the Board on January 10, 2013 in addition to Mr. Abdella's rebuttal to the Staff Report. The case was denied because the Board determined that the need was based on recreational use and not a necessity of his disability. The applicant stated that the non-motorized trailer was used only to go camping with family members.

In addition, the applicant was not able to show how having the trailer at the property was a necessity of his disability, as the neighbor would still have to come over to crank and hitch the trailer.

The applicant filed an appeal of the Board's decision on January 28, 2013 (Attachment 8).

ANALYSIS

	2010	2012	Difference
Health Issue	Based on doctor's note - Diagnosed with arthritis in knee, permanent pelvic damage from a previous accident and asthma	Based on doctor's note - Diagnosed with severe asthma, multiple injuries to his pelvis, shoulder and back	Similar injuries; however, the applicant states that his condition has worsen over the years.
Use of Non-Motorized Trailer	Recreation for family	Recreation for family	None
Storage Location of the Non-Motorized Trailer	In the driveway	In the driveway	None - The trailer would be stored on the far west portion of the driveway, which would hinder the use of the garage. The current dimension from the garage to the wall is approximately 24 feet and parking the non-motorized trailer in that area would limit it to approximately 15', which is significantly less than the required 36' back-up space. <u>This would make the residence non-compliant with the Parking Ordinance.</u>

The City has received four similar Reasonable Accommodations Request applications. Of those four applications, only one has been approved for permanent storage in the driveway due to the absolute need of using the motorized RV as a primary vehicle for the applicant's need of the restroom.

Findings

In making a decision at the January 10, 2013 DPRB meeting, the Board determined that they could not make the following Findings required by Code Section 1.30.060, therefore, denying the Reasonable Accommodations Request. The following are the Findings made by the Board:

- 1. Whether the request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single and multiple family dwelling units, and public accommodations on an equal basis with citizens who are not disabled.**

The applicant suffers from asthma and multiple injuries to his pelvis, shoulder and back. He owns an 18' non-motorized trailer for use of visiting parks, campgrounds, and recreation areas with his family.

The City has received documentation that supports the applicant has a disability. However, the applicant has not demonstrated that the requested accommodation is reasonable or necessary to permanently store the trailer in the driveway for occasional use.

- 2. Whether there are preferable and feasible alternatives to the requested accommodation that may provide an equivalent level of benefit.**

The applicant has not demonstrated that his disability requires immediate access to the non-motorized trailer on a daily basis. A feasible alternative, which the applicant is currently doing, is to store the trailer at an off-site storage facility. The applicant can park the trailer on the front driveway for 48 hours for loading and unloading and/or 72 hours on the street through an overnight parking permit.

If more loading and unloading time is needed in the front driveway, the Council may consider increasing the loading and unloading time to more than the 48 hours than is currently permitted.

- 3. The physical attributes of and any proposed changes to property and structures.**

The existing house has narrow side setbacks, preventing the applicant from storing the non-motorized trailer within the side yard or rear yard. There are no proposed changes to the existing property or structures. The applicant proposes to store the non-motorized trailer in the driveway which would limit the use of the two car garage.

4. Whether the requested accommodation will impose an undue financial or administrative burden on the City.

The requested accommodation will not impose an undue financial or administrative burden on the City.

5. Whether the requested accommodation will require a fundamental alteration of the City's rules, policies, practices or procedures.

Section 18.156.100 prohibits the storage/parking of recreational vehicles within the front yard setback area. The accommodation will not require an amendment from the existing ordinance governing recreational vehicles citywide.

6. If a zoning related issue, whether the requested accommodation would result in a detriment of the residential character of that neighborhood.

In 2009, the City Council voted to maintain the existing ordinance regarding RVs, essentially prohibiting recreational vehicles from being parked within the front yard. Since the accommodation does not involve any construction, there will be no permanent change in the character of the neighborhood.

7. Any other factor(s) that may have a bearing on the request.

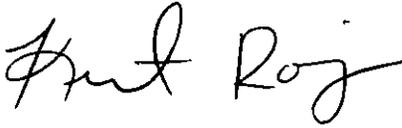
None.

RECOMMENDATION

With a Reasonable Accommodation Request application, one must show a direct correlation between the request and the disability. In Mr. Abdella's case, he has not shown or provided documentation showing a direct correlation. Staff understands that the applicant cannot hook-up the trailer by himself, but in either case, at home or at the storage unit, he would always need additional help. By having the trailer at his home, it only makes it convenient for him and his neighbor. However, there is no direct correlation on how the request directly supports the applicant's disability on a daily basis.

Staff recommends that the City Council uphold the decision of the DPRB and deny the appeal.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Kristi Rojas". The signature is fluid and cursive, with the first name "Kristi" and last name "Rojas" clearly distinguishable.

Kristi Rojas
Associate Planner

Attachments:

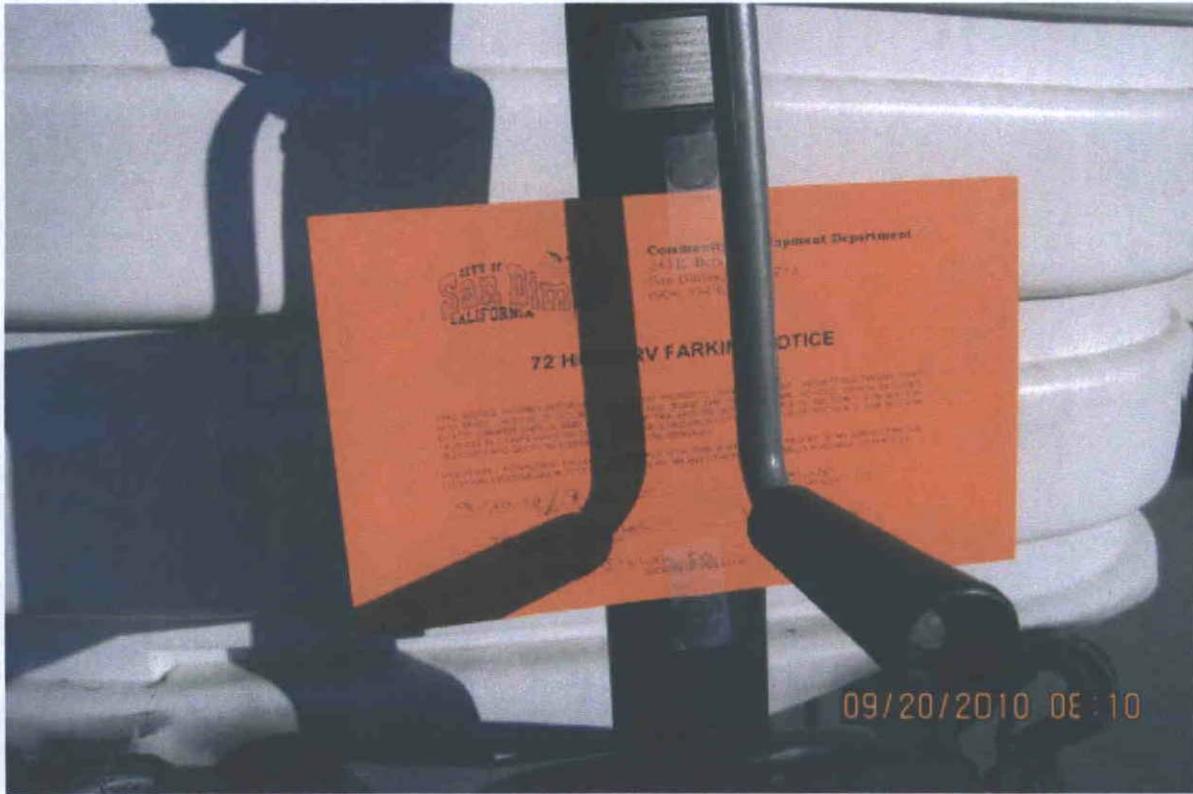
1. Aerial Photo
2. Photos of the subject trailer
3. Response from Applicant after receiving Staff Report for the 12/13/12 meeting
4. Wincite.net for 2012 parking permits
5. RAR Application
6. Staff Report and Minutes from 2010
7. DPRB Minutes from the January 10, 2013
8. Appeal letter from Applicant

Aerial Photo of Subject Site



Photos of Subject Trailer
(Taken in 2010)





Rebuttal from the Applicant - December 13, 2012

Ms. Rojas:

RE: Reasonable Accommodation Request #12-01

I received your letter and package on 12-8-12 regarding my request for a reasonable accommodation for a disabled person RV parking permit. I sent my original application on 10-14-12. You have had my application for 56 days and you are giving me 4 days to respond? **Are you kidding me?** This is absolutely ridiculous. I have attached your "Development Plan Review Board Fact Sheet" for reference. Below are your incorrect facts and comments in black type with my correct comments in red:

1) Based on Mr. Abdella's doctor's note, he suffers from arthritis, injured shoulder, injured back, permanent pelvic damage, and asthma. Because of these medical conditions, Mr. Abdella states that it is difficult for him to retrieve his trailer from an off-site RV storage facility and wants to keep his trailer on-site because a neighbor has offered to help hook up the trailer when needed. Currently, the trailer is stored at an off-site facility.

You use the word "difficult" to retrieve my trailer. Actually, it is "IMPOSSIBLE" for me to retrieve my trailer from storage on my own due to my disabilities. I cannot perform ANY of the physical requirements necessary to hook up my trailer. As I have explained several times in the past, my neighbor would perform ALL of the physical requirements needed to hook up the trailer if it was parked at my home. You also say "help hook up the trailer". I cannot HELP with anything due to my disabilities He is willing do everything on his own. If you would like to interview him to confirm that this is true and correct, please let me know.

2) None - The trailer would be stored on the far west portion of the driveway, which would hinder the use of the garage. This would be non-compliant with the Parking Ordinance.

In The attached photo you sent me dated 2010; the trailer is parked on the east side of the driveway. As I explained below, the trailer would be parked on the west side of the driveway, next to the property line wall, providing complete access to the garage for vehicle parking.

3) The City has received documentation that supports the applicant has a disability. However, the applicant has not demonstrated that the requested accommodation is reasonable or necessary.

I HAVE demonstrated that my request is reasonable and necessary because I cannot perform the physical requirements **NECESSARY** to hook up the trailer to

my truck. My neighbor will perform ALL the physical requirements **NECESSARY** to hook up my trailer, if the trailer was parked at my home. My request is totally **reasonable** and **necessary** so I can enjoy time away from home with my family on the weekends. What part do you not understand?

4) The applicant has not demonstrated that his disability requires immediate access to the non-motorized trailer on a daily basis. A feasible alternative, which the applicant is currently doing, is to store the trailer at an off-site storage facility. The applicant can park the trailer on the front driveway for 48 hours for loading and unloading and/or 72 hours on the street through an overnight parking permit.

Due to my disabilities, it requires immediate and weekly access to the trailer. As previously explained, I **CANNOT** retrieve my trailer from a storage facility due to my physical disabilities.

5) The existing house has narrow side setbacks, preventing the applicant from storing the non-motorized trailer within the side yard or rear yard. There are no proposed changes to the existing property or structures. The applicant proposes to store the non-motorized trailer in the driveway that would limit the use of the two car garage.

There would **not** be limited use of the two car garage since the trailer would be located to the west side of the driveway next to the property line wall providing unlimited access to the garage. See attached photo I received from you

6) With a Reasonable Accommodation Request application, one must show a direct correlation between the request and the disability. In Mr. Abdella's case, the Staff cannot see one. Staff understands that the applicant cannot hook-up the trailer by himself, but in either case, at home or at the storage unit, he would always need additional help. By having the trailer at his home, it only makes it convenient for him and his neighbor to save time of when Mr. Abdella is going to camping/vacationmq. However, there is no direct correlation on how the request directly supports the applicant's disability on a daily basis.

There **IS** a direct correlation between the request and my disabilities. I would like to use my trailer on a weekly basis which requires access to the trailer on a daily basis. I **CANNOT** retrieve my trailer from storage due to my disabilities. In my opinion the staff is blind. This has nothing to do with saving time to go out for the weekend. It

has to do with my inability due to my disabilities to perform any of the necessary requirements to hook up the trailer which makes this request reasonable and necessary.

I hope I have made it clear to you and the City that I cannot physically perform ANY of the physical requirements to attach my trailer to my truck. My trailer is currently in storage. My neighbor is willing to perform ALL the physical requirements to attach my trailer to my truck if the trailer was located at my home, not a storage facility. Also, I cannot attend the meeting on December 13th due to mandatory meetings I have had scheduled for 2 weeks now. If I was given more time than 4 days to respond and re-schedule these appointments, I would have been able to attend this meeting. Can we re-schedule the meeting to the December 20th meeting? Please advise ASAP.

Thank you,

Joe Abdella
(951) 453-2811

PRINTOUT FROM WINCITE.NET FOR DRIVEWAY PARKING PERMITS
 JANUARY 2, 2012 THROUGH DECEMBER 11, 2012
 633 N. BILLOW DRIVE

Billow Drive	N	629	RV-TRAILER	KR1426	6/1/2012	6/3/2012	1204172	Resident
Billow Drive	N	633	RV-TRAILER	KR1426	5/31/2012	6/2/2012	1204061	Resident
Billow Drive	N	633	RV-TRAILER	KR1426	5/24/2012	5/26/2012	1203939	Resident
Billow Drive	N	633	RV-TRAILER	KR1426	8/9/2012	8/11/2012	1206252	Resident
Billow Drive	N	633	RV-TRAILER	KR1426	8/4/2012	8/6/2012	1206096	Resident
Billow Drive	N	633	RV-TRAILER	KR1426	7/21/2012	7/23/2012	1205684	Resident
Billow Drive	N	633	RV-TRAILER	KR1426	4/3/2012	4/5/2012	1202525	Resident
Billow Drive	N	633	RV-TRAILER	KR1426	4/8/2012	4/10/2012	1202666	Resident
Calle Ciervos		1545	RV-TRAILER	1KE2125	10/15/2012	10/18/2012	1208032	Guest

APPLICATION FOR REASONABLE ACCOMMODATION FOR
DISABLED INDIVIDUALS

CONTACT INFORMATION

Name Joseph Abdella Home Phone 909.592.5025
Address 633 N. Billow Dr. Work Phone _____
San Dimas CA 91773 Cell Phone 951.453.2811
Name of Disabled Person Joseph Abdella
Relationship to Applicant _____

NATURE OF ACCOMODATION

Please state the rule, policy, practice, and/or procedure of the City for which the request of accommodation is being made. RV parking. I am not physically capable of picking up my trailer from a storage facility on my own.

If this is a zoning related matter, please state the address of the affected property. _____

Please identify and describe the nature of the disability that is the basis for the request of the accommodation. In addition, please attach current, written medical certification describing the disability and its effects on the individual's medical, physical, or mental condition.

Permanently fractured pelvis, permanently injured shoulder with limited mobility, permanent back injury, severe arthritis in my left knee and very bad case of asthma. I was a pedestrian hit by a drunk driver and I was nearly killed.

Please describe the type of accommodation being sought and why it is necessary for the needs of the disabled person. Where appropriate, include a summary of any potential means and alternatives considered in evaluating the need for the accommodation.

My doctor and myself are requesting the city to allow me to park my trailer in my driveway. I can no longer attach the trailer and required equipment to my truck due to my physical condition. My neighbor will hook up trailer and equipment for me if my trailer is at my home.

Please list any supporting documents that have been included in addition to the application.

*Handicap placard / DMV paperwork
Letter from my doctor.*

SUPPORTIVE DOCUMENTATION

Please attach any copies of memoranda, correspondence, pictures, plans, or background information reasonably necessary to reach a decision regarding the need for accommodation, or by requested of the affected department. If this is a zoning related manner, please include verification that adjacent property owners have been notified in a manner prescribed by the Director of Community Development.



HealthCare
PARTNERS
MEDICAL GROUP

Glendora
2025 E. Route 66
Glendora, CA 91740
(626) 335-4610

Patient: JOSEPH ABDELLA
633 N BILLOW DR
SAN DIMAS, CA 91773

MRN: 15-001125
DOB: Dec 25, 1965

Encounter Date: Oct 5 2012 2:35PM
Document Owner: IHSAN HAKIMEH MD

Home: (951) 453-2811
Work: (909) 592-5025
PCP: IHSAN HAKIMEH

Message

Date: 10/05/2012

RE: Mr. JOSEPH ABDELLA

MRN: 15-001125

Mr. Abdella is under my care, he has severe asthma and has had multiple injuries to his pelvis and shoulder and back in the past after being hit by a drunk driver, he is unable to hook up the trailer that he owns and attach all the equipment needed to pull it.

I am kindly requesting that the City of San Dimas to allow him to keep his trailer at his residence, he explained to me that his neighbors are willing to assist him to hook up the trailer when needed.

Respectfully,

Signature

Electronically signed by : IHSAN HAKIMEH MD; 10/05/2012 2:42 PM PST; Author.

CUSTOMER RECEIPT COPY

EXPIRES: 06/30/2013

*** DISABLED PERSON PLACARD ***

PLACARD NUMBER: F616522

PIC: 1

TV: 91

DATE ISSUED: 07/18/12

MO/YR: TU

ABDELLA JOSEPH JAMES
633 N BILLOW DR

DT FEES RECVD: 07/18/12

SAN DIMAS
CA

91773

CO: 19

AMT DUE : NONE
AMT RECVD - CASH :
- CHCK :
- CRDT :

E11 C55 5N 000000 0071 CS E11 071812 N1 F616522

DEPARTMENT OF MOTOR VEHICLES PLACARD IDENTIFICATION CARD

THIS IDENTIFICATION CARD OR FACSIMILE COPY IS TO BE CARRIED BY THE PLACARD OWNER. PRESENT IT TO ANY PEACE OFFICER UPON DEMAND. IMMEDIATELY NOTIFY DMV BY PHONE OR MAIL OF ANY CHANGE OF ADDRESS. WHEN PARKING, HANG THE PLACARD FROM THE REAR VIEW MIRROR. REMOVE IT WHEN DRIVING.

PLACARD#: F616522
EXPIRES: 06/30/2013
DOB: 12/25/1965
ISSUED: 07/18/12
TYPE: N1

PLACARD HOLDER: ABDELLA JOSEPH JAMES
633 N BILLOW DR

SAN DIMAS
CA 91773

PURCHASE OF FUEL (BUSINESS & PROFESSIONS CODE 13680):
STATE LAW REQUIRES SERVICE STATIONS TO REFUEL A DISABLED PERSON'S VEHICLE AT SELF-SERVICE RATES, EXCEPT SELF-SERVICE FACILITIES WITH ONLY ONE CASHIER.

WHEN YOUR PLACARD IS PROPERLY DISPLAYED, YOU MAY PARK IN/ON:
*DISABLED PERSON PARKING SPACES (BLUE ZONES) *STREET METERED ZONES WITHOUT PAYING *GREEN ZONES WITHOUT RESTRICTIONS TO TIME LIMITS *STREET WHERE PREFERENTIAL PARKING PRIVILEGES ARE GIVEN TO RESIDENTS AND MERCHANTS.

YOU MAY NOT PARK IN/ON: *RED ZONES *TOW AWAY ZONES *WHITE OR YELLOW ZONES
*SPACES MARKED BY CROSSHATCH LINES NEXT TO DISABLED PERSON PARKING SPACES.

IT IS CONSIDERED MISUSE: *TO DISPLAY A PLACARD UNLESS THE DISABLED OWNER IS BEING TRANSPORTED *TO DISPLAY A PLACARD WHICH HAS BEEN CANCELLED OR REVOKED *TO LOAN YOUR PLACARD TO ANYONE, INCLUDING FAMILY MEMBERS.
MISUSE IS A MISDEMEANOR (SECTION 4461VC) AND CAN RESULT IN CANCELLATION OR REVOCATION OF THE PLACARD. LOSS OF PARKING PRIVILEGES, AND/OR FINES.

REMOVE FROM MIRROR BEFORE DRIVING VEHICLE

CALIFORNIA



"WARNING: The illegal use of a disabled parking placard could result in a maximum fine of \$4,200."

DISABLED PERSON



PARKING PLACARD

EXPIRES JUNE 30

2013

F 616522

PURCHASE OF FUEL (Business & Professions Code 13660)
State law requires service stations to refuel a disabled person's vehicle at self-service rates, except at service facilities with only one employee on duty.

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: August 12, 2010

TO: Development Plan Review Board

FROM: Michael Concepcion, Planning Division

SUBJECT: Reasonable Accommodations Request 10-01
Request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a Non-Motorized RV on the Front Driveway of 633 North Billow Drive (APN: 8386-023-027).

BACKGROUND

The applicant, Joe Abdella, requests an accommodation from Zoning Code Section 18.156.100.B.4.b, requiring that recreational vehicles be located behind the main building line at a side or rear yard in single family residential zones. If granted, the accommodation would allow Mr. Abdella, due to his disability, to permanently park his 20-foot non-motorized trailer on the front driveway of his house at 633 North Billow.

18.156.100.B.4.b.

Front yards. No parking or storage may occur in the front yard. Temporary parking of an RV on a paved driveway in the front yard shall be allowed for up to two consecutive days for the purpose of loading, unloading or otherwise prepping and cleaning the RV, subject to a temporary parking permit which is attached thereto in plain sight, in the location designated by the director of development services. Temporary parking of an RV shall not encroach onto the public sidewalk nor encroach into the public right of way.

Reasonable Accommodations for Disabled Individuals

Policy for accommodation for disabled individuals are as follows:

1.30.030

Accommodations for Disabled Individuals – Policy. Any disabled person, or his or her representative, may request an accommodation from any of the city's rules, policies, practices and/or procedures when accommodation is reasonable and necessary to afford such persons equal opportunity to access publicly funded buildings, facilities or programs, or privately funded housing, including single and multiple family dwelling units, and public accommodations on an equal opportunity basis with citizens who are not disabled.

Mr. Abdella suffers from arthritis, permanent pelvic damage, bladder problems, and asthma, according to a doctor's note submitted. Because of these medical conditions, Mr. Abdella states that it is difficult for him to retrieve his trailer from an off-site RV storage facility.

ANALYSIS

Located in the Single Family Residential (SF-7500) Zone, this interior lot is 50 feet by 110 feet, totaling 5,500 square feet. There is a side entry garage which can fit two cars. An aerial photograph showing the lot can be found in **Figure 1**. For an interior lot such as this, an RV may be stored within the side or rear yard, behind the main building line, as illustrated in the diagram of **Figure 2**. This diagram is taken directly from Chapter 18.156.100 of the zoning code, and is the same configuration as the subject property, except that the site plan is a mirror of the house.



Figure 1 – Aerial of 633 North Billow.

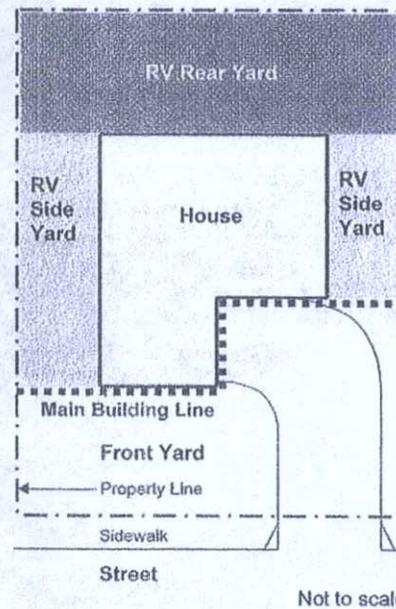


Figure 2 – Typical lot – Front door on narrow frontage with side entry garage (Diagram taken from 18.156.100 of the zoning code).

Because the side yards of Mr. Abdella's property are approximately 5 feet on both sides, it prevents the RV from being stored within the side yards. A street view photograph of the property can be seen in **Figure 3** (see next page). Because of the narrow side yards, the rear yard can not be accessed for possible RV storage.

Applicant has not proven that such an accommodation is both reasonable and necessary. The City has received documentation that supports that the applicant has a disability. The applicant cites that, due to his health conditions, it is difficult for him to retrieve his trailer from storage, therefore it is necessary to permanently store the trailer in the front driveway. However, difficulty retrieving a trailer from an off-site RV storage facility is not grounds to allow RVs to be parked in the front driveway. The same body movements required to hitch a trailer to a vehicle is required on-site as it is off-site. He would still be doing the same body movements in his front driveway, which would not be accommodating his disability. The accommodation can be granted when an applicant can demonstrate that their disability is linked to the need for storing the RV in the front driveway on a permanent basis.

In addition, Mr. Abdella does not have a disabled person placard; however, he does have a doctor's letter in support of a reasonable accommodation. The DPRB denied a similar request at 225 East 3rd Street (RAR 09-02) to permanently park/store an RV trailer in the front driveway; however, it was indicated that only a motorized RV with a handicap license plate could be parked indefinitely in the front driveway (California Vehicle Code also allows a motorized RV with handicap plate/placard to be parked on the street). The trailer may be parked temporarily in the front driveway for 48 hours for loading/unloading purposes with a free permit. The trailer may also be parked temporarily in the street for 72 hours with an overnight parking permit.



Figure 3 – Street view of 633 North Billow

Findings

In making a decision, the DPRB may grant the accommodation request, deny the request, offer approval of an alternate accommodation, or approve the request with conditions. DPRB shall consider the following findings for their decision:

- 1. Whether the request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single and multiple family dwelling units, and public accommodations on an equal basis with citizens who are not disabled.**

The applicant suffers from arthritis, pelvic damage, bladder problems, and asthma which limits his ability to walk or move around. He owns a 20' non-motorized recreational vehicle that is hauled by his SUV, his primary mode of transportation. He uses the RV to visit parks, campgrounds, and recreation areas.

The City has received documentation that supports the applicant has a disability. However, the applicant has not demonstrated that the requested accommodation is reasonable or necessary.

2. Whether there are preferable and feasible alternatives to the requested accommodation that may provide an equivalent level of benefit.

The applicant has not demonstrated that his disability requires immediate access to the non-motorized recreational vehicle on a daily basis. A feasible alternative is to store the trailer at an off-site storage facility. The applicant can park the trailer on the front driveway for 48 hours for loading and unloading and/or 72 hours on the street through an overnight parking permit.

If more loading and unloading time is needed in the front driveway, the DPRB may consider increasing the loading and unloading time to more than the 48 hours than is currently permitted.

3. The physical attributes of and any proposed changes to property and structures.

The existing house has narrow side setbacks, preventing the applicant from storing the non-motorized recreational vehicle within the side yard or rear yard. There are no proposed changes to the existing property or structures.

4. Whether the requested accommodation will impose an undue financial or administrative burden on the City.

The requested accommodation will not impose an undue financial or administrative burden on the City.

5. Whether the requested accommodation will require a fundamental alteration of the City's rules, policies, practices or procedures.

Section 18.156.100 prohibits the storage/parking of recreational vehicles within the front yard setback area. The accommodation will not require an amendment from the existing ordinance governing recreational vehicles citywide.

6. If a zoning related issue, whether the requested accommodation would result in a detriment of the residential character of that neighborhood.

In 2009, the City Council voted to maintain the existing ordinance regarding RVs, essentially prohibiting recreational vehicles from being parked within the front yard. Since the accommodation does not involve any construction, there will be no permanent change in the character of the neighborhood. The accommodation by itself would not be detrimental to the residential character of the neighborhood.

7. Any other factor(s) that may have a bearing on the request.

None.

**CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD
MINUTES
August 12, 2010 at 8:30 A.M.
186 VILLAGE COURT
PUBLIC CONFERENCE ROOM, TEMPORARY CITY HALL**

PRESENT

*Denis Bertone, City Council
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

Krishna Patel, Director of Public Works

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

Moved to meeting of August 26, 2010 due to lack of quorum.

HEARING ITEMS

Reasonable Accommodations Request Case No. 10-01

Request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a Non-Motorized RV on the front driveway located at 633 North Billow Drive.

APN: 8386-023-027 Zone: Single Family Residential – 7500

Joseph Abdella, applicant, was present.

Planner Michael Concepcion presented background, analysis, and findings of request for reasonable accommodation. He stated that although documentation provided by applicant supports that applicant has a disability, it does not demonstrate that the accommodation is reasonable or necessary. The

applicant has not demonstrated that his disability requires immediate access to the non-motorized recreation vehicle on a daily basis.

Mr. Adbella addressed the Board. He suggested removing a portion of the existing two car garage and changing the driveway from side entry to front entry to create side yard space for his RV. Mr. Concepcion replied that converting the two car garage into a one car garage would not meet garage requirements of the zoning code.

Motion: Denis Bertone moved, second by Blaine Michaelis to deny.

Motion carried 6.0.1.0. (Patel absent).

Reasonable Accommodations Request Case No. 10-02

Request for an accommodation from Zoning Code Section 18.156.100.B.4.b. to store a Type-C Motorized Recreational Vehicle in the front driveway located at 963 Lyford Drive.

APN: 8391-004-064 Zone: Single Family Residential - 7500

Michelle Emery, applicant, was not present.

Lysa Takacs, 940 Lyford Drive, was present.

Planner Michael Concepcion presented background, analysis, and findings of request for reasonable accommodation request. He stated that current side yard is large enough to store an RV with some driveway modifications and tree removal. He stated that although documentation provided by applicant supports that applicant has a disability, it does not demonstrate that the accommodation is reasonable or necessary.

Mr. Coleman pointed out to the Board that a similar request that was denied for 225 East Third Street. Since then, the resident sold her trailer and purchased a motorized RV. The motorized RV has a disabled person plate. Since state vehicle code allows motorized RV's with a disabled person placard or plate to be parked 24/7 on the street, the City policy is to allow a motorized RV with a disabled person placard or plate to be parked at anytime in the front yard driveway.

In response to Mr. Schoonover, Mr. Concepcion stated that it was unknown if the applicant, who is a renter at subject property, has discussed driveway modifications with landlord.

Ms. Takacs, 940 Lyford Drive, addressed the Board. She stated that she does not support accommodation request unless it is medically necessary, as it was in the case of Mr. Wilder of 927 Lyford, especially if the RV can be stored on the sideyard. In response to Ms. Takacs, Mr. Concepcion stated that the daughter of the renter is the applicant.

Motion: Dan Coleman moved, second by Denis Bertone to deny.

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
January 10, 2013 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Emmett Badar, City Council
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
Larry Stevens, Assistant City Manager of Community Development
John Sorcinelli, Public Member at Large*

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Larry Stevens moved, seconded by Jim Schoonover to approve the December 13, 2012 minutes. Motion carried 5-0-1-1 (Badar absent, Duran abstain).

Reasonable Accommodation Request 12-01

Continued from the meeting of December 13, 2012. A request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a non-motorized trailer on the front driveway of 633 North Billow Drive.

APN: 8386-023-027

Zone: Single-Family-7500 (SF-7500)

Joseph Abdella, applicant, was present.

Associate Planner Rojas stated that the applicant requested a reasonable accommodation request (RAR) from Zoning Code Section 18.156.100.B.4.b requiring that recreational vehicles be located behind the main building line at a side or rear yard in SF-Residential Zones. If granted, this would allow Mr. Abdella, due to his disability, to permanently park his 18-foot non-motorized trailer on the front driveway of his house. On August 12, 2010, DPRB denied this request by the same homeowner. It was determined that although there was documentation provided that supports the applicant has a disability, it does not demonstrate that the accommodation of keeping a non-motorized vehicle is reasonable or necessary.

The request was originally to be presented at the December 13, 2012 DPRB meeting; however, at the request of the property owner, the application was continued to today's meeting. The applicant submitted a response to Staff regarding the report written originally for December 13, 2012.

Based on Mr. Abdella's doctor's note, he suffers from arthritis, injured shoulder, injured back, permanent pelvic damage and asthma. Due to these medical conditions, he states it is difficult for him to retrieve his trailer from an off-site RV/non-motorized vehicle storage facility and wants to keep his trailer on-site because a neighbor has offered to help hook up the non-motorized vehicle when needed. The non-motorized vehicle is currently stored at an off-site facility. The City has received four similar RAR applications. Of those four applications, only one has been approved for permanent storage in the driveway due to the absolute need of using the non-motorized vehicle as a primary vehicle for the applicant's need for the restroom.

With a RAR application, one must show direct correlation between the request and the disability. In Mr. Abdella's case, the Staff cannot see one. Staff understands that the applicant cannot hook-up the non-motorized vehicle by himself, but in either case, at home or at the storage unit, he would always need additional help. By having the non-motorized vehicle at his home, it only makes it convenient for him and his neighbor to save time for when Mr. Abdella is going to go camping/vacationing. Also, the non-motorized vehicle would block the garage if stored and is not compliant to the City Code. Staff recommends denial of RAR 12-01.

Mr. Badar asked Staff if within the doctor's note, it indicated a detailed explanation how the applicant would directly need assistance hooking up the non-motorized vehicle. He noted a future discussion needs to take place on receiving this type of structured note.

Joseph Abdella, applicant, stated that he cannot hook the non-motorized vehicle up on his own, it is physically impossible, and stated his neighbor assists him and cannot go with him to the storage yard to pick up every time. He emphasized this is why he needs the non-motorized vehicle onsite. He stated he used it to take his 16 year old for motor cross and to go camping.

Mr. Schoonover asked if when he reaches his destination in the non-motorized vehicle, if it needs to be unhooked.

Mr. Abdella responded no it stays hooked.

Mr. Patel asked the applicant if he has considered a motorized vehicle.

Mr. Abdella replied the non-motorized vehicle works better for him because it has a toy hauler in the back. He noted that in 2010, the issue with the RAR was not having a handicap placard; he indicated he currently has one.

Mr. Stevens asked if he has received citations for parking without a permit.

Mr. Abdella replied he has received three citations. He noted two were an error of the City. The City sent one of the citations to a collection agency which reduced his credit score.

Mr. Stevens asked what the error made on behalf of the City.

Mr. Abdella responded one citation was issued for no permit when a permit was issued and it was proved, the second citation had the wrong address on the citation.

Mr. Stevens asked if the trailer was the basis for all the citations.

Mr. Abdella responded yes.

Mr. Badar asked if the trailer is moved towards the wall, will it affect the neighbors view out their window.

Mr. Abdella responded his neighbor was ok with where the non-motorized vehicle is parked. He added that in 2010, his neighbor accompanied him and stated there that he did not have a problem with the location.

Mr. Badar stated that non-motorized vehicle parking was brought forth to City Council because neighbors of the community had objection to seeing motorhomes parked in front yards. The issues included: blocking the view for neighbors and the appearance it has on the community.

Mr. Stevens stated that the letter from the doctor is the same letter from the doctor in 2010.

Mr. Badar asked if the decision from DPRB is appealable to City Council.

Associate Planner Rojas stated that based on the RAR in the Code, the applicant has 20 days to appeal to City Council.

Mr. Stevens posed the question of whether or not the disability is sufficient to justify allowing a change in existing regulations relative to storage and whether the regulation is unfair. He noted that if this was a daily need for use, then it would be easier to make a determination but since it is recreation based, it is more of a convenience than a necessity.

MOTION: Larry Stevens moved, second by Krishna Patel to deny the Reasonable Accommodation Request 12-01.

Motion carried 6-0-0-1 (Badar Abstain)

Mr. Stevens added that the applicant can appeal the decision at no cost, 20 days after the letter is sent, to City Council.

Tree Removal Permit No. 12-57

A request to remove 13 trees from a failing hillside at the rear of the property at 801 W. Cypress Way – Atria Rancho Park Senior Living Facility.

APN: 8426-031-054

Zone: Public/Semi-Public (PS)

Tom Flitsch, applicant, was present.

Senior Planner Espinoza stated that the subject site is on a hillside that extends down to an unnamed blue line stream that is tributary to Walnut Creek. Over the past years, the hillside has been slowly eroding due to a change in the stream pattern. The applicant would like to repair the failing slope as the edge of the slope is increasingly approaching their parking lot. In order to repair the slope and establish the new slope at a 2:1, 13 trees will need to be removed in as part of the grading plan. All 13 trees may not be required to be removed. The applicant will try to save as many of the trees as possible.

The Office of
Joseph J. Abdella

633 North Billow Drive
San Dimas, CA 91773
(909) 592-5025
joe.abdella@verizon.net

Date: January 20, 2013

To: City of San Dimas

Re: Case No. 12-01

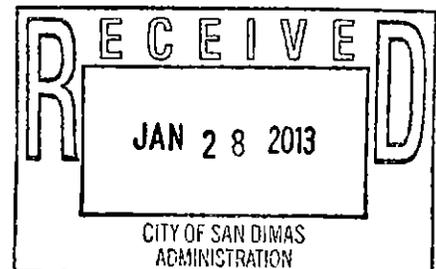
Dear Ms.Rojas:

I would like to appeal the DPRB's decision which denied me, a physically disabled person, the opportunity to park my trailer in my driveway for reasons I have previously explained in writing.

The City of San Dimas cannot discriminate against physically disabled people. I have proven that my request is reasonable and necessary and you obviously have not read all the emails and correspondence regarding this matter. If my appeal is denied I will seek legal representation and sue the city for the maximum dollar amount allowed by law for discrimination against the physically disabled people. The State of California recognizes me as a physically disabled person so I do not understand why the City of San Dimas does not recognize me as physically disabled. As I have explained to you via emails and letters, I cannot hook up my trailer to my truck due to my disabilities. If my trailer was located at my home, my neighbor would be willing to do everything for me (please see past emails for more details).

Thank you,

Joe Abdella
Cell: (951) 453-2811



RESOLUTION NO. 2013-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING THE APPEAL REQUEST AND UPHOLDING THE DENIAL OF REASONABLE ACCOMMODATION REQUEST CASE NO. 12-01, A REQUEST FOR AN ACCOMMODATION FROM ZONING CODE SECTION 18.156.100.B.4.b TO STORE A NON-MOTORIZED TRAILER ON THE FRONT DRIVEWAY OF 633 NORTH BILLOW DRIVE (APN: 8386-023-027)

WHEREAS, an appeal was filed for Reasonable Accommodation Request Case No. 12-01 by:

Joseph Abdella
633 North Billow Drive
San Dimas, CA 91773

WHEREAS, the Appeal of Reasonable Accommodation Request Case No. 12-01 is described as:

Request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a non-motorized trailer on the front driveway of 633 North Billow Drive

WHEREAS, the Appeal of Reasonable Accommodation Request Case No. 12-01 applies to the following described real property:

633 North Billow Drive (APN: 8386-023-027)

WHEREAS, the City Council has received the written report and recommendation of Staff and the Development Plan Review Board; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on February 12, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

NOW, THEREFORE, in consideration of the evidence received at the City Council meeting, and for the reasons discussed by the City Council at their meeting, and subject to the attached Staff report as "Exhibit A", the City Council cannot make the following required findings:

- 1. Whether the request for accommodation is reasonable and necessary to afford the applicant with an equal opportunity to access publicly funded buildings, facilities and programs, or privately funded housing, including single and multiple family dwelling units, and public accommodations on an equal basis with citizens who are not disabled.*

The applicant suffers from asthma and multiple injuries to his pelvis, shoulder and back. He owns an 18' non-motorized trailer for use of visiting parks, campgrounds, and recreation areas with his family.

The City has received documentation that supports the applicant has a disability. However, the applicant has not demonstrated that the requested accommodation is reasonable or necessary to permanently store the trailer in the driveway for occasional use.

- 2. Whether there are preferable and feasible alternatives to the requested accommodation that may provide an equivalent level of benefit.*

The applicant has not demonstrated that his disability requires immediate access to the non-motorized trailer on a daily basis. A feasible alternative, which the applicant is currently doing, is to store the trailer at an off-site storage facility. The applicant can park the trailer on the front driveway for 48 hours for loading and unloading and/or 72 hours on the street through an overnight parking permit.

If more loading and unloading time is needed in the front driveway, the Council may consider increasing the loading and unloading time to more than the 48 hours than is currently permitted.

- 3. The physical attributes of and any proposed changes to property and structures.*

The existing house has narrow side setbacks, preventing the applicant from storing the non-motorized trailer within the side yard or rear yard. There are no proposed changes to the existing property or structures. The applicant proposes to store the non-motorized trailer in the driveway which would limit the use of the two car garage.

- 4. Whether the requested accommodation will impose an undue financial or administrative burden on the City.*

The requested accommodation will not impose an undue financial or administrative burden on the City.

- 5. Whether the requested accommodation will require a fundamental alteration of the City's rules, policies, practices or procedures.*

Section 18.156.100 prohibits the storage/parking of recreational vehicles within the front yard setback area. The accommodation will not require an amendment from the existing ordinance governing recreational vehicles citywide.

6. *If a zoning related issue, whether the requested accommodation would result in a detriment of the residential character of that neighborhood.*

In 2009, the City Council voted to maintain the existing ordinance regarding RVs, essentially prohibiting recreational vehicles from being parked within the front yard. Since the accommodation does not involve any construction, there will be no permanent change in the character of the neighborhood.

7. *Any other factor(s) that may have a bearing on the request.*

None.

PURSUANT TO THE STAFF'S, IT IS RESOLVED that the City Council hereby denies the appeal of Reasonable Accommodation Request Case No. 12-01 and upholds the Development Plan Review Board's determination to deny without prejudice RAR Case No. 2013-07. A copy of this Resolution shall be mailed to the applicant.

The City Clerk shall certify to the adoption of this Resolution.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF FEBRUARY 2013.

Curt Morris, Mayor of the City of San Dimas

Debra Black, Deputy City Clerk

I, DEBRA BLACK, DEPUTY CITY CLERK of the City of San Dimas, do hereby certify that Resolution No. 2013-07 was passed and adopted at the regular meeting of the City Council held on the 12th day of February 2013, by the following vote-to-wit:

AYES:

NOES:

ABSENT:

ABSTAIN:



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 12, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: **Consideration Of Precise Plan No. 12-03** – A request to approve the Conceptual Grading Plans for Tentative Tract Map 70583 (Brasada).

SUMMARY

The Conceptual Grading Plans have been reviewed by the Planning Commission on January 23, 2013 and the Development Plan Review Board on December 20, 2012 and January 10, 2013 and are recommended for approval.

The Conceptual Grading Plans are generally consistent with the Final Environmental Impact Report Mitigation Measures, Tentative Tract 70583 conditions of approval and Specific Plan No. 25.

Discussion and concerns during this review centered on various changes to the previous grading plan, need for additional contour grading, closer proximity of the storm drain basin to Dalepark properties, improvements/use/maintenance to the buffer between the basin and Dalepark properties and changes to design of some retaining walls.

BACKGROUND

On December 14, 2010 the San Dimas City Council adopted Resolution 2010-67 certifying an FEIR and Resolution 2010-69 approving Tentative Tract Map No. 70583 for a 61 lot residential development project on approximately 270 acres. The TTM includes a number of conditions (21, 25, 26, 27, 42, 43, & 51) which relate to grading, drainage and NPDES. In addition SP 25 sets forth additional grading standards in Sections 18.542.230 & .240. The FEIR also sets forth mitigations measures that govern the project, including:

- Cul-2A re archaeological artifacts and monitoring

- Cul-4A through 4C re paleontological resources
- Geo-1A, 2A, 3A & B and 4A re geological and soils measures
- AQ-2a & B re air quality standards during construction

ANALYSIS

During this review a number of issues associated with the proposed grading have evaluated and discussed. Generally the Planning Commission and DPRB have reached a consensus on most of these matters, including:

- The increase in quantities of grading, even though substantial, are primarily the result of systematic changes necessary to comply with County standards to accommodate their maintenance as intended by the TTM approval. In addition, areas subject to soils remediation have now been included.
- Revisions to the submitted plans to replace some “engineered” grading with contour grading.
- Proximity of the large lower basin with the toe of the slope to be approximately 18 feet from the rear property lines of the Dalepark properties. [NOTE: Staff had recommended increasing this to 25'.] In addition the 3' wide v-ditch shall be placed at the toe of the slope of the basin and a 10' wide trail/access be provided. The City is also to pursue all reasonable option with the County to include appropriate landscaping on the face of the berm and within the 18' buffer area.
- Allowing use of “soil-nail” retaining walls in addition to the MSE walls previously proposed.

The primary unresolved point related to the use/ownership, level of improvement and maintenance of improvement within the remaining 15 feet (18 feet less the v-ditch). Considerations include:

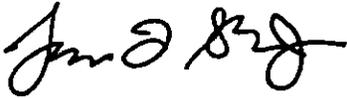
- Use/ownership. The County will not accept the area for their own use so the remaining options are City, HOA or Dalepark residents. The latter is unlikely since it would necessitate 100% agreement from the owners. Whether it should be City owned depends on its use – is it an unlinked public trail or a trail and/or access primarily to benefit Dalepark residents? NJD does not desire vehicular use of the 10' wide trail/access. It could be left in HOA ownership but with a public easement as well.
- Level of Improvement. Should it be paved like an alley or should it be a DG trail? This in part depends on what the intended use is. Pavement increases run-off slightly and requires less long-term maintenance once installed.
- Maintenance. If owned by the City then future maintenance will fall to the City. If owned by the HOA but primarily used by Dalepark residents or trail users maintenance might be more difficult because it is largely separated from other HOA maintenance areas.

Discussion and direction on these points is requested.

RECOMMENDATION

Adopt attached Resolution No. 2013-08 approving Precise Plan 12-03.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Resolution No. 2013-08
2. Planning Commission/DPRB Staff Report dated January 10, 2013
3. Planning Commission Resolution PC-1475
4. Planning Commission Minutes of January 23, 2013
5. DPRB Minutes of December 20, 2012 & January 10, 2013
6. Letters from nearby residents (two)
7. Grading Plans (by separate cover)
8. Cross Sections (by separate cover)

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: January 10, 2013

TO: Development Plan Review Board

FROM: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: **Precise Plan No. 12-03**
A request to approve conceptual grading plan for Tentative Tract Map 70583 (Brasada) in Specific Plan No. 25 (Northern Foothills).

NOTE: UPDATES FROM 12/20/12 MEMO ARE NOTED IN RED

FACTS:

On December 14, 2010 the San Dimas City Council adopted Resolution 2010-67 certifying an FEIR and Resolution 2010-69 approving Tentative Tract Map No. 70583 for a 61 lot residential development project on approximately 270 acres. The TTM includes a number of conditions (21, 25, 26, 27, 42, 43, & 51) which relate to grading, drainage and NPDES. In addition SP 25 sets forth additional grading standards in Sections 18.542.230 & .240. The FEIR also sets forth mitigations measures that govern the project, including:

- Cul-2A re archaeological artifacts and monitoring
- Cul-4A through 4C re paleontological resources
- Geo-1A, 2A, 3A & B and 4A re geological and soils measures
- AQ-2a & B re air quality standards during construction

Staff will verify compliance with these standards in the plan checking process.

The proposed conceptual grading plan introduces a number of changes from the grading plan presented in conjunction with the TTM. Staff and City Engineer have carefully reviewed these changes and determined that all are consistent with the TTM approval, SP-25 and the FEIR mitigation measures. It is prudent to summarize these changes since they are generally a by-product of modifications to the grading and drainage to better comply with the intent of the TTM conditions of approval. Changes including the following:

1. Increase (approximately doubling) in total quantity of grading generally associated with redesign of detention basins and additional soils remediation (see summary table).

Grading	Tentative Map	Final Design
Raw Cut	1,300,000 CY	1,843,000 CY
Raw Fill	1,300,000 CY	1,493,000 CY
Road Cut	*352,400 CY	*352,400 CY
Road Fill	*568,450 CY	*568,450 CY
Lower Debris Basin		
Cut		**45,500 CY
Fill		**52,500 CY
Additional Debris Basins		
Cut		**57,000 CY
Fills		**99,000 CY
Landslides /Remedial Grading		662,000 CY
Shrinkage & Subsidence		***375,750 CY
Net Cuts	1,300,000 CY	1,364,750 CY
Net Fills	1,300,000 CY	1,341,500 CY

*Included in the Raw Cut and Fill numbers

**Additional Cut and Fill quantities included in the Submittal Raw Cut and Fill quantities.

***Shrinkage & Subsidence is based on 15% of the Raw Cut and Remedial quantities

2. Redesign of storm water retention basins to fully comply with LA County standards and reduce height of lower basin to remove it from jurisdiction of State Division of Dam Safety thereby moving basin closer to residences on Dalepark on the former Begin property.
3. Adding and relocating debris and water quality basins to better control debris loads to comply with County standards
4. Adjustments for remediation of landslides
5. Elimination of some retaining walls and reduction in height of others. **Some use of "soil-nail" retaining walls.**
6. Relocation of the water tank
7. Adjustments to the location and sizes of several lots (Lot 27 & 46) and reducing the lot (average lot size went from 1.9 acres to 0.9 acres) and pad sizes throughout. This increased the common areas.
8. Adjustments to road width and design

The revised grading plan is depicted on Sheets 1-9 of the Rough grading plans provided to you. Retaining walls are shown on Sheets 12 & 13.

In general the Staff and City Engineer view the bulk of these changes as positive and consistent with SP 25 and with the intent of the approved TTM and the conditions of approval.

ISSUES:

Several components of the proposed grading plan warrant discussion. These include:

Contour grading vs. engineered grading. The bulk of the grading is consistent with the intent of ASP 25 to require a more natural appearing contour style of grading thereby avoiding straight-line 2:1 engineered slopes. The Applicant has requested to use non-contour grading in several instances but Staff requested that they provide a detail showing the same areas with contour vs. engineered grading to allow a comparison. The red-lined exhibits attached to the grading plans illustrate the contour grading options in those locations. Staff and City Engineer have reviewed the alternatives [Note: pages not numbered but references below are based on the sequence of pages] and recommend as follows:

1. Provide a 25' wide bench at the toe of slope below the retention basin adjacent to the Dalepark residences in lieu of a 10' wide bench. [first page – also see next paragraph for additional discussion] **Applicant objects to increasing the setback from that shown on plans submitted.**
2. Provide "contour" grading per Exhibits A-1 and A-2 [second & third pages] for the slopes on both sides of the main roadway below Lot 10. However, the grading should be further modified to "blend" better into the natural contours. **Staff has been working with engineer on revised exhibits which we are hopeful will be available at the meeting. Applicant is generally agreeable with using contour grading here.**
3. Provide "contour" grading as shown on Exhibit A-3 [fourth page] on the slope above Lots 49 & 50. **Applicant is generally agreeable with using contour grading here.**
4. **The grading modifications shown on Exhibit A-5 [fifth page] are acceptable.**
5. **The grading modifications shown on Exhibit A-5 [sixth page] are acceptable.**
6. **The grading modifications shown on Exhibit A-6 [seventh page] are acceptable.**

Proximity of detention basin berm to rear property lines of properties on Dalepark. The shifting of the detention basin southerly to lower its height brings it onto the former Begin property and much closer to the rear of the Dalepark developed properties. See Sheet 9 of the grading plans and the cross-section in the first red-lined attached page. This places the toe of a 20 foot high berm within 13-15 feet of the rear property lines of Dalepark properties. The previous plan had a higher berm but it was approximately 150-200 feet further north. The visual impacts are different and the Staff and City Engineer recommend increasing the distance of the toe of this slope to about 25 feet. **Applicant desires to maintain setbacks as shown on plans submitted for the following reasons:**

- **10' setback is consistent with the grading requirements in the code.**
- **The toe of the slope is actually 16' to 18' from the property lines. There is a 10' setback for a trail or access or landscaping; there is a 3' setback for an**

interceptor ditch that runs along the edge of the 10' setback; then there is 3' to 5' between the ditch and the toe of the slope.

- Not feasible to push the basin further to the north. It would a) reduce the volume capacity of the basin which affects the hydrology throughout the Shuller Canyon watershed; b) increase the environmental impacts upstream potentially increasing the jurisdictional impacts to the project; c) It would alter the size and design of upstream debris basins.
- As designed the height of the basin only affects 4 or 5 Dalepark residences.

Additional Staff Comments: At the request of the DPRB a community meeting with Dalepark residents was held on January 3, 2013. Six residents attended and provided the following feedback:

1. Strong desire for a traffic signal at Cataract & Foothill.
2. Strong desire for rear yard access and trail along rear of residences on north side of Dalepark. Should be as wide as possible, be able to connect to future trails to the east, possibly include a loop along the easterly side of the proposed basin and should be public rather than private.
3. Prefer landscaping with trees on the berm and should be pushed northerly as far as possible.
4. Some concern was expressed that design could really accommodate the drainage needs of the area.

Staff still supports a minimum setback to the toe of 25'; landscaping including trees should be included on the berm and along the setback; and, details of the use (i.e., access improvements, trail vs. road or both, ownership/maintenance, new property line fence or wall) of the setback should be discussed further. The challenge is to work through a delicate balance between upstream and downstream impacts in evaluating any design options. More upstream impacts (i.e. larger basins or additional jurisdictional impacts) may not be unreasonable adjustments to expect.

Increase in total grading quantities. The quantity of grading was nearly doubled from that envisioned with the original TTM grading plan. More than half of this increase is associated with remediation of landslide areas and adverse soils conditions and with shrinkage/subsidence corrections. The remaining quantity is mostly associated with revising the retention basin designs to lower them and bring them into compliance with County standards. This allows them to be accepted into the County system which was a major point of discussion during the TTM hearings. Pad and street elevations are generally consistent with the TTM.

Retaining walls. Plans still include substantial use of MSE retaining walls which are intended to soften the appearance, incorporate landscaping and facilitate contour grading. Apparently some retaining walls are now intended to be "soil nail" walls. These walls are viewed as less impactful on some uphill cuts. The back cut requirements for the MSE walls on cut slopes require significant grading and more re-vegetation. While

this may be acceptable any such changes should be reviewed in plan check by the City Engineer who should have final review authority over these changes.

RECOMMENDATION: Approve with revisions.

CONDITIONS: Standard Conditions.

Attached: Exhibit A - Conditions of Approval

EXHIBIT A
Conditions of Approval
for
Precise Plan 12-03

PLANNING DIVISION - (909) 394-6250
GENERAL

1. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
2. The developer shall comply with all requirements of the SP-25 zone, all conditions of approval set forth in Resolution 2010-69 approving Tentative Tract Map 70583, and all mitigation measures set forth in Resolution 2010-67 certifying the FEIR.
3. This approval is valid as long as Development Agreement approved pursuant to Ordinance No. 1202 provided that any changes in applicable regulations not addressed within said Development Agreement shall be complied with.
4. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
5. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
6. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
7. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.
8. Retaining walls shall, to the extent feasible, utilize the MSE design and materials to facilitate contour grading and design.
9. Grading plans submitted shall be revised to include the following modifications:
 - a. Provide "contour" grading per Exhibits A-1 and A-2 for the slopes on both sides of the main roadway below Lot 10. However, the grading should be further modified to "blend" better into the natural contours.
 - b. Provide "contour" grading as shown on Exhibit A-3 on the slope above Lots 49 & 50.
 - c. The grading modifications shown on Exhibit A-5 are acceptable.

- d. The grading modifications shown on Exhibit A-6 are acceptable.
- e. Provide a 25' wide bench at the toe of slope below the retention basin adjacent to the Dalepark residences in lieu of a 10' wide bench.

LANDSCAPE

10. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
11. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
12. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
13. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits. See Tree Removal Permit Nos. 12-48 and 12-51.
14. No trees shall be removed other than those indicated on the approved set of landscape plans.
15. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

BUILDING DIVISION – (909) 394-6260

16. The Developer shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
17. The developer shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
18. The developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
19. Prior to the issuance of any grading or building permits, the developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of

the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.

20. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
21. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.

ENGINEERING DIVISION – (909) 394-6240

22. The developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
23. The applicant shall submit and secure approval from the City Engineer of a phasing plan prior to issuance of grading permits.
24. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The developer shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.
25. The developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney and the Public Works Director and City Engineer.
26. The applicant shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
 - a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
 - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)
27. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street

lights, or the installation of same where not existing, as determined by the City Engineer and Public Works Director.

28. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the Manual of Uniform Traffic Control Devices (MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
29. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ (as amended by 2010-0014-DWQ). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2009-0009-DWQ (as amended by 2010-0014-DWQ), however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
30. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
31. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.
 - iii. Clear depiction of location of BMPs, especially those located below ground.
 - iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
 - v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the

affected soil shall be performed and submitted for review by the City Engineer.

- vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.

End of Conditions

RESOLUTION NO. 2013-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN
DIMAS APPROVING PRECISE PLAN 12-03, CONCEPTUAL
GRADING PLANS FOR TENTATIVE TRACT MAP 70583
(BRASADA)**

WHEREAS, an application was filed for a Precise Plan by:

NJD, Ltd.

WHEREAS, the applicant is requesting the Precise Plan to:

Approve conceptual grading plans for Tentative Tract Map 70583.

WHEREAS, the property to be subdivided is described as follows:

Beyond the northerly extension of Cataract Avenue in the Northern Foothills.

WHEREAS, notice was duly given on the matter and that review was held on February 12, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Councilmembers at the hearing, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

- A. This Precise Plan for conceptual grading is consistent with the General Plan and with the applicable provisions of Specific Plan No. 25, Planning Area One.
- B. The proposed conceptual grading including various revisions deemed necessary to meet Los Angeles County standards for the design of detention basins, as revised by the conditions of approval, is consistent with previous project approvals for Tentative Tract Map 70583 and with mitigation measures set forth in Resolution No. 2010-67 certifying the Final EIR for said project.
- C. The proposed increase in grading quantities is consistent with project approvals, or the intent thereof, in order to ensure adequate long-term maintenance of facilities by Los Angeles and to account for remedial

grading associated with landslides, shrinkage, subsidence and other adverse soils conditions.

- D. Redesign of the lower basin to meet Los Angeles County standards and remove the lower basin from jurisdiction of the State Division of Dam Safety lowers the height of the basin but increases the footprint bringing it closer to nearby residential properties but conditions of approval ensure provision for an adequate buffer for said adjacent properties.
- E. Some visible retaining walls have been eliminated or reduced in height as a result of the grading changes. In addition soil nail walls have been incorporated with the previously approved MSE walls to address visual concerns associated with large retaining walls.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council approves Precise Plan No. 12-03, subject to compliance with the Conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 12th day of February, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Curt Morris, Mayor

ATTEST:

Debra Black, Deputy City Clerk

EXHIBIT A
Conditions of Approval
for
Precise Plan 12-03

PLANNING DIVISION - (909) 394-6250
GENERAL

1. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
2. The developer shall comply with all requirements of the SP-25 zone, all conditions of approval set forth in Resolution 2010-69 approving Tentative Tract Map 70583, and all mitigation measures set forth in Resolution 2010-67 certifying the FEIR.
3. This approval is valid as long as Development Agreement approved pursuant to Ordinance No. 1202 provided that any changes in applicable regulations not addressed within said Development Agreement shall be complied with.
4. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
5. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
6. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
7. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.

8. Retaining walls shall, to the extent feasible, utilize the MSE and soil-nail designs and materials to facilitate contour grading and design.
9. Grading plans submitted shall be revised to include the following modifications:
 - a. Provide "contour" grading per Exhibits A-1 and A-2 for the slopes on both sides of the main roadway below Lot 10. However, the grading should be further modified to "blend" better into the natural contours.
 - b. Provide "contour" grading as shown on Exhibit A-3 on the slope above Lots 49 & 50.
 - c. The grading modifications shown on Exhibit A-5 are acceptable.
 - d. The grading modifications shown on Exhibit A-6 are acceptable.
 - e. Provide a minimum of 18 feet in the area between the toe of the slope of the detention basin and the rear property lines of the Dalepark properties as follows:
 - i. Relocate interceptor drain to the toe of the slope;
 - ii. Provide an access trail with a minimum width of 10 feet and provide landscaping within the "flat" area between the interceptor drain and the rear property lines of the Dalepark properties and determine responsibility for maintenance of said landscaping and trail; **[NOTE: The Planning Commission recommends City ownership and maintenance for this area.]**
 - iii. Work with Los Angeles County to add landscaping on the berm and determine responsibility for maintenance of said landscaping.

LANDSCAPE

10. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
11. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
12. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.

13. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits. See Tree Removal Permit Nos. 12-48 and 12-51.
14. No trees shall be removed other than those indicated on the approved set of landscape plans.
15. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

BUILDING DIVISION – (909) 394-6260

16. The Developer shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
17. The developer shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
18. The developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
19. Prior to the issuance of any grading or building permits, the developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.
20. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
21. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall

be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.

ENGINEERING DIVISION – (909) 394-6240

22. The developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
23. The applicant shall submit and secure approval from the City Engineer of a phasing plan prior to issuance of grading permits.
24. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The developer shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.
25. The developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney and the Public Works Director and City Engineer.
26. The applicant shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
 - a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
 - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)
27. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer and Public Works Director.

28. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the Manual of Uniform Traffic Control Devices (MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
29. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ (as amended by 2010-0014-DWQ). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2009-0009-DWQ (as amended by 2010-0014-DWQ), however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
30. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
31. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.

- iii. Clear depiction of location of BMPs, especially those located below ground.
- iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
- v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
- vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.

End of Conditions

RESOLUTION PC-1474

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN 12-03 , CONCEPTUAL GRADING PLANS FOR TENTATIVE TRACT MAP 70583 (BRASADA)

WHEREAS, an application was filed for a Precise Plan by:

NJD, Ltd.

WHEREAS, the applicant is requesting the Precise Plan to:

Approve conceptual grading plans for Tentative Tract Map 70583.

WHEREAS, the property to be subdivided is described as follows:

Beyond the northerly extension of Cataract Avenue in the Northern Foothills.

WHEREAS, notice was duly given on the matter and that review was held on January 23, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS; all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, and subject to the Conditions attached as "Exhibit A", the Planning Commission now finds as follows:

- A. This Precise Plan for conceptual grading is consistent with the General Plan and with the applicable provisions of Specific Plan No. 25, Planning Area One.
- B. The proposed conceptual grading including various revisions deemed necessary to meet Los Angeles County standards for the design of detention basins, as revised by the conditions of approval, is consistent with previous project approvals for Tentative Tract Map 70583 and with mitigation measures set forth in Resolution No. 2010-67 certifying the Final EIR for said project.
- C. The proposed increase in grading quantities is consistent with project approvals, or the intent thereof, in order to ensure adequate long-term maintenance of facilities by Los Angeles and to account for remedial

grading associated with landslides, shrinkage, subsidence and other adverse soils conditions.

- D. Redesign of the lower basin to meet Los Angeles County standards and remove the lower basin from jurisdiction of the State Division of Dam Safety lowers the height of the basin but increases the footprint bringing it closer to nearby residential properties but conditions of approval ensure provision for an adequate buffer for said adjacent properties.
- E. Some visible retaining walls have been eliminated or reduced in height as a result of the grading changes. In addition soil nail walls have been incorporated with the previously approved MSE walls to address visual concerns associated with large retaining walls.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Precise Plan No. 12-03, subject to compliance with the Conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 23rd day of January, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Secretary

EXHIBIT A
Conditions of Approval
for
Precise Plan 12-03

PLANNING DIVISION - (909) 394-6250
GENERAL

1. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
2. The developer shall comply with all requirements of the SP-25 zone, all conditions of approval set forth in Resolution 2010-69 approving Tentative Tract Map 70583, and all mitigation measures set forth in Resolution 2010-67 certifying the FEIR.
3. This approval is valid as long as Development Agreement approved pursuant to Ordinance No. 1202 provided that any changes in applicable regulations not addressed within said Development Agreement shall be complied with.
4. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
5. The applicant shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.
6. The developer shall submit a construction access plan and schedule for the development of all lots for Directors of Development Services and Public Works approval; including, but not limited to, public notice requirements, special street posting, phone listing for community concerns, hours of construction activity, dust control measures, and security fencing.
7. During grading and construction phases, the construction manager shall serve as the contact person in the event that dust or noise levels become disruptive to local residents. A sign shall be posted at the project site with the contact phone number.

8. Retaining walls shall, to the extent feasible, utilize the MSE and soil-nail designs and materials to facilitate contour grading and design.
9. Grading plans submitted shall be revised to include the following modifications:
 - a. Provide "contour" grading per Exhibits A-1 and A-2 for the slopes on both sides of the main roadway below Lot 10. However, the grading should be further modified to "blend" better into the natural contours.
 - b. Provide "contour" grading as shown on Exhibit A-3 on the slope above Lots 49 & 50.
 - c. The grading modifications shown on Exhibit A-5 are acceptable.
 - d. The grading modifications shown on Exhibit A-6 are acceptable.
 - e. Provide a minimum of 18 feet in the area between the toe of the slope of the detention basin and the rear property lines of the Dalepark properties as follows:
 - i. Relocate interceptor drain to the toe of the slope;
 - ii. Provide an access trail with a minimum width of 10 feet and provide landscaping within the "flat" area between the interceptor drain and the rear property lines of the Dalepark properties and determine responsibility for maintenance of said landscaping and trail; **[NOTE: The Planning Commission recommends City ownership and maintenance for this area.]**
 - iii. Work with Los Angeles County to add landscaping on the berm and determine responsibility for maintenance of said landscaping.

LANDSCAPE

10. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
11. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
12. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.

13. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits. See Tree Removal Permit Nos. 12-48 and 12-51.
14. No trees shall be removed other than those indicated on the approved set of landscape plans.
15. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

BUILDING DIVISION – (909) 394-6260

16. The Developer shall comply with the 2010 edition of the codes as adopted by reference by the City of San Dimas: California Green Building Standards Code, California Residential Code, California Mechanical Code, California Plumbing Code, and California Electrical Code.
17. The developer shall submit a Precise Paving and Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
18. The developer shall submit a Precise Grading Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
19. Prior to the issuance of any grading or building permits, the developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.
20. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report have been filed with the City and approved. All drainage facilities must be operable.
21. Construction hours shall be limited in a residential zone, or within a 500 foot radius thereof, to between 7:00 a.m. and 8:00 p.m., and shall

be prohibited at any time on Sundays or public holiday, per San Dimas Municipal Code Section 8.36.100.

ENGINEERING DIVISION – (909) 394-6240

22. The developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).
23. The applicant shall submit and secure approval from the City Engineer of a phasing plan prior to issuance of grading permits.
24. The developer shall provide drainage improvements to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer. The developer shall make a good faith effort to negotiate with the downstream property owner for all required downstream storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology. The developed flows outletting into the existing downstream system(s) from this project cannot exceed the preexisting storm flows.
25. The developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney and the Public Works Director and City Engineer.
26. The applicant shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.
 - a. Retention basins of sufficient size shall be utilized to retain storm water on the site. (BMP SE-2, Sedimentation Basin)
 - b. Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle, or other method approved by the enforcing agency. (BMPs SE-1, Silt Fence; SE-5, Fiber Rolls; SE-6, Gravel Bag Berm)
27. The Developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer and Public Works Director.

28. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the Manual of Uniform Traffic Control Devices (MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.
29. For projects that disturb one (1) acre or greater of soil, or projects that disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, the project must obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Construction General Permit Order 2009-0009-DWQ (as amended by 2010-0014-DWQ). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Developer must submit a Notice of Intent and Waste Discharger's Identification (WDID) number as evidence of having applied with the Construction General Permit before the City will issue a grading permit. The project proponent is ultimately responsible to comply with the requirements of Order No. 2009-0009-DWQ (as amended by 2010-0014-DWQ), however, the City shall have the authority to enter the project site, review the project SWPPP, and require modifications and subsequent implementations to the SWPPP in order to prevent polluted runoff from leaving the project site onto public or private property.
30. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, applicant must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
31. A fully executed "Maintenance Covenant for SUSMP Requirements" shall be recorded with the L.A. County Registrar/Recorder and submitted to the Public Works Department prior to the Certificate of Occupancy. Covenant documents shall be required to include an exhibit that details the installed treatment control devices as well as any site design or source control Best Management Practices (BMPs) for post construction. The information to be provided on this exhibit shall include, but not be limited to:
 - i. 8 ½" x 11" exhibits with record property owner information.
 - ii. Types of BMPs (i.e., site design, source control and/or treatment control) to ensure modifications to the site are not conducted without the property owner being aware of the ramifications to BMP implementation.

- iii. Clear depiction of location of BMPs, especially those located below ground.
- iv. A matrix depicting the types of BMPs, frequency of inspection, type of maintenance required, and if proprietary BMPs, the company information to perform the necessary maintenance.
- v. Calculations to support the sizing of the BMPs employed on the project shall be included in the report. These calculations shall correlate directly with the minimum treatment requirements of the current MS4 permit. In the case of implementing infiltration BMPs, a percolation test of the affected soil shall be performed and submitted for review by the City Engineer.
- vi. This document shall be reviewed by and concurred with Public Works to ensure the covenant complies with the MS4 Permit.

End of Conditions

ATTACHMENTS 4 & 5

Planning Commission Minutes of January
23, 2013

DPRB Minutes of December 20, 2012 &
January 10, 2013

**[PLEASE REFER TO THESE BACKGROUND DOCUMENTS
FOR ALL BRASADA MATTERS ON THIS AGENDA SINCE
THEY ARE NOT COPIED TO EACH REPORT]**

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, January 23, 2013 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Assistant City Manager of Comm. Dev. Larry Stevens
Planning Commission Secretary Jan Sutton

Absent

Commissioner John Davis

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:00 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: January 9, 2013

MOTION: Moved by Ensberg, seconded by Bratt to approve the Consent Calendar. Motion carried 4-0-1 (Davis absent).

COMMISSION BUSINESS

Items 2 and 3 were discussed at the same time.

2. **CONSIDERATION OF PRECISE PLAN NO. 12-03** – A request to recommend approval of the Conceptual Grading Plans for Tentative Tract Map 70583 (Brasada).

Staff report presented by **Assistant City Manager Larry Stevens** who stated the information they were reviewing tonight was contained in the Architectural Guidelines book, the Grading Plan package, and a series of exhibits for the site plans. He indicated there was one change in the conditions approved by DPRB, which was a modification of Condition 9E. He passed out for review two pieces of correspondence from the Dalepark residents which were presented to the Board at their January 10, 2013 meeting.

When Tentative Tract Map 70583 was approved, there were a series of conditions associated with grading, as well as mitigation measures in the EIR and conditions in Specific Plan 25. The intention of the plan is to demonstrate compliance with the approved TTM, the Specific Plan and the mitigation measures of the EIR. In large part the submitted plans do comply, but there are some changes in the grading plans from what was presented in 2010. These changes are summarized in the DPRB Fact Sheet. There has been a significant increase in the total amount of grading, which has basically doubled; however, some of that has to do with changes to the hydrology drainage plan relative to the size, location and number of proposed drainage basins in order to comply with the condition that they design a system that the County would want to take over and maintain. The second reason is that in the original proposal they did not calculate the additional grading needed to remove adverse soil, etc., which is also relatively consistent with the approved TTM.

The applicant has also submitted a revised design of the lower retention basin facilities to remove it from the jurisdiction of the State Division of Dam Safety. There is also an increase in the number of basins, in part trying to balance where the water is coming from and preserving more natural areas, and the water tank has been relocated. There have also been several changes to lot sizes, and while they may seem dramatic, in essence instead of including a large portion of non-buildable open space on each lot, the lots have been reduced to be consistent with the pad area, and the open space is being included in the common area. A couple of lots were also shifted in location due to water quality and hydrology basins. After review by Staff and the City Engineer, it was concluded that most of the changes were generally positive and consistent with the Specific Plan and the approved Tract Map.

Assistant City Manager Stevens stated issues of concern were identified on pages 3 and 4 of the Staff Report. One issue was that more contour grading was appropriate instead of engineered grading. Overall Staff and the applicant have agreed on the intent of the modifications. He went over the proposed changes to the retention basins, and how the large one was being relocated to approximately 18 feet from the rear property line of the Dalepark residents, but it would also reduce the height of the basin. He stated a community meeting was held with the residents of Dalepark, and several appeared at the DPRB meeting and expressed comments, but one of their biggest concerns, which has been referred to Public Works, was their desire to have a traffic signal installed at Cataract and Foothill.

They also expressed concern that relocating the lower retention basin might impact their views of the mountains, but the DPRB ultimately concluded that it would be no worse and possibly even better than the original proposal. Staff has requested additional cross-section submittals, but they have not come in yet. Dalepark itself increases in grade from west to east, so the western-most lots will be impacted the greatest by the berm. There was also discussion about what to do with the 18 feet between the back property line and the toe of the berm. He felt the residents want some type of access, but it is still unresolved who would control and maintain it if it was accessible. Condition 9E in the resolution reflects the DPRB's determination. While they did not want to make a recommendation on who should maintain that area, the Board set basic parameters for width and landscaping. They also required a condition to work with L.A. County to add landscaping on the face of the 23-foot tall berm itself, which is a 2:1 slope for 46 feet. The County's normal policy is no landscaping, but Staff feels that because it is such a visible location it should be landscaped and will work with the County to see if they can come up with an acceptable maintenance arrangement.

He stated there are some changes in the retaining walls, and a proposal for some of the walls to be "soil-nail" walls. Staff would like to know how and where they are going to be used rather than suitability as both soil-nail and MSE walls can be landscaped to minimize impact. The

resolution contains the same conditions that went to DPRB with the exception of Condition 9E which was modified as stated above.

Chairman Schoonover opened the meeting for public comment. Addressing the Commission was:

Stan Stringfellow, 2011 E. Financial Way #203, Glendora, Applicant, explained the difference between a soil-nail wall and an MSE wall, and stated the reason they wanted to use that is it has less impact on the grading. He showed the Commission pictures looking south towards the Dalepark properties from where the retention basin would be, as well as a cross-section showing the new location compared to the original location. At the highest point it is 23 feet high, but descends to a point where it is lower than Dalepark. He feels this location will have less impact on the residents and meets the hydrology requirements of the County.

As far as the trail improvements behind the homes, NJD is willing to build a trail that is 6-8 feet maximum width as they did not want vehicular access in that area. If the City does not want to accept maintenance of the trail, then they will be happy to landscape that entire area. In response to conditioning they landscape the face of the berm, they would be happy to do so but the County might not allow it. They will make every effort to get the County to agree but the County has the ultimate decision.

Assistant City Manager Stevens stated they do have the option of planting more landscaping on the flat area in front of the berm, but they have to remember that if they plant more trees, they will grow and block the views people didn't want the berm to impede.

There being no further remarks the public comments were closed.

Commissioner Ensberg stated after the presentation he is not concerned about the increased amount of grading as it appears this will be better than the prior plan. He would like to see a trail installed to accommodate horses, and would recommend the City Council consider undertaking the maintenance of the trail.

Commissioner Bratt concurred that he would like it to be specified that the developer install the trail, and to turn it over to the City to maintain.

Assistant City Manager Stevens stated they could add a condition that the trail be installed subject to City standards to be turned over to the City for maintenance. He clarified that the Commission wanted the trail to be narrow enough to prohibit vehicular access. He thought there were some residents that did want it wide enough for vehicular access to reach the rear of their properties. The standard equestrian trail is eight feet wide.

Chairman Schoonover stated there was a woman who spoke at DPRB that said she would like access from the rear.

Commissioner Ensberg stated the residents bought these houses with the existing access constraints. He would like to support the equestrian community by having a trail for horses, and that is all.

Assistant City Manager Stevens stated Condition 9E could be amended to say provide a trail with a minimum 8-foot width, and take out any reference to vehicular access.

Commissioner Rahi felt instead of conditioning landscaping on the berm, he was comfortable with having Staff work with the County on installing landscaping.

RESOLUTION PC-1474

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN NO.
12-03, CONCEPTUAL GRADING PLANS FOR TENTATIVE TRACT MAP
70583 (BRASADA)

MOTION: Moved by Ensberg, seconded by Bratt to adopt Resolution PC-1474 subject to revisions as discussed and instruct Assistant City Manager Stevens to incorporate findings consistent with the discussion. Motion carried 4-0-1 (Davis absent).

3. **CONSIDERATION OF TREE REMOVAL PERMIT NO. 12-48** – A request to recommend approval of 468 mature trees in preparation for grading for Tentative Tract Map 70583 (Brasada).

Staff report presented by **Assistant City Manager Larry Stevens** who stated when the TTM was revised it was understood that a large number of trees would be removed in conjunction with the project. Because of the changes made to the project, the proposed number for removal has increased to 468. Previously in the natural undisturbed areas there was only an estimated tree count because they weren't going to be impacted. There are actually 4,900 trees on the property, not 3,900 as originally indicated. There were a series of mitigation measures in the original approval and the intent is that they will be followed to be consistent with the EIR.

Staff does not view the increase as significant. The applicant has requested that some of the replacement trees be used in future front yards and be 24- or 36-inch box trees. This would account for 183 of the required 936 replacement trees, and Staff is not opposed to this proposal, even though it could extend over several years dependent upon when the custom homes are constructed. The Board also agreed with the applicant's request to count these as two replacement trees each due to the box size, which will bring the total to count as 366 replacement trees. The conditions of approval reflect that adjustment and will be consistent with the submitted Guidelines.

Assistant City Manager Stevens stated the applicant would also like to relocate some of the on-site trees and keep them within the project. To address their request for additional off-set for those trees, Staff added Condition #12 which recognizes there may be this consideration but that it would need to come back to DPRB for a designated formula rather than a Staff negotiated replacement amount. Since the removal of the trees was linked to the grading, this was brought to the Planning Commission for review. The only tree removals will be where grading occurs.

Commissioner Rahi asked about Condition #11.

Assistant City Manager Stevens stated this was added because Staff did not want them to start removing trees and then have the project come to a standstill. This requires that the applicant will be ready for grading before any trees are removed from the hillsides. He stated Staff is recommending approval of Resolution PC-1474, and Tree Removal Permit No. 12-48 subject to conditions No. 1-12 contained in the report.

Commissioner Ensberg asked what the benefit of having the toe of the retention basin berm 25 feet from the rear property of the Dalepark homes versus 18 feet was.

Assistant City Manager Stevens stated Staff felt 25 feet was a better distance and gave them 22 feet of flat area versus 15 feet of flat area, which allows more to be done. The applicant indicated that moving it further away would have a major impact on their hydrology and would reduce the capacity in the lower basin, which would require changing the upper basins. The Board agreed to leave it where the applicant proposed and either landscape the area or have limited use there.

Commissioner Ensberg asked about the success rate of relocating mature trees, and would there be a condition in place that if the tree did not survive, it would need to be replaced. He also asked if the lower retention basin was going to be under the control of the L.A. County Flood Control District.

Assistant City Manager Stevens stated the Flood Control District has done a preliminary conceptual review and they are comfortable that it is in their general guidelines and parameters. The formal meetings will be held in a few weeks where there could be some adjustments, but in principle they are in agreement and would accept all of the basins as we wanted at the Tract Map approval. He stated the basins are needed because the lower flood control is through a pipe that can only move about a third of the volume of a 100 year storm, so the water needs to be held and conveyed downstream slowly.

Commissioner Ensberg stated one of the letters was to the Director in Glendora and asked if we have been communicating with them on this project. There was also a reference to the Army Corp of Engineers. He also asked about the horse trail behind the houses.

Assistant City Manager Stevens stated the reason the City of Glendora was addressed on the one letter is because it was regarding the desire for a traffic signal, and Glendora owns one of the corners at the intersection. It is beyond the point where a traffic signal can be made a requirement of the development. It was reviewed at the time of the EIR and did not meet warrants. Glendora reviewed it again when they planned the condominium project and it still did not meet warrants. In regards to the Army Corp of Engineers, they are responsible for natural blue stream areas, as well as State and Federal agencies that have to issue permits as well. The applicant has been working with all the appropriate entities to secure approvals.

In regards to the trail, the Board recommended it should be a trail or at least provide some type of access so that it could be improved with decomposed granite, and that there be some additional landscaping in the form of trees in the 15 foot area not affected by the interceptor drain. However, the Board did not address who will own and maintain that 15 feet; should it be the City, should it be the HOA who maintains it but allow the Dalepark residents to use it, or should it be conveyed to the Dalepark residents. If the Commission has a recommendation, it will be sent to the City Council for consideration. If the HOA had their way, they would give it to the County and not build a trail with any access.

Commissioner Bratt was concerned about the amount of soil being moved. He felt it was a large amount originally, and now it is being increased in an area known for slides and slippage. Have Staff and the City Engineer taken into consideration how that will impact the mountain.

Assistant City Manager Stevens stated that was their first reaction, and that being such a large amount they would need to go back through the tract map approval process. But after looking at it in detail, about half of the increased amount is remediation that wasn't called out in the EIR. Most of the additional 600,000 yards are related to the hydrology changes to design a system the County would accept. The Dalepark residents didn't express much concern about the new location of the berm other than to say they would like it landscaped. So while the

numbers seem significant, when Staff looked at how and why the increase occurred, they were less concerned.

Commissioner Bratt stated he had an issue with not being precise in the conditions, and felt it was important that the Commission should indicate the desire to have the basin wall landscaped and that it should specifically be set as a condition of approval. He also felt a specific entity should be identified for maintaining the trail, and was not opposed to recommending the City take on that function. He felt things should be in the conditions so that everyone was clear on the expectations.

Commissioner Bratt asked about the trunk size of a box tree, and that he didn't see anything in the conditions specifying the species to be used as replacement trees. He felt if an oak was removed, it should be replaced with an oak. He did not want to see 936 eucalyptus trees planted and felt they should indicate the replacement trees should be like for like.

Assistant City Manager Stevens stated typically the applicant will submit a landscape plan that will show the species and the City typically requires California natives. More than half the trees being removed will be oaks, and they could say there needs to be a similar proportion replaced with oaks. One problem is that some of the replacement trees will be in the front yard areas, and an oak may not fit in with the other proposed landscaping palette, as well as they should not be planted in areas with permanent irrigation. In the front yard area you typically want more lawn than native landscaping and that works against certain tree species.

Commissioner Bratt felt it should at least be specified in the conditions that the replacement trees should be California natives.

Commissioner Rahi asked if there would be a time in the future to review the request for a traffic signal.

Assistant City Manager Stevens stated not through the development process for this project; that time has long passed. The residents are making a safety argument, so the process they would follow would be to submit for Traffic Safety Committee review to determine if those non-warrant arguments would require a signal. If so, then it would go through the City budget process. The same would apply to Glendora since it is a shared intersection and they would share in the cost of installation.

Chairman Schoonover opened the meeting for public comment. Addressing the Commission was:

Stan Stringfellow, 2011 E. Financial Way #203, Glendora, Applicant, stated they have consulted with Valley Crest Landscaping, who has the best success rate with relocating mature trees. Typically if a tree is being moved, the new location is a strategic spot in the landscaping plan so if it doesn't survive, it will have to be replaced to maintain the landscape scheme. In regards to their landscape plan, they have created tree zones within the community. Primarily the trees being used are walnut, coastal oak and sycamore and will be used in areas where these same species are being removed. They have also established areas where they want to limit the height of the trees planted to maintain views and will choose species that will stay within those limits. He added he is comfortable working with Staff on determining a replacement value of the trees.

There being no further remarks, the public comments were closed.

Commissioner Ensberg felt the applicant has clarified the tree issue but concurred with Commissioner Bratt that a condition should be added requiring that the replacement trees be California natives.

MOTION: Moved by Bratt, seconded by Rahi to approve the twelve conditions in Exhibit A, and to add in an appropriate place an emphasis that the replacement trees be primarily California native species. Motion carried 4-0-1 (Davis absent).

Chairman Schoonover called a recess at 8:35. The meeting was called back to order at 8:40 p.m.

Items 4 – 6 were discussed at the same time.

4. **CONSIDERATION OF PRECISE PLAN NO. 12-05** – A request to recommend approval of Conceptual Fencing Plans for Tentative Tract Map 70583 (Brasada).
5. **CONSIDERATION OF PRECISE PLAN NO. 12-04** – A request to recommend approval of Conceptual Landscape Plans for Tentative Tract Map 70583 (Brasada).
6. **CONSIDERATION OF PRECISE PLAN 12-02** – A request to recommend approval of Architectural Guidelines for Tentative Tract Map 70583 (Brasada).

Staff report presented by **Assistant City Manager Larry Stevens** who stated the details for the Conceptual Fencing Plans, Landscaping Plans, and Architectural Guidelines were contained in one document. The intent of approving the Guidelines is to set consistent standards and streamline the approval process.

He stated there were some issues with the Fencing Plan. On pages 3-92 and 3-93 of the Guidelines booklet, a concrete post with a cable rail is shown for the equestrian fencing. The Tract Map required an east-west trail that would be along a private street but was publicly accessed. This particular style of fence does not meet City standards for fencing adjacent to equestrian property due to liability concerns, so they cannot accept the concrete post and cable system. The applicant has indicated they will discuss this issue with the City Council. The Commission should also be aware there are current discussions that would eliminate the east-west trail in favor of another trail alternative. If that option is approved, then this issue moot.

The other issue is there needs to be some minor changes made to the equestrian fencing on an equestrian parcel. They need to allow different materials for these parcels that would not be allowed in the rest of the tract. They also have not addressed swimming pool fencing so there need to be some other minor technical changes. Other than that, Staff is satisfied with the rest of the Conceptual Fencing Guidelines.

Assistant City Manager Stevens stated Staff has identified a number of issues with the Conceptual Landscape Plan, some of which were covered in the previous presentation. On page 64 of the Guidelines, there are marked reddish brown areas where the replacement trees will be limited in height. Staff is concerned trees planted in those areas may be inappropriately topped or trimmed due to some nebulous idea of a guaranteed view. His suggestion was if they want to have a height limitation, then they need to plant trees that will grow no more than that

height, so Staff has asked them to amend their palette to accommodate that. He felt the applicant was in concurrence with that concept. He also felt that the no-build areas that still exist should be marked on the lots that have them and the text should reflect it.

In regards to street lighting, there was no set direction from the Board because there is no clear conclusion on who will maintain the lights. One option is that the HOA will maintain their own street lights, and if they do that, the standard in the Guidelines is fine. However, if they want Edison to maintain them, Edison has a standard that is different. If they want the City to maintain the lights, then there is a different standard for that as well. Once the applicant makes a decision on which option they will use, then that standard will be inserted into the Guidelines.

There is one additional issue with the street lights on the public portion of Cataract Avenue. The applicant would like to use whichever street light they choose for their project. Since this area is maintained by the City, the question arises that if they choose an option other than the City's standard, would we allow them to use a different street light standard on a public street.

Assistant City Manager Stevens stated there are a few minor adjustments to the landscaping on the equestrian lots, where they would like to see a more user friendly plant palette used. There potentially is an issue with the relocated water tank. Originally it was partially below grade and landscaped; now they want it above grade. He felt they should wait on establishing standards until they get the tank plans. There are also continuing discussions because the Regional Water Control Board just issued new MS4 permit requirements regarding water that gets into storm drains, etc., which encourages more impervious surfaces, biofilters and bioretention which may need modifications to comply with those guidelines and the new standards will apply when processing the plans. With these minor changes, Staff is recommending approval of the Conceptual Landscape Guidelines.

Assistant City Manager Stevens stated in regards to the Conceptual Architectural Guidelines there are some areas Staff feels need to be verified so there may be some technical adjustments needed. One area, however, may involve more modification. On page 2-7 is a request that the 45 one-story lots be permitted to have a second-story component up to 950 square feet that is currently not consistent with the Specific Plan. The applicant has made a request that the Specific Plan be amended to allow that adjustment. The City Council said they will review the request but it still has to go through the public hearing process. Based on the outcome of that hearing, the guidelines may need to be amended from what has been submitted. So the approval tonight for this area would be contingent upon them getting that amendment from the City Council, or else they would need to change the Guidelines to the original standards.

The second area of concern is on page 2-9 regarding standards for the size and height of various accessory structures. In Staff's experience, if someone wanted to build a garage to house their various recreational vehicles, which are not allowed to be parked outside, the standards do not allow a garage large enough for RV's, so they may need to be amended to add some standards for that type of structure.

The third area is that there is a requirement that at least 30% of the lots have solar orientation to accommodate possible solar installations. He stated the applicant has indicated that they have satisfied that standard, but he felt the document needs to better address those parcels so future developers can include that consideration in their design. The other thing is that they have had residents who wanted free-standing solar installations on their slopes and the Guidelines aren't clear on if that is allowable or not. The applicant would prefer to not permit them on slopes, so he felt the Guidelines should be clear on that matter. Since they have more discretion through the CC&R's than the City has, Staff would like the guidelines to be specific.

He also identified some areas where he would like to review detailed County Fire and Building requirements and the Green Building requirements so that what is in the Guidelines is consistent with the codes and reflects the codes can change over the course of time. He also felt that for the eight or nine equestrian lots that it needed to be made clearer in the format that these lots had different standards than other lots for things like accessory structures, etc.

Assistant City Manager Stevens stated the Board discussed at length the six different architectural styles proposed, in part due to the one-story versus two-story, and that there weren't enough building types that gave enough flexibility for one-story structures. That adjustment may have to be made after they know the outcome of the proposed Specific Plan amendment. If the applicant can only have 45 one-story houses, they probably will need to amend the Guidelines. Staff is comfortable with letting the process take its course and then making amendments later if necessary.

Commissioner Ensberg asked if it was possible to separate the issues because he did not have any issues with the fencing and landscaping, but it sounds like there are too many unknowns on the Architectural Guidelines, and he wasn't comfortable with it other than agreeing in principal we agree with the Guideline process.

Assistant City Manager Stevens stated they could excise a condition, or state the portion associated with the Architectural Guidelines needs to be revised, if that is what the Commission would want to do. He stated the first four conditions were standard and refer back to prior approvals. Condition #5 should be changed to read, "Landscape Guidelines are approved but shall be modified..." and Condition #6 shall be changed similarly to read "Fencing Guidelines are approved but shall be..."

He stated Condition #7 does the same for the Architectural Guidelines and are consistent with what he outlined in the report. Condition #8 states this will replace the Precise Plan process in the future as long as submittals comply with the Guidelines; Condition #9 states the Staff and Applicant will work together on the adjustments and would only come back if Staff feels the changes are significant, and Condition #10 states they will revise the Guidelines prior to the first phase of the Tract Map. They can modify the conditions as they deem necessary or condition that they come back to the Board and Commission before they are finalized.

Commissioner Ensberg stated he would be in favor of bringing Condition #7 back for further review.

Chairman Schoonover opened the meeting for public comment. Addressing the Commission were:

Stan Stringfellow, 2011 E. Financial Way #203, Glendora, Applicant, stated this is just a draft of a very complicated document. He felt there were areas where the language will be improved, and that overall Staff is saying this is a pretty complete document and that they are in basic agreement with Staff. He stated the house details were only meant to be illustrative of the type of details common to each style, not that this is the exact house that will be constructed. He thinks they will be making minor changes right up to the time of the final version and would encourage the Commission to approve this tonight. In regards to the street lights, he stated they were trying to keep consistency throughout the development and that the EIR required them to have a dark sky environment, and the standards from the City or Edison do not meet that requirement. They are hoping to keep that same style of lighting all the way down to Foothill Boulevard. In response to Commissioner Bratt, he stated they have not assigned any particular style of home to any of the lots. The Architectural Committee would be looking for variation in the style of homes, and that the document states there needs to be a mixture of

architectural styles so it wouldn't only be one style used in the whole development. He foresees any changes to be a refinement of the document.

Assistant City Manager Stevens stated the recommendation is to give them conceptual approval as there will be a high level of detail to get from the draft to the final version. It may even go back to DPRB to deal with some of these details.

Commissioner Bratt stated while overall he did not have a lot of problem with what has been presented, he did not want to approve something that is incomplete and felt he could approve it in principal but may want it brought back when the details in Conditions 5-7 are resolved.

Chairman Schoonover stated he shared the concerns of Commissioner Bratt in regards to the illustrations. He asked what the requirements were for sports court lighting.

Assistant City Manager Stevens stated that type of lighting was prohibited.

Stan Stringfellow, Applicant, stated all lighting is required to be contained within the lot itself to maintain the dark sky environment.

Kim Scott, NJD, 3300 E. First Street, #510, Denver, CO 80206, confirmed that in the Landscape Design Guidelines there would be no eucalyptus trees planted.

Commissioner Ensberg felt in regards to the Architectural Guidelines, if there is a real change made to them, it should be brought back to the Commission to review.

Assistant City Manager Stevens stated he could add to Condition #7 in the intro something to the effect that after the first round of revisions after the Specific Plan Amendment is done, the Staff will present an update to the DPRB and the Planning Commission on the status of any changes and the Board or Commission may decide at that point in time to look at the guidelines in toto before they become final.

Commissioner Bratt stated he was comfortable with that but felt it should also apply to Conditions #5 and #6.

Kim Scott, NJD, stated this has been a collaborative effort with Staff and thinks they will be able to get to finalizing the details once it is determined if they can have the two-story element or not on certain types of architecture.

There being no further remarks, the public comments section was closed.

RESOLUTION PC-1475

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN NO. 12-05, CONCEPTUAL FENCING PLAN; PRECISE PLAN NO. 12-04, CONCEPTUAL LANDSCAPE PLANS; AND PRECISE PLAN NO. 12-02, ARCHITECTURAL GUIDELINES FOR TENTATIVE TRACT MAP 70583 (BRASADA)

MOTION: Moved by Bratt, seconded by Ensberg to approve Resolution PC-1475 directing Staff to prepare the appropriate findings and insert modifications to Conditions #5, #6 and #7 in some form that allows the Planning Commission to be updated and determine if any of the revisions

warrant further DPRB and/or Planning Commission review. Motion carried 4-0-1 (Davis absent).

ORAL COMMUNICATION

7. Assistant City Manager for Community Development

Assistant City Manager Stevens stated the joint meeting with the City Council to discuss the upcoming Housing Element cycle has been scheduled for March 11, 2013 at 6:00 p.m. in the Council Chambers Conference Room. He stated the Council adopted the two Code Amendments and two Zone Changes as recommended by the Commission. Next Tuesday the City will be participating in the annual homeless count. Village Walk is grading for the rear 43 units and preparing to pull the building permits. Bonita Canyon Gateway is re-working their transaction with Avalon Bay and intend to close sometime the first part of May. He will be bringing the amendment to the carports in the Specific Plan probably the second meeting in February.

8. Members of the Audience

No communications were made.

9. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried 4-0-1 (Davis absent). The meeting adjourned at 9:38 p.m. to the regular Planning Commission meeting scheduled for February 6, 2013, at 7:00 p.m.

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton
Planning Commission Secretary

Approved: February 6, 2013

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
January 10, 2013 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Emmett Badar, City Council
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
Larry Stevens, Assistant City Manager of Community Development
John Sorcinelli, Public Member at Large*

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Larry Stevens moved, seconded by Jim Schoonover to approve the December 13, 2012 minutes. Motion carried 5-0-1-1 (Badar absent, Duran abstain).

Reasonable Accommodation Request 12-01

Continued from the meeting of December 13, 2012. A request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a non-motorized trailer on the front driveway of 633 North Billow Drive.

APN: 8386-023-027

Zone: Single-Family-7500 (SF-7500)

Joseph Abdella, applicant, was present.

Associate Planner Rojas stated that the applicant requested a reasonable accommodation request (RAR) from Zoning Code Section 18.156.100.B.4.b requiring that recreational vehicles be located behind the main building line at a side or rear yard in SF-Residential Zones. If granted, this would allow Mr. Abdella, due to his disability, to permanently park his 18-foot non-motorized trailer on the front driveway of his house. On August 12, 2010, DPRB denied this request by the same homeowner. It was determined that although there was documentation provided that supports the applicant has a disability, it does not demonstrate that the accommodation of keeping a non-motorized vehicle is reasonable or necessary.

The request was originally to be presented at the December 13, 2012 DPRB meeting; however, at the request of the property owner, the application was continued to today's meeting. The applicant submitted a response to Staff regarding the report written originally for December 13, 2012.

Based on Mr. Abdella's doctor's note, he suffers from arthritis, injured shoulder, injured back, permanent pelvic damage and asthma. Due to these medical conditions, he states it is difficult for him to retrieve his trailer from an off-site RV/non-motorized vehicle storage facility and wants to keep his trailer on-site because a neighbor has offered to help hook up the non-motorized vehicle when needed. The non-motorized vehicle is currently stored at an off-site facility. The City has received four similar RAR applications. Of those four applications, only one has been approved for permanent storage in the driveway due to the absolute need of using the non-motorized vehicle as a primary vehicle for the applicant's need for the restroom.

With a RAR application, one must show direct correlation between the request and the disability. In Mr. Abdella's case, the Staff cannot see one. Staff understands that the applicant cannot hook-up the non-motorized vehicle by himself, but in either case, at home or at the storage unit, he would always need additional help. By having the non-motorized vehicle at his home, it only makes it convenient for him and his neighbor to save time for when Mr. Abdella is going to go camping/vacationing. Also, the non-motorized vehicle would block the garage if stored and is not compliant to the City Code. Staff recommends denial of RAR 12-01.

Mr. Badar asked Staff if within the doctor's note, it indicated a detailed explanation how the applicant would directly need assistance hooking up the non-motorized vehicle. He noted a future discussion needs to take place on receiving this type of structured note.

Joseph Abdella, applicant, stated that he cannot hook the non-motorized vehicle up on his own, it is physically impossible, and stated his neighbor assists him and cannot go with him to the storage yard to pick up every time. He emphasized this is why he needs the non-motorized vehicle onsite. He stated he used it to take his 16 year old for motor cross and to go camping.

Mr. Schoonover asked if when he reaches his destination in the non-motorized vehicle, if it needs to be unhooked.

Mr. Abdella responded no it stays hooked.

Mr. Patel asked the applicant if he has considered a motorized vehicle.

Mr. Abdella replied the non-motorized vehicle works better for him because it has a toy hauler in the back. He noted that in 2010, the issue with the RAR was not having a handicap placard; he indicated he currently has one.

Mr. Stevens asked if he has received citations for parking without a permit.

Mr. Abdella replied he has received three citations. He noted two were an error of the City. The City sent one of the citations to a collection agency which reduced his credit score.

Mr. Stevens asked what the error made on behalf of the City.

Mr. Abdella responded one citation was issued for no permit when a permit was issued and it was proved, the second citation had the wrong address on the citation.

Mr. Stevens asked if the trailer was the basis for all the citations.

Mr. Abdella responded yes.

Mr. Badar asked if the trailer is moved towards the wall, will it affect the neighbors view out their window.

Mr. Abdella responded his neighbor was ok with where the non-motorized vehicle is parked. He added that in 2010, his neighbor accompanied him and stated there that he did not have a problem with the location.

Mr. Badar stated that non-motorized vehicle parking was brought forth to City Council because neighbors of the community had objection to seeing motorhomes parked in front yards. The issues included: blocking the view for neighbors and the appearance it has on the community.

Mr. Stevens stated that the letter from the doctor is the same letter from the doctor in 2010.

Mr. Badar asked if the decision from DPRB is appealable to City Council.

Associate Planner Rojas stated that based on the RAR in the Code, the applicant has 20 days to appeal to City Council.

Mr. Stevens posed the question of whether or not the disability is sufficient to justify allowing a change in existing regulations relative to storage and whether the regulation is unfair. He noted that if this was a daily need for use, then it would be easier to make a determination but since it is recreation based, it is more of a convenience than a necessity.

MOTION: Larry Stevens moved, second by Krishna Patel to deny the Reasonable Accommodation Request 12-01.

Motion carried 6-0-0-1 (Badar Abstain)

Mr. Stevens added that the applicant can appeal the decision at no cost, 20 days after the letter is sent, to City Council.

Tree Removal Permit No. 12-57

A request to remove 13 trees from a failing hillside at the rear of the property at 801 W. Cypress Way – Atria Rancho Park Senior Living Facility.

APN: 8426-031-054

Zone: Public/Semi-Public (PS)

Tom Flitsch, applicant, was present.

Senior Planner Espinoza stated that the subject site is on a hillside that extends down to an unnamed blueline stream that is tributary to Walnut Creek. Over the past years, the hillside has been slowly eroding due to a change in the stream pattern. The applicant would like to repair the failing slope as the edge of the slope is increasingly approaching their parking lot. In order to repair the slope and establish the new slope at a 2:1, 13 trees will need to be removed in as part of the grading plan. All 13 trees may not be required to be removed. The applicant will try to save as many of the trees as possible.

The applicant did not submit a tree replacement plan at this time, Staff has conditioned that a tree replacement be submitted at a 2:1 replacement. The final number shall be determined once grading has commenced. Staff recommends approval.

Mr. Duran asked if the replacement trees will be planted at the locations where the area was disturbed.

Senior Planner Espinoza responded they will be planted where the grading occurs.

Mr. Stevens stated that the health rating chart indicates 2 to 5. He asked if the scale used to reach the determination of how healthy they are 1 to 5 or 1 to 10.

Senior Planner Espinoza responded the scale is 1 to 5.

Mr. Stevens asked if the trees were planted with original development of project.

Senior Planner Espinoza responded that some appear planted, such as the trees beyond the fence. Staff recommends a 2:1 ratio for replacement.

Mr. Stevens asked if it will require Fish and Game approval.

Senior Planner Espinoza responded yes.

Mr. Stevens asked if it is an irrigated slope area.

Senior Planner Espinoza responded it is temporary irrigation.

Mr. Stevens stated that since the slope has to be repaired, the trees will have to be removed. Staff just needs to figure out a replacement plan.

Tom Flitsch, applicant, commented that he appreciates Staff's help and noted that they have been working with Fish and Game for three years. He noted that Fish and Game did not indicate that the trees are not an issue but nesting season needs to be avoided. A Biological study was conducted and there were no endangered species.

MOTION: Larry Stevens moved, second by Ken Duran to approve with standard conditions.

Motion carried 7-0

Mr. Stevens suggested flexibility with the replacement tree value and added that if things get more difficult, then there is room for discretion with the replacement number. They are currently looking at 26 replacement trees.

Precise Plan No. 12-03

Continued from the meeting of December 20, 2012. A request to approve conceptual grading plans for Tentative Tract Map 70583 (Brasada).

Zone: Specific Plan No. 25

Laura S Montenegro, resident of 2759 W Dalepark Dr., was present.
Marie H Padilla, resident of 2724 W Dalepark Dr., was present.
Gabriel Ramirez, resident of 2724 W Dalepark Dr., was present.
Kim Scott, developer, was present.
Frances and Eric R Stepp-Bolling, residents of 1411 Red Bluff Ct, were present.
Stan Stringfellow, applicant, was present.

Assistant City Manager Larry Stevens stated that the grading and tree removal were discussed in length at the last meeting because they are directly related to each other. The red typing in the staff reports reflects revisions since the December 20, 2012 meeting. Staff has been working with the City Engineer and the applicant discussed the five areas of contour grading and trying to improve the plan. The Board is all in agreement for the use of contour grading, so the applicant has provided the latest version with contour grading.

Part of the discussion included soil nail walls. Staff thought all the walls were MSE retaining walls; however, some will be soil nail walls. These types of walls are viewed as less impactful on some uphill cuts. This may be acceptable but should be reviewed in plan check by the City Engineer who has the final authority.

Also discussed was the proximity of the detention basin berm to the rear of the property lines of properties on Dalepark. The shifting of the detention basin southerly to lower its height brings it closer to the rear of the Dalepark developed properties. This places the toe of a 20 ft. high berm within 13-15 ft. of the rear property lines of Dalepark properties. The previous plan had a higher berm but was 150-200 ft. further north. The visual impacts are different and Staff and the City Engineer recommend increasing the distance of the toe of this slope to 25 ft. The applicant would prefer to retain the existing design for the berm and maintain setbacks as shown on plans because: the setback is consistent with the minimum grading requirements in the code; the toe of the slope is 16-18 ft. from the property lines with a 10 ft. setback for a trail or access or landscaping; there is a 3 ft. setback for an interceptor ditch that runs along the edge of 10 ft. setback; and, there is a 3-5 ft. between the ditch and the toe of the slope. The applicant also noted it is not feasible to push the basin further to the north. They added it would: reduce the volume capacity of the basin which affects hydrology throughout the watershed, increase the environmental impact and alter the size and design of debris basins. The applicant emphasized that the design height only affects 4 or 5 Dalepark residents. This was discussed with the City Engineer whom agreed the changes suggested by Staff are feasible. He stated that it is up to the Board whether they want to support the applicant's request to maintain the existing plan or to make a change.

He noted that per the request of the DPRB, the applicants hosted a community meeting with the Dalepark residents on January 3, 2013. He noted that two letters have been submitted by two attendees. Five or six residents were in attendance and their concerns are incorporated into the staff report. Their concerns included: desire for a traffic signal at Cataract and Foothill; desire for rear yard access and trail along rear of residences on north side of Dalepark including the ability to connect to future trails to the east; a loop trail along the easterly side of the proposed basin; preference for landscaping including trees on the berm which should be pushed northerly as possible; and, concern that the design could accommodate all of the drainage needs of the area. He added that the

landscaping on the berm would be sent to LA County to address. He noted that the ownership and maintenance of the access trail still needs to be determined.

Mr. Patel asked if the applicants provided a visual representation for the Dalepark residents illustrating the berm and setbacks when first submitted and what is currently being proposed.

Mr. Stevens replied no. He stated that they showed the plans that were reviewed by DPRB, but there were cross sections that depicted the relationship between the old berm and new berm. The more east on Dalepark the berm is the less impact of the height. The impact will affect 5-6 homes on the west portions of Dalepark. He added that the proposal generally meets county standards.

Mr. Duran asked if there is fencing proposed by the berm and setback area.

Mr. Patel responded fencing will be required by the Flood Control District.

Dave Gilbertson, RKA/City Engineer, stated they may want to build near the boundary lines if the existing fence is already there.

Mr. Duran asked about a secondary fence.

Mr. Stevens stated that the details of landscaping and fencing will need to go through all the agencies. He added that Staff still supports a minimum setback to the toe of 25 ft. landscaping.

Kim Scott, developer, stated that he was not in attendance for the community meeting. He added that he met with LA County Flood District who indicated they wanted a fence at the toe of the berm. The deciding factor of who maintains the landscaping of the berm is still being discussed. He noted that the fence could be at the property line.

Mr. Stevens confirmed that a discussion with County needs to take place in regards to landscaping on the face of the berm.

Mr. Scott commented that they have exhausted their ability to work with the County and if the City can talk to them.

Mr. Stevens stated that the County would want the City to create a maintenance agreement.

Mr. Scott indicated he did not want vehicles on the pavement/trails area.

Laura Montenegro, resident of 2759 W Dalepark Dr., asked how Edison would reach the power lines behind the property if vehicles are not going to be allowed on pavement.

Mr. Stevens stated that the residents would like to have limited access for the purpose of the Equestrian trail.

Ms. Montenegro stated she does not mind the improvement; however, asked if there is anywhere in San Dimas where a berm is not an eyesore. She asked if instead of building up, the applicant can build down.

Mr. Stevens stated that the idea is to hold water and release the quantities to the downstream pipes. He noted that it is not intended to hold for long periods of time.

Ms. Montenegro asked if it could drain down to the sewer systems.

Mr. Patel responded no and added there needs to be separate systems.

Gabriel Ramirez, resident of 2724 W Dalepark Dr., stated that he has not been presented of a visual representation of the aesthetic impacts.

Mr. Gilbertson stated that the cross sections in red represent what was originally approved. He noted that the cross sections show the berm originally being 70 ft. and currently it is 40-50 ft. lower and further back.

Mr. Stringfellow stated that in the larger perspective, the lower berm only affects four to five residents.

Mr. Ramirez stated that on behalf of himself and the residents, they are requesting to see a display of the visual impact this will have.

Mr. Stringfellow stated that at the meeting, a line of sight analysis was shown with cross sections outlines.

Mr. Sorcinelli commented that it is helpful to show full dimensions of the residential lots, such as a street view.

Mr. Patel suggested doing a profile of what was approved and what is being proposed.

Mr. Stringfellow stated that the new proposal has significant reduced impacts of residents on Dalepark Dr. He noted that this will affect the residents at the west side more.

Frances Stepp-Bolling, resident of 1411 Red Bluff Ct, stated that the project was approved with a large wall and was changed so that they do not have responsibility and maintenance can be done with the County versus from the Developer.

Mr. Stevens stated that basins are expensive to maintain. The conditions of approval have been designed in a way so that County will accept for maintenance.

Mrs. Frances Stepp-Bolling asked what was happening with the proposed trail at the rear of the properties and emphasized when the home was purchased, it was stated there would be a trail in the future.

Mr. Stringfellow replied when the tentative map was approved, there was no trail nor were there any proposals. He stated that he is willing to put a trail but asked who will maintain it. He stated that they will create exhibits for the neighbors to review.

Mr. Duran stated that he is not successfully getting landscaping on the berm or near that section.

Mr. Sorcinelli stated that instead of 25 ft. recommended he could support 18 ft.

Mr. Stevens stated he would like the applicant to do an analysis of the view impact then go to planning Commission.

MOTION – See motion under Tree Removal No. 12-48 section.

Tree Removal Permit No. 12-48

Continued from the meeting of December 20, 2012. A request to remove 468 trees in conjunction with Tentative Tract Map 70583 (Brasada) in Specific Plan No. 25 (Northern Foothills).

Zone: Specific Plan No. 25

Laura S Montenegro, resident of 2759 W Dalepark Dr., was present.
Marie H Padilla, resident of 2724 W Dalepark Dr., was present.
Gabriel Ramirez, resident of 2724 W Dalepark Dr., was present.
Kim Scott, developer, was present.
Frances and Eric R Stepp-Bolling, residents of 1411 Red Bluff Ct, were present.
Stan Stringfellow, applicant, was present

Mr. Stevens clarified that at the last meeting it was stated that the property has around 3,900 trees on the property; however, the applicant has clarified it is actually 4,900 trees. He noted that all the trees to be removed are within the grading footprint. He noted that there is an increase in number of trees to be removed from 430 to 468 and added that the increase is not substantial.

The other issue was allowing replacement trees in future landscaped front setback areas. The total requirement of replacement trees are 938 at a 2:1 ratio. If the requested portion of replacement is allowed in the front yard areas that would total 183 trees (or 366 if given "double" credit). At the last meeting, the consensus was to allow up to three front yard trees to be counted as mitigation.

There was also a discussion with replacement trees in the front yard areas to be counted as two trees. The mitigation measures specify a minimum 15-gallon tree. The trees being removed have substantial size with about 20% having trunk diameters greater than 40" including multi-trunk trees. It seems inappropriate to suggest that 100% of the replacement should be allowed at a 15-gallon size so double-counting larger trees, the DPRB consensus was to allow box trees to count as two trees for replacement purposes.

He discussed the issue of extraordinary credit for relocated trees and added it is expensive to relocate trees and the chances of survival are affected by numerous variables. The proposal does not include any detail concerning the number, type, size or condition of any relocated trees. Without detail, it seems premature to consider a 12:1 to 18:1 ratio at this time. The applicant submitted a memo dated January 14, 2013 further explaining the relocation tree credit. The applicant is looking for the Board to give Staff authority to determine a fair replacement to offset any relocated trees. Staff believes there is not enough information to justify the ratio and requests they submit more detail and a program for relocation.

Mrs. Frances Stepp-Bolling reiterated her interest in a 10 ft. horse trail that loops along the easterly side of the proposed basin. The property is directly on the berm and added she is not interested in what view is lost or blocked.

Mr. Ramirez passed out a petition signed by the residents on Dalepark who are concerned with installing a traffic signal at Cataract and Foothill. He referenced a letter wrote that was submitted to the Board yesterday which explained the increase of traffic and downhill speed concern. He noted that the resident have yet to review a rendering of how the proposals will impact their neighborhood. He also questioned the height of the berms and requested a stop sign installation.

Marie H Padilla, resident of 2724 W Dalepark Dr., emotionally agreed that a traffic signal or stop sign should be installed due to the danger of high speed drivers.

Mr. Stevens indicated the traffic volume was studied; however, there was not enough support to require a traffic signal for this current project. He noted that a traffic study was conducted in Glendora. The ability to add a traffic signal is not at the discretion of the DPRB board, thus the letter submitted by the residents of Dalepark went to the City of Glendora's Public Works Department and the City of San Dimas Public Works Department. He noted that there needs to be a legal nexus based on the development and added it would need to be reviewed by the Traffic Safety Committee from the Public Works Department. He stated that a stop sign can be added near Dalepark but will need to be run by the Traffic Safety Committee.

Mr. Stevens stated that from the toe of the slope the berm is 44 ft. It is a 2:1 slope and 23 ft., the distance has doubled. There is a flat area at the rear of the property line; 18 ft. is needed for the V-ditch. He stated that at the top of the berm is 20 ft. wide and will be paved and used for access for maintenance. Staff recommends 18 ft. to be increased to 25 ft. to push everything back and have a greater setback at the toe and added a little additional separation is better.

Mr. Duran stated that he is not sure if the additional 7 ft. will make a difference. The question is where the County will put their fence and emphasized there is not enough information to require a trail or easement.

Mr. Patel stated the applicant or Staff has to push the County for landscaping on the berm. If there are trees planted, you will not see the berms.

Mr. Duran asked if trees are required to be planted at the toe of the slope.

Mr. Gilbertson commented that 7 ft. is requested for additional landscape.

Mr. Sorcinelli stated that the County is in charge of everything inside the fence. He asked if the 7 ft. buys both the trail and landscaping.

Mr. Scott responded that it buys the landscaping and V-ditch but if decreased to 6 ft. there will be no vehicular access.

Mr. Badar asked if Dalepark prefers equestrian access.

Mr. Stevens responded yes.

Mrs. Frances Stepp-Bolling stated that they do not want the access to be for trailers, cars, RV's, etc. It is preferred to have only access for pedestrians, horses and maintenance vehicle.

Mr. Gilbertson stated that the application proposed a 3 ft. ditch from the toe of the slope and if moved to the toe, you will get 15 ft. He noted that 10 ft. will be for trail and 5 ft. for landscaping.

Mr. Stevens recommended pushing the V-ditch to the toe of the slope. He asked if the Board had a position on the City trail if it is to be dedicated to City or maintained by developer.

Mr. Patel recommended that it be privately maintained.

Mr. Stevens stated that all parties need to accept the easement at the rear of the property.

Mr. Duran commented the party responsible should be the HOA.

Mr. Sorcinelli commented that the trail would be useable and people could have access from their property, keeping in mind there is legal documentation giving them that right.

Mr. Stevens stated that based on the intended use, it is better that it is public vs. private. He discussed the trails a bit and noted that it needs to be decided if owned by the City or County.

Mr. Duran stated that the alternatives have been proposed but additional information is needed to determine if it is accessible for the public then this can be moved forward.

Mr. Sorcinelli commented that the discussion was helpful; however, would still like to see the changes depicted in a rendering and should be pending until that additional information is received.

MOTION for Precise Plan 12-03: Krishna Patel moved, second by Ken Duran recommend approval to the Planning Commission, the grading plan with conditions of approval, deleting Condition No. 9E, insertion of the language to adjust location of interceptor drain to the top of the slope, require a trail approximately 10 ft., with appropriate landscaping, Staff will contact County to maximize opportunity to landscaping of the berm that are visible to residents, resolve maintenance issues and leave open whether a trail is to be maintained by the City or HOA.

Motion carried 6-0-0-1 (Stevens Abstain)

MOTION for Tree Removal 12-48: Ken Duran moved, second by Scott Dilley to approve this item to move forward to Planning Commission.

Motion carried 6-0-0-1 (Stevens Abstain)

Precise Plan No. 12-04

Continued from the meeting of December 20, 2012. A request to approve conceptual landscape plans for Tentative Map 70583 (Brasada).

Zone: Specific Plan No. 25

Laura S Montenegro, resident of 2759 W Dalepark Dr., was present.

Marie H Padilla, resident of 2724 W Dalepark Dr., was present.

Gabriel Ramirez, resident of 2724 W Dalepark Dr., was present.

Kim Scott, developer, was present.

Frances and Eric R Stepp-Bolling, residents of 1411 Red Bluff Ct, were present.

Stan Stringfellow, applicant, was present

Mr. Stevens stated that there are several issues in each of the following items. He noted that he is trying to avoid each house going through the Precise Plan process. He noted that if a future house is proposed in this vicinity, it would need to be heard at DPRB and follow the guidelines. He stated that there is an issue with the tree height and views. Staff has expressed concern for future pruning of trees in order to preserve a view. The applicant indicated that only 5 of the 22 tree species listed are expected to exceed 30 feet in height. He noted that existing trees should be guaranteed preservation regardless of height and added that once trees are planted in common areas, they should be subject to normal maintenance and view preservation should not be considered. He noted that the plan called for the ability to modify trees and additional language to be added including limiting the species so they do not have to be topped.

He discussed the issue of no build area markers. He stated that the applicant has revised the lots eliminate the no-build areas from many of the lots. The applicant stated they do not feel that the Tentative Tract Map condition is relevant and prefer to use the individual lot studies and guidelines rather than markers. He indicated the preference for the use some type of markers to be placed in the no build areas around the lots and added this will make it difficult for a homeowner to encroach onto those areas.

He discussed the issue of street light standards. He stated that the streets are private; however, the City requires use of its own street lights if the City maintains the lights. He questioned if the lights need to meet City standards, who will maintain the lights, the HOA, Edison or City. He added that more of a discussion needs to occur.

Mr. Badar asked who is responsible for making that decision.

Mr. Stevens replied the applicant. He indicated that where street lights will be added, the applicant would like to use the same lights as on the public portion of Cataract Ave.

Mr. Sorcinelli asked if the City has a lighting standard or a green building code that needs to be followed.

Mr. Stevens replied that an outside consultant will review the standards and can be adjusted. He noted it would go through plan check. He discussed the natural areas controlled by the HOA. He noted that there are natural areas controlled by a HOA. He noted that the guidelines do not talk about biological areas. He noted that the areas are identified on the map.

He also discussed issues for the standards for Equestrian lots and noted that it is not as clear as it should be including the fencing. He stated that a condition can be added on the landscaping improvements and maintenance for those lots.

Mr. Duran asked if there is an illustrated site plan where there is a designated no build zone.

Mr. Stevens replied that on the plans there can be a radius done. He stated that there can be portions of the guidelines that can become more user friendly, including the tree palette section. He discussed the issue of retaining walls on slopes for infinity pools. Staff's concern is with the extent of the encroachment by infinity pools into slope areas. He recommended it be further discussed for additional pool safety fencing requirements. He recommended working with the applicant to clarify what can be done in the slope areas. He noted that all lots cannot have infinity pools.

Mr. Stringfellow stated that the infinity pools encroachment areas are in no build areas.

Mr. Stevens pointed out other issues including: street furnishings, the relocation of the water tank and the new standards for a MS4 permit. He stated that the street and traffic signs, the City should maintain the street name signs and follow MUTCD Standards for retro-reflectivity standards. He noted that the water tank was previously proposed partially underground; however, it is currently proposed above ground.

MOTION: Jim Schoonover moved, second by Ken Duran to approve to move forward to the Planning Commission subject to comments made to modify, clarify and allow future applications to meet guidelines and go through the DPRB process and standard conditions.

Motion carried 6-0-0-1 (Stevens Abstain)

Precise Plan No. 12-05

Continued from the meeting of December 20, 2012. A request to approve conceptual fencing plans for Tentative Tract Map 70583 (Brasada).

Zone: Specific Plan No. 25

Laura S Montenegro, resident of 2759 W Dalepark Dr., was present.
Marie H Padilla, resident of 2724 W Dalepark Dr., was present.
Gabriel Ramirez, resident of 2724 W Dalepark Dr., was present.
Kim Scott, developer, was present.
Frances and Eric R Stepp-Bolling, residents of 1411 Red Bluff Ct, were present.
Stan Stringfellow, applicant, was present

Mr. Stevens stated that the Equestrian trail fencing proposed is concrete post and steel cable rail fence. The trail is subject to maintenance standards since it will be City maintained. He added that the Board cannot approve the fence if it does not meet City standards because it can pose a liability. He discussed Equestrian site fencing and noted no wood or vinyl fencing is permitted.

Mr. Patel stated that the hillside grading will need to have a lot of guard rails and added there are State standards that need to be met.

Mr. Stevens discussed swimming pools and stated that additional language on swimming pools fencing should be included in guidelines in more detail.

MOTION: Jim Schoonover moved, second by Ken Duran to approve to move forward to the Planning Commission subject to comments made to modify, clarify and allow future applications to meet guidelines and go through the DPRB process and standard conditions.

Motion carried 6-0-0-1 (Stevens Abstain)

Precise Plan No. 12-02

Continued from the meeting of December 20, 2012. A request to approve architectural guidelines for Tentative Tract Map 70583 (Brasada).

Zone: Specific Plan No. 25

Laura S Montenegro, resident of 2759 W Dalepark Dr., was present.
Marie H Padilla, resident of 2724 W Dalepark Dr., was present.
Gabriel Ramirez, resident of 2724 W Dalepark Dr., was present.
Kim Scott, developer, was present.
Frances and Eric R Stepp-Bolling, residents of 1411 Red Bluff Ct, were present.
Stan Stringfellow, applicant, was present

Mr. Stevens stated that the guidelines must be consistent with the Tract Map and comply with requirements of Specific Plan No. 25. The applicant is requesting modification to allow a 950 sq. ft. two-story element on all one-story lots. He noted that the Zone does not allow this and the applicant has submitted a request to amend the code to the City Council, whom indicated they will look at and may change the Code. He discussed the standards for secondary structures and noted that there is a 12 ft. height limit. He stated that if the intention is to not allow such over-sized secondary buildings then the guidelines should explicitly state this intent.

Mr. Stevens discussed the standards for solar requirements. He noted that a minimum of 30% of the lot should have proper solar orientation. Screening standards seem to discourage solar.

Mr. Stringfellow stated that the only type of solar panels should be roof mounted and not on the slopes.

Mr. Stevens discussed Fire Department standards and noted that if the Fire Code changes, the requirements for solar would also change. He discussed that the fuel modification standards need to be verified. He discussed that the Green Building standards are evolving and need to be discussed more. He commented that the project guidelines should have a stronger introduction including more word definitions. The organization of Equestrian discussion needs to be explained more clearly. As far as the architectural styles, there needs to be more determinations of the styles. He stated that the illustrations provided reference only the front elevation and asked that future plans include side and rear elevations.

Mr. Patel stated that there are 61 lots that vary in size and will take 20 years or so to build. He asked if a model requirement can be included with the submittal.

Mr. Stevens stated that the City adopted a policy that requires a model to be submitted based on a certain square footage. He stated that a computerized version versus a physical model can be taken.

Mr. Scott stated that a separate discussion can happen and explained he was unaware of a model submittal requirement.

Mr. Stevens stated an addition to the submittal will include an architectural model/3D rendering.

Mr. Sorcinelli inquired about the number of architectural styles and asked how many are required.

Mr. Stringfellow responded that the number proposed seemed sufficient because they wanted a variety. He noted that the submittal today is not proposing the actual homes and the illustrations are meant to represent details of the home and not the actual homes. There are limitations on square footage on some of the homes.

Mr. Duran recommended adding language to determine a certain number for the style of homes.

Mr. Stevens added that language can be added to limit the variety.

Mr. Scott stated that it is difficult to limit the designs when there will be various designs of the same type of style done by different companies. Their interpretation can be slightly different from each other.

Mr. Sorcinelli stated that there can be future issues with solar panels because the heights can reflect off the homes, mostly during the day.

Mr. Stevens stated that the HOA can regulate and create more restrictive standards and enforce more than the City for solar panels.

Emmett left meeting at 12:12 p.m.

Mr. Stringfellow stated that those types of issues can be restricted in CC&R's and stated that solar panels can be permitted on roofs but not hillside. Also, it can be mentioned that recently new regulations have come into effect including regulating that a home cannot generate more power than the house needs. He identified 30% of lots that were oriented for solar panels.

MOTION: Jim Schoonover moved, second by Ken Duran to approve to move forward to the Planning Commission. Guidelines subject to comments made to modify, clarify and allow future applications to meet guidelines and go through the DPRB process and standard conditions.

Motion carried 6-0-0-1 (Stevens Abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 12:20 p.m. to the meeting of January 24, 2013 at 8:30 a.m.

Jim Schoonover, Chairman
San Dimas Development Plan Review Board

ATTEST:

Jessica Mejia
Development Plan Review Board
Departmental Assistant

Approved:

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
December 20, 2012 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Emmett Badar, City Council
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
Larry Stevens, Assistant City Manager of Community Development*

ABSENT

John Sorcinelli, Public Member at Large

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the City Council Conference Room.

Assistant City Manager of Community Development, Larry Stevens, stated that the items will be heard out of sequence. Items 2 (Precise Plan No. 12-03) and Item 5 (Tree Removal Permit No. 12-48) will be discussed jointly. He added that Precise Plan No. 12-02, architectural guidelines has no staff report but will be presented verbally.

Precise Plan No. 12-03

A request to approve conceptual grading plans for Tentative Tract 70583 (Brasada).

Zone: Specific Plan No. 25

Saliba Boutros, resident of 210 Prairie Dr., was present.
James O'Brien, resident of 110 Maverick Dr., was present.
Gil Gonzales, resident, was present.
Nagy Khattar, resident of 132 Prairie Dr., was present.
Roger A and Rebecca A Pike, residents of 1412 N Cataract Ave, were present.
Kim Scott, developer, was present.
Stan Stringfellow, applicant, was present.
James Rowe, resident of 1353 N Shirlmar Ave, was present.

Tree Removal Permit No. 12-48

A request to remove 468 mature trees in preparation for grading for Tentative Tract Map 70583 (Brasada).

Zone: Specific Plan No. 25

Mr. Stevens stated that these items need to go through the Precise Plan process because it is a requirement of Specific Plan No. 25. In late 2010, the tract map was approved to allow the development of 61 lots and with that, there were amendments to zoning requirements. Also, the EIR analyzed the impacts associated to the project and development agreement, which will keep in place certain fees and regulations and gives additional time to move forward to record the maps. This is one of the entitlement components for a future residential project broken into five separate applications. He noted that each item will be reviewed by the Planning Commission and City Council before the final approval. He mentioned his discussion will be focused on the grading and tree removal and added he will not discuss mitigation measures since it has been previously discussed. He stated that the engineering details have evolved and there have been some changes on how grading would be done on the property. He added that the pad locations, sizes and street locations are in generally the same condition but adjustments were made due to soil conditions and outside agency regulations.

Mr. Stevens noted the changes that have occurred include an increase in quantity of the grading. The original approval was for a little more than one million cubic yards that was anticipated in the Environmental document; however, adjustments had almost doubled the quantity. There are two issues: adverse soil conditions which include remediation, and they need to comply with the intent of the tract map conditions of approval including maintenance of large drainage basins. The discussion about the basin height may trigger review by the State Dam Authority. The applicant and Engineer worked on changing to drainage system and detention basins. The basin has changed, previously 150 ft. away; however, the berm that supported it was over 50 ft. in height. They are trying to get away from the State Dam Authority safety requirements. The basin shifted downward and is closer the residents on Dalepark and is lower in overall height, about 23 ft. The Board members referenced the grading plan exhibit and reviewed the 1st redline sheet which includes the cross section for revision to the drainage basin. The proximity of the berms may be a concern for the residents on Dalepark and needs to be discussed. Notices were sent for today's meetings to the residents on Dalepark in order for them to determine their level of comfort for the change. Staff believes the flat area behind Dalepark should be increased from 13 ft. to 25 ft. The berm will be required to be landscaped.

Mr. Stevens stated that the water tank has been moved to a higher location and a grading adjustment has been made. The intent was to adjust elevations for the water system and eliminate additional retaining walls. He noted that with all the changes made to the retaining walls, there is a reduction in the overall heights. There are shifts in Lots 27 and 49. The pad and lot sizes have been reduced, which makes an increase of the common area. Staff looked at each of these changes to determine if it would need to be reviewed as a formal tract map amendment and believed that since the street and pad elevations are the same, it will not need to be reviewed again. Overall, the changes are better and the project has improved.

Mr. Stevens pointed out and identified seven areas that need to be looked at which have been discussed with the applicant. The applicant provided a cross section to evaluate the difference between engineered and contour grading. Contour grading is a style that smooth's out the edges to make the end product appear natural. Engineered grading is grading done in a straight line and does not appear natural. He emphasized that contour grading is a requirement in the Specific Plan 25 Zone and Staff also recommends the Board vote to have the grading be contoured when the final grading plans are submitted. He noted several areas were more engineered graded and asked the applicant to look at contour grading more areas. The applicant provided plans with redlines to depict the contour grading.

Mr. Stevens stated that the Tree Removal permit was driven directly by the grading. He handed out a packet that depicts the trees and proposed species. The footprint of grading has changed a little. The number of trees to be removed is 468 trees. He added it seems like a lot to be removed; however, there are 3,900 trees on the property. There are a variety of trees including: Oak, Sycamore,

Eucalyptus and Pine. The trees are plotted on the map and are in an area where they are near grading. He noted the mitigation measures in the EIR which include requirements for raptor nests that are currently empty. Biologists have submitted letters to the City to remove those nests between November and March due to breeding season. He added that two eucalyptus trees have already been authorized for removal. Most trees are in good condition, by virtue of mitigation measures and the City, the applicant will replace with 15-gallon trees at a 2:1 ratio. The Board can determine if the size or ratio for replacement as long as it is consistent with mitigation measure. The applicant has requested a consideration to allow tree replacements to be located in the front yard setbacks of houses when developed. The applicant has requested to allow replacement trees to include the three trees to be planted in the front yard setback area which are two 36-inch box trees and one 24-inch box tree. He noted 180 trees will be replaced, 3 trees on the 61 lots and added since they are larger in size the applicant is requesting double credit for these trees. Staff thinks that a 2:1 replacement ratio may be more appropriate but the growth of the trees can take 10-15 years to develop. The applicant is requesting this because they have a lot of environmental mitigation due to State Fish and Game and are limited in locations. The applicant is now being told they cannot put trees into a lot of mitigation areas. Staff is ok with counting the three trees to be planted in the front yard setbacks but is not convinced they should be counted as six trees. The applicant also noted they may identify trees they want to relocate and do not know if there will be any; however, the preference is to wait to see if those trees have a chance of survival.

Mr. Schoonover asked if the residents on Dalepark were notified for the meeting today and if they will also be noticed be noticed for Planning Commission or City Council.

Mr. Stevens replied yes and noted that the description for the notices, outside of the agenda packet, were not that detailed.

Mr. Schoonover asked if the Dalepark residents seemed concerned.

Mr. Stevens responded that the applicant may want to consider having a neighborhood meeting to address their concerns. He added that there is technically no notice requirement for DPRB; however, as a matter of practice, the adjacent property owners were notified.

Mr. Duran asked what the height of the berm was on the previous plans.

Mr. Stevens responded over 50 ft. and about 150 ft. from the property line. He added that on the proposed plan, the berm backs up to the properties on Dalepark.

Mr. Duran asked if there will be a landscape buffer.

Mr. Stevens responded yes and added it will be on the berm itself.

Roger A Pike, resident of 1412 N Cataract Ave, inquired about the distance of the crest of the berm.

Mr. Stevens responded 20-25 ft. tall. Staff recommended it be 71 ft. away and the applicant proposed 59 ft.

Mr. Pike asked how it will affect their view on the property.

Mr. Stevens responded that some residents on Dalepark will lose some portion of their lower view.

Mr. Pike asked how this will be taken into consideration for the neighbors.

Mr. Stevens responded that Staff is looking at putting the berm farther back. He noted that if there is a concern, the Board can have the applicant draw additional exhibits.

Mr. Pike asked why the berms are so close to the houses and asked why they were moved farther south when there is room at the upper part of the basin.

Mr. Stevens responded they do not have the room in the basin. He stated they are trying to keep the overall height to less than 25 ft. He noted they will need to go through the State Dam Safety otherwise.

Mr. Patel inquired about the detention basin and asked if there is more depicted on the original map.

Dave Gilbertson, RKA Engineering Consultant, responded there are two or three other detention basins.

Mr. Stevens added they are mostly located on the upper portion of the property which was driven by changes in grading.

Mr. Patel asked if the basin capacity is the same.

Stan Stringfellow, applicant, responded that it has been reduced.

Mr. Stevens stated that all basins are intended to meet County standards and are would be maintained by the Flood Control District.

Mr. Patel asked if there is connectivity of the basins.

Mr. Stringfellow responded some basins are connected through pipes.

Kim Scott, developer, added that it is done for the purpose of the LA County Flood Control.

Mr. Gilbertson added it connects to the basin and outlets to the natural canyon.

Mr. Stringfellow stated that there are two drains at Shuler Canyon and Wildwood Canyon. He noted that they are occurring on site and currently flow naturally to a downstream inlet which will not allow an increase in the amount of flow which is why they are being detained on the side.

Nagy Khattar, resident of 132 Prairie Dr., asked if there will be any changes affecting Maverick Drive or street openings.

Mr. Stevens responded that there is no change affecting that area.

Mr. Scott pointed out the drainage on the site plan. He noted that in order to reduce environmental impacts; the basin has been moved down closer to the Dalepark properties. He agreed they should have a meeting with the residents on Dalepark.

Mr. Patel stated that the exhibit shows 10 ft. and the V-ditch 3 ft.

Mr. Scott stated that the plans have been updated to reflect the change.

Mr. Stringfellow stated that it is problematic to push the berm up; he noted that there is significant drainage that inundates the lower properties now. At the toe of the slope, there will be a fence but fencing has not been discussed along Dalepark. The basin design is much less impactful.

Gil Gonzalez, resident, asked if there is a debris basin or detention basin since structures are too small to retain water.

Mr. Stringfellow replied there is a debris basin and added they act as a small retention basin.

Mr. Gonzalez asked if a debris basin was being used to save money and asked why a retention basin isn't proposed.

Mr. Stringfellow replied there is a home where a wall was built, the drainage and easement that went into the golf course is limited to 93 CFS. He added that in the event of a 100 year storm, there could be 400 CFS and that will inundate. A series of retention basins were built for a limited time to reduce inundating the system.

Mr. Gonzalez asked if the downstream storm drain systems will be improved.

Mr. Stringfellow responded they do not have the authority since they are not public systems.

Mr. Gonzalez stated that the grading has been altered and the lot sizes reduced to make the retention basin bigger.

Mr. Stevens stated that some of the pads have been reduced, which has changed the lot size but increased the natural open space.

Mr. Gonzalez asked if it would change the intent of the Specific Plan No. 25 Zone.

Mr. Stevens responded it is mostly contour grading consistent with the intent of the map and Specific Plan No. 25.

James Rowe, resident of 1353 N Shirlmar Ave, inquired about the Equestrian trails.

Mr. Stevens responded that there is a trail requirement that calls for a connecting trail and noted there is an option to revise the trail. The tract map allows for that consideration to occur. The trails will go through the Equestrian Commission and maybe City Council.

Mr. Patel stated that the goal is to have the detention basin maintained by the County. He asked what would happen out of the seven basins if they can only maintain three.

Mr. Stringfellow replied he is working with the County and designing all basins per County.

Mr. Patel stated that he wants to verify that the basins are less visually impacting. He recommended the applicant do a profile with the current and previous proposal.

Mr. Scott stated that the LA County Flood Control do not want any trees on the maintenance easement.

Mr. Patel added it makes sense to move 25 ft. for added landscape.

Mr. Scott stated that it does not work hydraulically and reemphasized they need to meet with the Dalepark residents.

Mr. Gilbertson recommended moving it farther back.

Mr. Stringfellow stated that the only way to do this is to reduce the basins.

Mr. Gilbertson stated that there are options such as adjusting the basin and determining the volume.

Mr. Stringfellow stated that there has been six months of work and explained that due to the basin, the whole entry road had to be re-designed.

Mr. Stringfellow stated that they cannot make it deeper and noted that the depth of the basin triggers State Dam Authority review with limits imposed.

Mr. Scott noted that if it is dropped any lower, there are many variables involved. They are trying to reduce the impacts of the debris basins.

Mr. Stringfellow stated that they will review with RKA to limit the impact as much as possible.

Mr. Stevens stated that on the berm itself, the County does not allow landscaping.

Mr. Stringfellow discussed the contour grading and added that the reason behind the engineered slopes on map is that they are trying to reduce grading. He noted he is unsure of the number of retaining walls and noted they are remediating a landslide area. They need to mitigate for temporary impacts due to grading. They would like to reduce the amount of grading; however, some areas are difficult due to the proximity to property lines. He noted they are using soil nail walls which work similar to MSE walls and are strong as a structural wall. It is reasonable and cost effective.

Mr. Gilbertson stated that soil nail walls are treated with different textures and colors. He noted the plans do not depict this.

Mr. Stringfellow noted that they will mark the walls on the next set of drawings.

Mr. Gilbertson stated that a condition should be added to determine the color and texture of those walls.

Mr. Patel stated that he is in support of contour grading, it will enhance the project. He recommended that the applicant do as much contour grading as possible.

Mr. Stringfellow commented that he preferred engineered grading but will do contour grading.

Mr. Scott noted that some areas were shown as contour grading due to constraints of property lines. He added he wants to mitigate contour grading because it takes more grading, thus minimize grading by doing engineered grading.

Mr. Duran asked if Specific Plan 25 specifies only contour grading or are they allowed to do engineered grading.

Mr. Stevens responded contour grading is encouraged and is a preferred method; however, does not exclude engineered grading.

Mr. Gilbertson pointed out there are some areas indicated where it is acceptable for engineered grading.

Mr. Stringfellow stated that a detailed architectural landscape analysis was submitted for review by the Board. He inquired again about the perimeter zone and questioned if credit for the replacement trees can include the three 24 & 36-inch box trees to be planted in the front area, to total six trees. He stated that a chart will be created indicating where the trees will be removed and replaced. He stated that

they are looking to preserve as many trees as economically viable; however, some cannot be saved during grading.

Mr. Scott indicated they can pick the location of where the trees are to be planted before grading; however, it may take months to actually see growth from the trees.

Mr. Stevens stated that a condition can be added that states they cannot conduct tree removals until a grading permit is issued. The tree removal and relocation of the trees need to be proximate to the grading permit. The current issue is on the relocation of the trees.

Mr. Stringfellow noted that it takes 90 days to box a tree and added it is very expensive to relocate trees.

Mr. Stevens stated that more discussion needs to occur to make parameters clearer. He posed the question to the Board if the larger trees are to be considered for more than one tree credit.

Mr. Stringfellow stated that there are four landscaped zones within a private lot. The perimeter yard zone that includes the slope and there is a street scape zone. Some of the lots will have an open space, natural zone, which will not allow any building and only landscaping.

Mr. Patel asked how these regulations will be restricted.

Mr. Stringfellow responded that there will need to be a landscaping plan submitted. Fences will be permitted at the slope of the properties; however, will not restrict view but provide security.

Mr. Stevens pointed these out in at the guideline booklet.

Mr. Patel stated that there is a scenic easement issue.

Mr. Stevens asked how the slope areas will be treated so that property lines are not disrespected and how much encroachment is appropriate.

Mr. Stringfellow responded that the guidelines were modeled after Shady Canyon in Orange County whom used similar consultants. He noted that Mr. Stevens stated markers would be put on the rear property lines where the fences can be built.

Mr. Duran asked if some of the replacement trees could be off site.

Mr. Stringfellow stated that they are trying to create a natural environmental look. The final landscape plan will represent the grouping of the trees. He noted that they want to meet mitigation requirements. He added there is a tree palette in the guidelines which can be modified.

Mr. Stevens discussed options on how to proceed with the rest of the items on the agenda.

Mr. Duran stated that there has been a lot of discussion in regards to the tree removal and grading.

Mr. Stevens asked the Board if they would like to hear the results from the neighborhood meeting, TBD, or would the Board like these items to be heard at Planning Commission and City Council then return back to DPRB.

Mr. Patel commented that Staff will benefit if the applicant returns to DPRB first.

Mr. Stringfellow stated that they are planning to submit construction drawings for plan check on January 18, 2013.

Mr. Stevens recommended focusing on the grading and tree removals. He noted that Mr. Gilbertson will review the plans for contour grading versus engineering grading.

Mr. Scott stated that they will set up a meeting with the Dalepark residents between now and January 10, 2013 and will also provide cross sections at the next DPRB meeting.

Mr. Stringfellow agreed they will send letters to the Dalepark residents to schedule a meeting.

Mr. Stevens stated that the architectural guidelines can be discussed at the next DPRB meeting. He noted that the consensus today is that contouring grading is the optimal choice. He noted that a discussion needs to take place in regards to the quantity of grading that has changed. He stated that the grading conditions will be tweaked and the final conditions will be formulated for approval. He asked the Board about the tree removal credits.

Mr. Badar and Mr. Schoonover responded they do not have a problem with double credit for the tree replacement when residents are required to plant larger trees in the street zone.

Mr. Gilbertson stated that the grading will be conducted in three phases and should tie into the tree removal.

Mr. Stringfellow indicated they want to begin grading in July of 2013.

Mr. Patel asked when you phase the development, how will the phase basins be approved.

Mr. Scott stated that the 1st phase will have a temporary basin.

Mr. Patel noted that the improvement plans will reflect this in the development plans. He added that when the 1st basin is built; it will need to meet the current standards.

Mr. Badar commented that he wants to hear the feedback from the Dalepark residents.

Mr. Stringfellow stated that the concern with meeting with the Dalepark residents is that half will want one thing and the other half will want another. He asked what the Board's recommendations are.

Mr. Patel recommended providing the residents at the meeting a larger scale plan of the area behind their homes.

Mr. Duran noted that it seems to be a drastic change from what the residents were previously presented and emphasized that they need to be informed.

Mr. Stevens stated he will meet with the applicants before the next DPRB meeting to review the architectural guidelines and will try to resolve the issues with the fencing and landscaping.

MOTION: Emmett Badar moved, second by Jim Schoonover to continue this item until the DPRB meeting of January 10, 2013 so that the applicant can have a neighborhood meeting with the residents on Dalepark Dr. to hear their concerns and inform them of changes. Also, Staff can review with the applicant the conditions of approval.

Motion carried 5-0-1-1 (Sorcinelli Absent and Stevens Abstain)

Precise Plan No. 12-02

A request to approve architectural guidelines for Tentative Tract Map 70583 (Brasada).

Zone: Specific Plan No. 25

MOTION: Emmett Badar moved, second by Jim Schoonover to continue this item until the DPRB meeting of January 10, 2013.

Motion carried 5-0-1-1 (Sorcinelli Absent and Stevens Abstain)

Precise Plan No. 12-04

A request to approve conceptual landscape plans for Tentative Map 70583 (Brasada)..

Zone: Specific Plan No. 25

MOTION: Emmett Badar moved, second by Jim Schoonover to continue this item until the DPRB meeting of January 10, 2013.

Motion carried 5-0-1-1 (Sorcinelli Absent and Stevens Abstain)

Precise Plan No. 12-05

A request to approve conceptual fencing plans for Tentative Tract Map 70583 (Brasada).

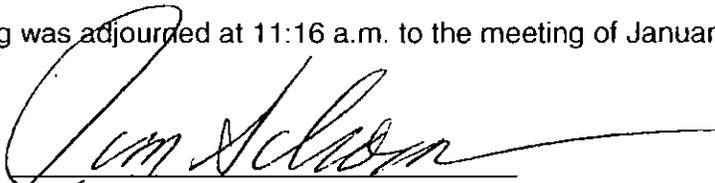
Zone: Specific Plan No. 25

MOTION: Emmett Badar moved, second by Jim Schoonover to continue this item until the DPRB meeting of January 10, 2013.

Motion carried 5-0-1-1 (Sorcinelli Absent and Stevens Abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 11:16 a.m. to the meeting of January 10, 2013 at 8:30 a.m.


Jim Schoonover, Chairman
San Dimas Development Plan Review Board

ATTEST:


Jessica Mejia
Development Plan Review Board
Departmental Assistant

Approved: January 24, 2013

ATTACHMENT 6

RESIDENT CORRESPONDENCE

**[PLEASE REFER TO THESE BACKGROUND DOCUMENTS
FOR ALL BRASADA MATTERS ON THIS AGENDA SINCE
THEY ARE NOT COPIED TO EACH REPORT]**

To : Larry Stevens

Assistant City Manager for Community Development

City of San Dimas

245 East Bonita Ave.

San Dimas, CA 91773

This letter is in regards to the pending NJD development (Brasada). We are requesting that a horse/ walking trail be constructed directly behind the properties on the north side of the street. This trail would give the residents a place to exercise their horses/dogs without venturing out onto Cataract. This is necessary because of the increased traffic that will be generated by the new housing tract. The trail will give the Dalepark horse and dog owners an alternative to mingling with traffic during peak hours. The trail will also allow for the Edison and cable companies to have access to the power lines. A 10 foot wide trail should be able to accommodate Edison vehicles. The best trail would be a trail behind the houses that makes a loop back to the trail behind the houses. At some point in time this trail maybe able to connect to the trail on San Dimas Ave. by way of Shirlmar.

Sincerely,

Francie and Rick Stepp-Bolling owners of 2739 Dalepark

Cassie Stepp-Bolling occupant of 2739 Dalepark

January 7, 2013

To:
Krishna Patel
Director of Public Works
City of San Dimas
245 E. Bonita Ave.
San Dimas, CA 91773

Jeff Kugel
Director of Planning
City of Glendora
116 E. Foothill Blvd.
Glendora, CA 91741

This letter was written to bring attention to our concerns regarding the following issues; the dangers of adding traffic to the intersection of Cataract Ave. and Route 66, the construction of the detention basin and berm, the proposed access trail between the berm and the current homeowner's north property line, and concerns for the speed of descending traffic South onto Cataract Ave. from the proposed street servicing the Brasada development.

The intersection of Cataract Ave. and Route 66 has become difficult to navigate and increased northbound traffic on Cataract Ave. will make this problem worse. The current list of problems are well defined in Mr. Roger Pike's letter to you (dated 1/4/2013) and we wish to include the fact that downhill traffic speeds may increase the likelihood of a serious accident. As it currently stands, parking on the northwest corner of Cataract Ave. and Route 66 is allowed and impedes the view of motorists trying to merge east onto Route 66 from Cataract Ave. Therefore, in order to obtain a clear view of oncoming eastbound traffic on Route 66, it is necessary to merge into incoming westbound Route 66 traffic in order to safely merge eastbound onto Route 66. This is already a potentially lethal situation and adding motorists that are unfamiliar with the area is a recipe for disaster. Making Cataract Ave. the primary, secondary, and only method of non-emergency exit from the Brasada development is reckless and places an undue burden on the citizens of San Dimas and in particular, the current residents of Cataract Ave. and Dalepark Dr. It appears that while utilizing Cataract Ave. is the most cost efficient way to alleviate traffic from the proposed development, the safety and concerns of the current residents must also be taken into account.

The proposed construction of a 20+ foot high earthen berm and soft-bed detention basin seems to be a hastily conceived plan to push the Brasada development through the San Dimas City Council. We are not yet aware of an Environmental Impact Study that includes this new detention basin and we have yet to review an artist's rendering of the aesthetic impact that this berm will have on the community. Further, as per the conversation we had with Mr. Lawrence Stevens on 1/3/2013, there will be a transfer of responsibility for the berm. This is a major concern for us. As per Mr. Stevens, once the berm is complete, the responsibility for the basin will transfer from the developer to the Army Corp of Engineers. In essence, the developer cannot guarantee what the final aesthetic impact will be and to agree to this Carte Blanche is a mistake. Accountability for the final visual impact for today and for the future should be known prior to construction as should the maintenance plans for the berm and basin.

The proposed access trail between the berm and the current homeowner's north property line is proposed to be 18 feet from the property line to the beginning of the slope of the berm. We believe that this space should be widened to allow for a public equestrian trail and to allow Southern California Edison access to the power poles that are next to the property lines. Since Cataract Ave. will see a substantial increase in traffic, the equestrian trail would provide a safe alternative for equine traffic and eliminate the risk of having slow horses on a narrow traffic corridor. This leads to our final point of concern.

We have concerns about how to control the speed of descending traffic on Cataract Ave. from the Brasada project. A particular area of concern is the intersection of Cataract Ave. and Dalepark Dr. There are children on bicycles and slow moving equine traffic that cross that intersection very frequently. As currently planned and with the increase of traffic and their downhill speeds, we feel it is only a matter of time before someone would be seriously injured by a speeding vehicle. The safety of our beloved pets and, more importantly, our children is our highest priority. We feel that a stop sign should be located on the north side of the intersection of Cataract Ave. and the equestrian driveway of Mr. Roger Pike. This is a blind corner for his household and downhill traffic, even at reduced speeds, would be at risk of striking any vehicle leaving that driveway. Placing a stop sign at this location will also eliminate many of the risks associated with speeding traffic. By reducing traffic speed, we can increase the reaction time for both driver and pedestrian, making it safer for all concerned.

We the undersigned do agree on these points and also acknowledge that we may , in the future, have more concerns and may present them as a collective or individually.

Sincerely,

The undersigned residents of Cataract Ave., Dalepark Dr. , and the concerned citizens of San Dimas.

Cc: Lawrence L. Stevens
Assistant City Manager for Community Development
City of San Dimas
245 E. Bonita Ave.
Sand Dimas, CA 91773



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 12, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: **Consideration Of Tree Removal Permit No. 12-48** – A request to approve the removal of 468 mature trees in preparation for grading for Tentative Tract Map 70583 (Brasada).

SUMMARY

The Tree Removal Permit has been reviewed by the Planning Commission on January 23, 2013 and the Development Plan Review Board on December 20, 2012 and January 10, 2013 and is recommended for approval.

The Tree Removal Permit is generally consistent with the Final Environmental Impact Report Mitigation Measures, Tentative Tract 70583 conditions of approval and Specific Plan No. 25.

In reviewing this matter there was discussion about the increase in trees being removed, consideration to allow some replacement in future front yard areas and extraordinary credit if any trees are relocated. All trees being removed are within the grading footprint.

BACKGROUND

The Applicant is requesting that three replacement trees be allowed in the front yard areas of the future houses. These are intended to include one 48" box and two 36" box trees for each lot which the Applicant would request be counted as two trees each (totaling 6 per lot) towards replacement trees.

On December 14, 2010 the San Dimas City Council adopted Resolution 2010-67 certifying an FEIR and Resolution 2010-69 approving Tentative Tract Map No. 70583 for a 61 lot residential development project on approximately 270 acres.

The approved project identified the removal of 430 mature trees as necessary to accommodate the grading primarily for lots, access and infrastructure. There are other biological impacts not directly associated with tree removals.

The following applicable mitigation measures were adopted in the FEIR and, when applied to the project, reduced the impacts to less than significant:

Bio-2A *To prevent impacts to nesting raptors, the on-site construction superintendent and a City-approved biologist shall enforce the following:*

- i. All phases of construction, including mass grading and house construction, shall avoid the raptor nesting season (February 1 through August 31) for any raptor species identified in the Migratory Bird Treaty Act and California Department of Fish and Game Code.*

If construction cannot avoid the raptor nesting season, a pre-construction survey for nesting raptors, including the burrowing owl, shall be conducted prior to any site disturbance or vegetation removal on the project site. This survey shall be conducted within 72 hours prior to the start of construction.

In the event that a fully protected species is found to be nesting on the project site, all work in the area shall stop and a consultation with the regulatory agencies shall occur. If nesting raptors, or any migratory bird regulated under the Migratory Bird Treaty Act, are present within or immediately adjacent to the proposed project development footprint, the following shall be required, as approved by the regulatory agencies:

Temporary avoidance of nests/shrubs/trees/area including the provision of a suitable buffer (300 to 500 linear feet for raptors, 25-500 linear feet for other species as determined by the City-approved biologist) shall be required until such time as the biologist has verified that the young have fledged or the nest has otherwise become inactive and passive relocation (removal of the tree and nest after abandoned) may occur;

Avoidance of the nest and permanent preservation of the area; or

Development of an approved alternative nesting site (after the nest is determined to be no longer active).

Bio-6A *To off-set impacts to on-site mature significant trees, the construction superintendent and a City-approved biologist shall ensure implementation of the following measures:*

- a. A minimum of two 15-gallon native trees shall be planted on site as a replacement for every one mature and significant tree removed. Trees shall be replaced within landscaped areas of the project, within avoided open space areas where natural water is available or within preserved mitigation areas for impacts to jurisdictional drainages.*
- b. The landscape architect/designer for the project shall design replacement trees into landscape plans which shall be subject to review by the City.*
- c. Planting specifications shall consider the following:*
 - 1. The newly planted trees shall be planted high, as much as 0.75 foot above the new adjacent grade.*
 - 2. Amend the backfill soil with wood shavings. However, it is not recommended when existing soil is high in natural organic matter with a sandy loam texture.*
 - 3. In regard to the need of planting amendments and drainage systems, recommendations shall be based on soil tests on the project site and approved by the City.*
- d. Any City-approved work within the driplines of saved trees, including branch removal or any modification necessary to comply with fuel modification requirements, shall be under the inspection of a qualified arborist.*

- e. Copies of the "Tree Report," the Mature Tree Preservation Ordinance and the City-approved grading plans shall be maintained on site during all site construction.
- f. Impacts to mature trees shall be monitored by a project biologist and shall be counted and compared to the pre-project tree inventory. The project biologist shall verify the number of replacement trees and this number shall be reported in a mitigation monitoring report. The success criteria for mature trees shall be fully developed in the mitigation monitoring plan, but shall include survival standards of not less than 50 percent after 5 years and not more than a 10 percent weedy species cover in the mitigation/landscape areas.

There have been a number of revisions to the project since the approvals (see Precise Plan 12-03 for more complete description). These changes, which are primarily associated with grading and revisions to the drainage/detention basins, have increased the number of trees to be removed to 468 per the following breakdown:

Tree	Updated tree survey	FEIR
Coast live oak	264	220
Walnut	133	138
Sycamore	5	5
Eucalyptus	60	67
Scrub oak	1	Not included
Pine	1	Not included
Hemlock	2	Not included
Pepper tree	1	Not included
Willow	1	Not included
Totals	468	430

Staff will present a detailed breakdown on the trees proposed for removal and an aerial showing the limits of grading with the tree removal locations depicted at the meeting.

There are approximately 4900 mature trees (The FEIR indicated 3900but this was based on an estimate of trees in undisturbed areas.) on the 270 acres so the increase is slightly less than 1%. All trees intending to be removed are within the grading footprint and with mass grading to this extent considering the condition of each individual tree affected is problematic.

ANALYSIS

RECOMMENDATION

Approve Tree Removal Permit 12-48 subject to the conditions in attached Exhibit A.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens". The signature is fluid and cursive, with a large initial "L" and "S".

Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Planning Commission/DPRB Staff Report dated January 10, 2013
2. Planning Commission Minutes of January 23, 2013 [See Attachments to Council Report on Precise Plan 12-03]
3. DPRB Minutes of December 20, 2012 & January 10, 2013 [See Attachments to Council Report on Precise Plan 12-03]

EXHIBIT A
Conditions of Approval
for
Tree Removal Permit No. 12-48

PLANNING DIVISION - (909) 394-6250

1. Approval is hereby granted for the removal of up to 468 trees as shown on plans and related supporting materials submitted.
 - a. No trees shall be removed prior to recordation of the first phase Final Map and/or the issuance of grading permits associated with said Final Map.
 - b. All trees authorized for removal shall be located within the grading "foot-print."
 - c. If any trees are proposed to be relocated a separate evaluation shall occur identifying the tree to be relocated, its new location, its probability of survival and any credit against the established replacement ratio.

2. Mitigation Measure Bio-2A shall be fully complied with.
 - a. No tree removal shall occur during raptor nesting season as set forth in Mitigation Measure Bio-2A.
 - b. Not more than 72 hours prior to removal of nest-containing trees a certified biologist shall verify that nests have been abandoned and provide written verification to the City.
 - c. Trees shall not be removed if nests are occupied.
 - d. The biologist shall identify the need, if any, for an alternative nesting site.

3. Mitigation Measure Bio 6-A shall be fully complied with. To off-set impacts to on-site mature significant trees, the construction superintendent and a City-approved biologist shall ensure implementation of the following measures:
 - a. A minimum of two 15-gallon native trees shall be planted on site as a replacement for every one mature and significant tree removed. Trees shall be replaced within landscaped areas of the project, within avoided open space areas where natural water is available or within preserved mitigation areas for impacts to jurisdictional drainages.

- b. The landscape architect/designer for the project shall design replacement trees into landscape plans which shall be subject to review by the City.
 - c. Planting specifications shall consider the following:
 - 1. The newly planted trees shall be planted high, as much as 0.75 foot above the new adjacent grade.
 - 2. Amend the backfill soil with wood shavings or similar amendments recommended by the Landscape Architect and approved by the City. However, it is not recommended when existing soil is high in natural organic matter with a sandy loam texture.
 - 3. In regard to the need of planting amendments and drainage systems, recommendations shall be based on soil tests on the project site and approved by the City.
 - d.. Any City-approved work within the driplines of saved trees, including branch removal or any modification necessary to comply with fuel modification requirements, shall be under the inspection of a qualified arborist.
 - e. Copies of the "Tree Report," the Mature Tree Preservation Ordinance and the City-approved grading plans shall be maintained on site during all site construction.
 - f. Impacts to mature trees shall be monitored by a project biologist and shall be counted and compared to the pre-project tree inventory. The project biologist shall verify the number of replacement trees and this number shall be reported in a mitigation monitoring report. The success criteria for mature trees shall be fully developed in the mitigation monitoring plan, but shall include survival standards of not less than 50 percent after 5 years and not more than a 10 percent weedy species cover in the mitigation/landscape areas.
4. This permit shall become effective following a 20 day appeal period.
5. Replacement trees are required to be planted as follows:
- a. Removed trees shall be replaced on a two-for-one basis, minimum 15-gallon size with native species, as required by Mitigation Measure Bio 6A, unless specifically authorized.
 - b. Replacement may be deferred until development occurs provided that removed trees shall be included in pre-project inventory and mitigation monitoring plan and are incorporated into landscape plans.
 - c. Up to three trees per residential lot, to be installed at the time of house construction, may be counted as part of the replacement plan provided

that the adopted Guidelines require a minimum of three trees in said zone. All such trees shall be located in the Street Scene Landscape Zone. All replacement trees greater than 24" box in size shall be counted as two trees without regard to size.

- d. All replacement trees shall be identified on Final Landscape Plans for the Tract.
6. All other trees on the site shall be preserved in-place unless authorized for removal pursuant to a separate tree removal permit.
7. The applicant shall be responsible for maintaining all replacement and relocated trees for two years after planting as required by San Dimas Municipal Code Section 18.162.060.
8. Trees shall be preserved in-place and pruned in accordance with San Dimas Municipal Code Section 18.162.100 and proper arboreal practices.
9. If any Eucalyptus wood is infested with borer beetles, it shall be chipped, removed and buried at a dump site or tarped to the ground for a minimum of six months, sealing the tarp edges with soil, to prevent emerging borer beetles from reinfesting other trees or wood. The movement of Eucalyptus wood containing live borer beetles or their larvae in trucks or trailers is prohibited by State law pursuant to Public Resources Code Section 4714.5.
10. If any Eucalyptus trees are infested with Lerp Psyllid, it shall be chipped, removed and buried at a dump site.
11. No trees authorized for removal pursuant to this permit shall be removed until a time immediately proximate to the beginning of grading.
12. Applicant may present a plan for future consideration by the Development Plan Review Board to secure replacement credit for trees which may be relocated and preserved on-site. Said plan shall include an estimate of the number of trees to be relocated, a specific proposal to establish replacement value, candidate locations for said relocations and other information deemed pertinent to reviewing such a proposal.

End of Conditions

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: January 10, 2013

TO: Development Plan Review Board

FROM: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: **Tree Removal Permit No. 12-48**
A request to remove 468 trees in conjunction with Tentative Tract 70583 (Brasada) in Specific Plan No. 25 (Northern Foothills).

NOTE: UPDATES FROM 12/20/12 MEMO ARE NOTED IN RED

FACTS:

The Applicant is requesting that three replacement trees be allowed in the front yard areas of the future houses. These are intended to include one 48" box and two 36" box trees for each lot which the Applicant would request be counted as two trees each (totaling 6 per lot) towards replacement trees.

On December 14, 2010 the San Dimas City Council adopted Resolution 2010-67 certifying an FEIR and Resolution 2010-69 approving Tentative Tract Map No. 70583 for a 61 lot residential development project on approximately 270 acres. The approved project identified the removal of 430 mature trees as necessary to accommodate the grading primarily for lots, access and infrastructure. There are other biological impacts not directly associated with tree removals.

The following applicable mitigation measures were adopted in the FEIR and, when applied to the project, reduced the impacts to less than significant:

Bio-2A *To prevent impacts to nesting raptors, the on-site construction superintendent and a City-approved biologist shall enforce the following:*

- i. All phases of construction, including mass grading and house construction, shall avoid the raptor nesting season (February 1 through August 31) for any raptor species identified in the Migratory Bird Treaty Act and California Department of Fish and Game Code.*
- ii. If construction cannot avoid the raptor nesting season, a pre-construction survey for nesting raptors, including the burrowing owl, shall be conducted prior to any site disturbance or vegetation removal on the project site. This survey shall be conducted within 72 hours prior to the start of construction.*
- iii. In the event that a fully protected species is found to be nesting on the project site, all work in the area shall stop and a consultation with the regulatory agencies shall occur. If nesting raptors, or any migratory bird regulated under the Migratory Bird Treaty Act, are present within or immediately adjacent to the proposed project development footprint, the following shall be required, as approved by the regulatory agencies:*

- a. Temporary avoidance of nests/shrubs/trees/area including the provision of a suitable buffer (300 to 500 linear feet for raptors, 25-500 linear feet for other species as determined by the City-approved biologist) shall be required until such time as the biologist has verified that the young have fledged or the nest has otherwise become inactive and passive relocation (removal of the tree and nest after abandoned) may occur;
- b. Avoidance of the nest and permanent preservation of the area; or
- c. Development of an approved alternative nesting site (after the nest is determined to be no longer active).

Bio-6A *To off-set impacts to on-site mature significant trees, the construction superintendent and a City-approved biologist shall ensure implementation of the following measures:*

- a. *A minimum of two 15-gallon native trees shall be planted on site as a replacement for every one mature and significant tree removed. Trees shall be replaced within landscaped areas of the project, within avoided open space areas where natural water is available or within preserved mitigation areas for impacts to jurisdictional drainages.*
- b. *The landscape architect/designer for the project shall design replacement trees into landscape plans which shall be subject to review by the City.*
- c. *Planting specifications shall consider the following:*
 - 1. *The newly planted trees shall be planted high, as much as 0.75 foot above the new adjacent grade.*
 - 2. *Amend the backfill soil with wood shavings. However, it is not recommended when existing soil is high in natural organic matter with a sandy loam texture.*
 - 3. *In regard to the need of planting amendments and drainage systems, recommendations shall be based on soil tests on the project site and approved by the City.*
- d. *Any City-approved work within the driplines of saved trees, including branch removal or any modification necessary to comply with fuel modification requirements, shall be under the inspection of a qualified arborist.*
- e. *Copies of the "Tree Report," the Mature Tree Preservation Ordinance and the City-approved grading plans shall be maintained on site during all site construction.*
- f. *Impacts to mature trees shall be monitored by a project biologist and shall be counted and compared to the pre-project tree inventory. The project biologist shall verify the number of replacement trees and this number shall be reported in a mitigation monitoring report. The success criteria for mature trees shall be fully developed in the mitigation monitoring plan, but shall include survival standards of not less than 50 percent after 5 years and not more than a 10 percent weedy species cover in the mitigation/landscape areas.*

There have been a number of revisions to the project since the approvals (see Precise Plan 12-03 for more complete description). These changes, which are primarily associated with grading and revisions to the drainage/detention basins, have increased the number of trees to be removed to 468 per the following breakdown:

Tree	Updated tree survey	FEIR
Coast live oak	264	220
Walnut	133	138
Sycamore	5	5
Eucalyptus	60	67
Scrub oak	1	Not included
Pine	1	Not included
Hemlock	2	Not included
Pepper tree	1	Not included
Willow	1	Not included

Totals	468	430
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Staff will present a detailed breakdown on the trees proposed for removal and an aerial showing the limits of grading with the tree removal locations depicted at the meeting. There are approximately 3900 mature trees (Without further explanation Applicant now indicates 4900 trees but FEIR indicated 3900. This discrepancy requires further clarification) on the 270 acres so the increase is slightly less than 1%. All trees intending to be removed are within the grading footprint and with mass grading to this extent considering the condition of each individual tree affected is problematic.

Staff has previously issued Tree Removal Permit No. 12-51 authorizing removal of two eucalyptus trees which contained empty raptor nests subject to appropriate conditions including written documentation from the project biologist.

In addition the Applicant is also requesting that an increase in the credit for relocating mature trees be allowed. This credit would be 12 trees for a relocated tree with a 24" trunk or smaller and 18 trees for a relocated tree with a trunk greater than 24".

ISSUES:

Increase in number of trees to be removed from 430 to 468. By itself the increase in the number of trees to be removed as part of mass grading is not substantial especially if it is determined that the grading/drainage changes are deemed as consistent with the approved TTM.

Allowing replacement trees in future landscaped front setback areas. 938 replacement trees are required at the 2:1 minimum standards set forth in the adopted mitigation measures. If the requested portion of replacement is allowed in the front yard areas that would total 183 trees (or 366 if given "double" credit). Depending on how the project is ultimately built out the replacement the timing of this replacement could extend many years into the future. In addition, this approach transfers the replacement responsibility from the developer to the future homeowner. The Applicant has expressed that limitations in plant materials for other biological mitigation in the project is the primary reason for this consideration make it difficult for all replacement trees to be placed in common areas. (DPRB consensus was to allow up to three front yard trees to be counted as mitigation.)

Allowing larger (36" and 48" box) replacement trees in front yard areas to be counted as two trees. The mitigation measure specifies a minimum 15 gallon tree. This is consistent the City Ordinance which also allows some discretion in the ratio of trees and the size of replacement trees. These standards have been more commonly applied on an individual lot basis. Many of the trees being removed have substantial size with about 20% having trunk diameters greater than 40" including many multi-trunk trees, Most have condition ratings greater than 7. It seems inappropriate to suggest that 100% of

the replacement should be allowed at a 15 gallon size so double-counting larger trees especially if installed by a future homeowner seems inappropriate. (DPRB consensus was to allow box trees to count as two trees for replacement purposes.)

Extraordinary credit for Relocated trees. This is not a practice that has been readily employed by the City. It is expensive to relocate trees and the chances for a relocated tree to survive are affected by numerous variables. The proposal does not include any detail concerning the number, type, size or condition of any relocated trees. Without this detail it seems premature to consider a 12:1 or 18:1 ratio at this time. (See separate memo dated 1/4/13 from Applicant further explaining the relocation tree credit. Essentially they want the DPRB to give Staff authority to determine the fair replacement offset for any relocated trees. In the past relocated trees on projects have typically been project conditions of approval although that circumstance has most frequently occurred on commercial sites or individual residential parcels. It is still unclear as to the extent of any potential on-site relocation of trees. While a meritorious undertaking, Staff's experience is that "value" can fluctuate significantly and does not believe there is enough information to justify the ratio or outline the methods of determining value as an offset to replacement requirements.)

RECOMMENDATION:

Recommend Approval to Planning Commission and City Council

CONDITIONS: Standard Conditions plus FEIR Mitigation Measures per Exhibit A

Attached: Exhibit A - Conditions of Approval

EXHIBIT A
Conditions of Approval
for
Tree Removal Permit No. 12-48

PLANNING DIVISION - (909) 394-6250

1. Approval is hereby granted for the removal of up to 468 trees as shown on plans and related supporting materials submitted.
 - a. No trees shall be removed prior to recordation of the first phase Final Map and/or the issuance of grading permits associated with said Final Map.
 - b. All trees authorized for removal shall be located within the grading "foot-print."
 - c. If any trees are proposed to be relocated a separate evaluation shall occur identifying the tree to be relocated, its new location, its probability of survival and any credit against the established replacement ratio.
2. Mitigation Measure Bio-2A shall be fully complied with.
 - a. No tree removal shall occur during raptor nesting season as set forth in Mitigation Measure Bio-2A.
 - b. Not more than 72 hours prior to removal of nest-containing trees a certified biologist shall verify that nests have been abandoned and provide written verification to the City.
 - c. Trees shall not be removed if nests are occupied.
 - d. The biologist shall identify the need, if any, for an alternative nesting site.
3. Mitigation Measure Bio 6-A shall be fully complied with. To off-set impacts to on-site mature significant trees, the construction superintendent and a City-approved biologist shall ensure implementation of the following measures:
 - a. A minimum of two 15-gallon native trees shall be planted on site as a replacement for every one mature and significant tree removed. Trees shall be replaced within landscaped areas of the project, within avoided open space areas where natural water is available or within preserved mitigation areas for impacts to jurisdictional drainages.
 - b. The landscape architect/designer for the project shall design replacement trees into landscape plans which shall be subject to review by the City.
 - c. Planting specifications shall consider the following:
 1. The newly planted trees shall be planted high, as much as 0.75 foot above the new adjacent grade.

7. The applicant shall be responsible for maintaining all replacement and relocated trees for two years after planting as required by San Dimas Municipal Code Section 18.162.060.
8. Trees shall be preserved in-place and pruned in accordance with San Dimas Municipal Code Section 18.162.100 and proper arboreal practices.
9. If any Eucalyptus wood is infested with borer beetles, it shall be chipped, removed and buried at a dump site or tarped to the ground for a minimum of six months, sealing the tarp edges with soil, to prevent emerging borer beetles from reinfesting other trees or wood. The movement of Eucalyptus wood containing live borer beetles or their larvae in trucks or trailers is prohibited by State law pursuant to Public Resources Code Section 4714.5.
10. If any Eucalyptus trees are infested with Lerp Psyllid, it shall be chipped, removed and buried at a dump site.
11. No trees authorized for removal pursuant to this permit shall be removed until a time immediately proximate to the beginning of grading.
12. Applicant may present a plan for future consideration by the Development Plan Review Board to secure replacement credit for trees which may be relocated and preserved on-site. Said plan shall include an estimate of the number of trees to be relocated, a specific proposal to establish replacement value, candidate locations for said relocations and other information deemed pertinent to reviewing such a proposal.

End of Conditions



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 12, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: **Consideration of Precise Plan No. 12-05** – A request to approve Conceptual Fencing Plans for Tentative Tract Map 70583 (Brasada).

SUMMARY

The Conceptual Fencing Plans have been reviewed by the Planning Commission on January 23, 2013 and the Development Plan Review Board on December 20, 2012 and January 10, 2013 and are recommended for approval.

The Fencing Plans are generally consistent with the Final Environmental Impact Report Mitigation Measures, Tentative Tract 70583 conditions of approval and Specific Plan No. 25.

The primary concern relates to the need to change the equestrian trail fencing from that proposed by the applicant to the approved City standard.

BACKGROUND

Primary information on fencing is located in Brasada Architectural & Landscape Design Guidelines in Sections 2.10.9 (p. 2-11), 2.10.10 (p. 2-11), 2.11 (p. 2-11), 2.14 (p. 2-12 & 13), 2.15.13 (p.2-15) , 3.11 (p. 3.76, 77, 80, 82 & 83), 3.12 (p. 3-84 to 87), and 3.16 (p 3-92 & 93).

ANALYSIS

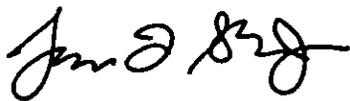
A series of minor changes are necessary to address equestrian site fencing and swimming pool & sports court fencing. The only substantive issue is the

equestrian trail fencing adjacent to the public “east-west” trail through the project. The proposed design (see pages 3-92 & 3-93) is for concrete post and steel cable rail fence. Since this trail is public and will be maintained by the City it must comply with adopted City standards – which only allow the white vinyl equestrian fencing adjacent to a street. This standard was based upon a careful liability analysis due to concerns with the prior split rail fencing. A change to accommodate this project seems inappropriate.

RECOMMENDATION

Approval of Precise Plan 12-05 as set forth in Resolution No. 2013-09.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Resolution No. 2013-09 [Attached to Council Staff Report for Precise Plan 12-02]
2. Planning Commission/DPRB Staff Report dated January 10, 2013
3. Planning Commission Resolution PC-1475 [Attached to Council Staff Report for Precise Plan 12-02]
4. Planning Commission Minutes of January 23, 2013 [Attached to Council Staff Report for Precise Plan 12-03]
5. DPRB Minutes of December 20, 2012 & January 10, 2013 [Attached to Council Staff Report for Precise Plan 12-03]
6. Architectural Guideline Book [by separate cover]
7. Additional Exhibit Package [by separate cover]

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: January 10, 2013

TO: Development Plan Review Board

FROM: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: **Precise Plan No. 12- 05**
A request to approve fencing plan for Tentative Tract Map 70583 (Brasada) in Specific Plan No. 25 (Northern Foothills).

NOTE: UPDATES FROM 12/20/12 MEMO ARE NOTED IN RED

FACTS:

Primary information on fencing is located in Brasada Architectural & Landscape Design Guidelines in Sections 2.10.9 (p. 2-11), 2.10.10 (p. 2-11), 2.11 (p. 2-11), 2.14 (p. 2-12 & 13), 2.15.13 (p.2-15) , 3.11 (p. 3.76, 77, 80, 82 & 83), 3.12 (p. 3-84 to 87), and 3.16 (p 3-92 & 93).

The Guidelines provide for a variety of wall and fencing types. Acceptable wall finishes/materials include stucco or plaster to match house in color and texture, natural ledge stone of chunky proportions, brick, sack finish slump stone and cultured stone, El Dorado stone or equal. Unacceptable wall/finishes/materials include unfinished concrete block, paint treatment, thin-strip stone veneer, mortarless block unit walls, timber, tile, flat flagstone veneer, and see-through glass products. Wood and vinyl fencing is prohibited. In fire protection zones walls/fences must be non-combustible. Detailed standards are provided for common property line walls to avoid double-wall conditions and allow appropriate finishes on each side of the common wall. Standards are included to allow fencing partially down slope areas. Separate standards are included for the 9 equestrian lots. In addition, standards are included for equestrian trail fencing.

ISSUES:

Generally the Guidelines provide for high quality walls, gates and fencing throughout the project. Details shown are consistent with the zoning standards in SP 25. There are several details that merit additional discussion:

Equestrian Trail fencing (see p 3-92 & 93): The proposed fencing is concrete post and steel cable rail fence. Much of this fence is adjacent to a private street [The entire project is a gated community.]. However the adjacent trail is public and will be City

maintained. As such the design does not comply with the City standard which is a white vinyl fence. This standard was selected to address concerns about liability (after several accidents) and is the only acceptable fence along a street where the trail is City maintained. **Applicant replies “We understand that the post and cable fencing that we are proposing for equestrian trail fencing will need to be decided by the City Council because of the potential liability issue.”**

Equestrian Site Fencing: The prohibitions against wood and vinyl are not consistent with equestrian needs. Pipe corrals or similar materials are needed to accommodate the differing needs of equestrian users. Staff discussed this concern with the Applicant and expected the Guidelines to be revised to address this distinction. **Applicant replies that page 3-83 allows wood fencing for corrals and horse stalls. Staff notes that the next line says “no wood or vinyl fencing is permitted.” Inconsistencies such as this create unnecessary confusion as to which conflicting standard applies.**

Swimming Pool & Sports Court Fencing: All swimming pools are subject to safety fencing requirements of the County Health Department. There may be a need to address this more clearly to ensure the Guidelines meet those standards. Sports court fencing is allowed as black or green rubberized chain link fencing not to exceed 8 feet in height. [Note: Lighting is prohibited.] This height might not be sufficient. **Applicant replies that language will be added regarding compliant swimming pool fencing.**

RECOMMENDATION:

Approve, subject to addressing equestrian trail fencing (**The DPRB cannot approve the post and cable fencing since it is in conflict with adopted City standards.**), equestrian site fencing (**Inconsistencies should be eliminated.**) and swimming pool fencing (**Proposed revision OK.**).

CONDITIONS: See Precise Plan 12-02 for Conditions of Approval



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 12, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: **Consideration of Precise Plan No. 12-04** – A request to approve Conceptual Landscaping Plans for Tentative Tract Map 70583 (Brasada).

SUMMARY

The Conceptual Landscaping Plans have been reviewed by the Planning Commission on January 23, 2013 and the Development Plan Review Board on December 20, 2012 and January 10, 2013 and are recommended for approval.

The Landscaping Plans are generally consistent with the Final Environmental Impact Report Mitigation Measures, Tentative Tract 70583 conditions of approval and Specific Plan No. 25.

The focus of discussion related to the limited tree height zones, street lighting standards and revisions to the water tank.

BACKGROUND

Landscape guidelines are set forth in Section 3 of the Brasada Architectural & Landscape Guidelines document. This Section includes the following:

- Landscape Concept (p.47-51) expressing intent to maintain a natural setting in undisturbed area, provide fire protection, and incorporate environmental mitigation
- Landscape Design Criteria (p. 55-60) establishing Landscape Zones including Streetscene Landscape Zone, Private Yard Landscape Zone, Perimeter Yard Landscape Zone and On-Lot Natural Open Space for each lot. A plant palette (p. 66-68) by zone is included.

- Neighborhood Tree Zones (p. 61-63) focusing preferred tree planting in oak, sycamore and walnut zones
- Limited Tree Height Areas (p. 64-65) intending to protect views
- Fuel Modification standards (p. 69-73) consistent with the TTM approval and County Fire criteria
- Detailed hardscape standards (p. 74-83) delineating preferred materials by zone for paving, steps, address markers, driveways, gates/motorcourts, water features, sports courts and walls/fences
- Shared fencing standards (p. 84-85) detailing avoidance of double walls and materials conflicts
- Lighting standards (p.87) within landscape areas
- Street furnishings (p. 90-91) including street light design, cluster mail boxes, street/traffic signs and open space restriction signs
- Equestrian Trails (p. 92-93) delineating the east-west trail and its design
- Landscape maintenance responsibility standards (p. 94-95)
- Landscape materials appendix (p. 96-114)

In general the concept plan is comprehensive and complete but a number of issues warrant further discussion.

ANALYSIS

Generally there are a number of detailed revisions that need to be made to the Conceptual Landscaping Plan although there was consensus between the Planning Commission and DPRB on these changes, including:

- Revisions to specified tree types in the Limited Tree Height Zones to achieve the desired results.
- Adding clarification to the Guidelines regarding the natural areas.
- Clarification of a number of street furniture concerns.
- Revisions to standards for equestrian lots.
- Revisions to potential encroachments onto slope areas to clarify extent of encroachments.
- Understanding of the need to make appropriate adjustments to demonstrate compliance with the MS-4 permit.

A couple of concerns have not been fully resolved including:

- *Architectural design of street light standards.* There are some locations where light standards need to be added for safety and the recently adopted California Green Building Code also has some design implications. It has not been determined who will have responsibility for maintenance of the street lighting. If maintained by the HOA then the

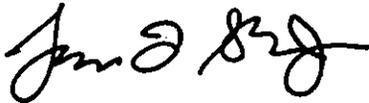
proposed light standards are acceptable. If maintained by Edison then the standards will have to be revised to meet one of their accepted standards. If maintained by the City, then changes will also need to be made to comply with our established standards. The Applicant is also requesting the opportunity to use their selected design on the public portion of Cataract Avenue. This latter request is not consistent with City requirements.

- *Water Tank.* Previously the large water tank was mostly buried to minimize its visibility but the current plans call for an above ground tank in a revised location. The revised location is not a concern but the above ground design may be a concern. It should be subject to further review after additional details are provided.

RECOMMENDATION

Approve Precise Plan 12-04 as set forth in Resolution 2013-09.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Resolution No. 2013-09 [Attached to Council Staff Report for Precise Plan 12-02]
2. Planning Commission/DPRB Staff Report dated January 10, 2013
3. Planning Commission Resolution PC-1475 [Attached to Council Staff Report for Precise Plan 12-02]
4. Planning Commission Minutes of January 23, 2013 [Attached to Council Staff Report for Precise Plan 12-03]
5. DPRB Minutes of December 20, 2012 & January 10, 2013 [Attached to Council Staff Report for Precise Plan 12-03]
6. Architectural Guideline Book [by separate cover]
7. Additional Exhibit Package [by separate cover]

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: January 10, 2013

TO: Development Plan Review Board

FROM: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: **Precise Plan No. 12-04**
A request to approve conceptual landscape plan for Tentative Tract Map 70583 (Brasada) in Specific Plan No. 25 (Northern Foothills).

NOTE: UPDATES FROM 12/20/12 MEMO ARE NOTED IN RED

FACTS:

Landscape guidelines are set forth in Section 3 of the Brasada Architectural & Landscape Guidelines document. This Section includes the following:

- Landscape Concept (p.47-51) expressing intent to maintain a natural setting in undisturbed area, provide fire protection, and incorporate environmental mitigation
- Landscape Design Criteria (p. 55-60) establishing Landscape Zones including Streetscene Landscape Zone, Private Yard Landscape Zone, Perimeter Yard Landscape Zone and On-Lot Natural Open Space for each lot. A plant palette (p. 66-68) by zone is included.
- Neighborhood Tree Zones (p. 61-63) focusing preferred tree planting in oak, sycamore and walnut zones
- Limited Tree Height Areas (p. 64-65) intending to protect views
- Fuel Modification standards (p. 69-73) consistent with the TTM approval and County Fire criteria
- Detailed hardscape standards (p. 74-83) delineating preferred materials by zone for paving, steps, address markers, driveways, gates/motorcourts, water features, sports courts and walls/fences
- Shared fencing standards (p. 84-85) detailing avoidance of double walls and materials conflicts
- Lighting standards (p.87) within landscape areas
- Street furnishings (p. 90-91) including street light design, cluster mail boxes, street/traffic signs and open space restriction signs
- Equestrian Trails (p. 92-93) delineating the east-west trail and its design
- Landscape maintenance responsibility standards (p. 94-95)
- Landscape materials appendix (p. 96-114)

In general the concept plan is comprehensive and complete but a number of issues warrant further discussion.

ISSUES:

Tree Height and Views. Staff has expressed concerns about future removals, pruning and topping as a means to preserve views. This Section (p. 64) has been modified slightly to respond to that concern but Staff thinks a more prudent approach is to adjust the plant palette to utilize trees that are the least likely to grow to heights that might impede any views. Views are so subjective and there is no proposal to guarantee them through view easements. Pruning to control height to preserve views is equally tenuous and should not be encouraged. This Section should be further revised. Applicant refers to pages 3-62 & 3-65 noting that only 5 of the 22 tree species listed are expected to exceed 30 feet in height. Staff remains concerned that the section creates future expectations of removing trees in common areas to facilitate views. Existing trees should be guaranteed preservation regardless of height although this may be a minor consideration if the limited tree height areas are substantially disturbed. Once trees are planted in common areas they should only be subject to normal maintenance and view preservation should not be a consideration.

No build area markers. The TTM has a condition requiring the no-build areas on lots to be identified and delineated. The illustrative site plans show these areas but no standards are included for how the no-build areas will be delineated by physical markers. Applicant notes that revisions to lots have eliminated the no-build areas from many lots placing them in common areas. It appears they do not feel that the TTM condition is relevant and they prefer to use the individual lot studies and guidelines rather than physical in-the-field markers. Based on our experiences delineating no build areas from built areas on lots (and even on adjacent common areas) Staff still believes an appropriate field marker is a better approach.

Street Light standards. The streets are private but typically the City requires use of its own street lights. The Applicant also desires to use this design on Cataract between the south property line of the project and Foothill. Both of these requests require additional discussion. Applicant desires to have the public portion of Cataract use street light standards matching those within the project. Staff notes that it is not uncommon for street lights within the private development to be owned and operated by the City rather than the HOA. Further discussion is warranted but can be deferred until plan check. This may however have an effect on the light standard proposed – both on and off site. In addition, staff is concerned that the amount of street lighting at intersections and cul-de-sacs is adequate for safety purposes.

Natural Areas Controlled by HOA as common area. The Guidelines are focused on the future development sites and some common areas. They do not identify or discuss how natural areas or biological mitigation areas will be addressed from a landscaping perspective. Some discussion or consideration of this should be added to the

Guidelines. They are currently in the Fire Protection Plan which is a stand-alone document.

Standards for Equestrian lots. It may be appropriate to have a Section added on required landscaping improvements and maintenance for equestrian lots. There are likely to be less improved and may require some additional or special maintenance standards.

Various plant palette Tables. There are a couple different sets of tables. Staff has suggested a more user friendly approach would be helpful.

Retaining walls on slopes for infinity pools. Staff is concerned with the extent of encroachment by infinity pools into slope areas. See pages 81 & 83. The extent of encroachment should be further discussed especially in light of additional pool safety fencing requirements.

Several additional points of concern include:

1. Street Furnishings (Guidelines, page 3-90):

- a) Street Signs – For consistency and historically we have offered to other gated communities is that we install and maintain the street name signs. I believe we should do the same for Brasada.
- b) Traffic Signs – Follow MUTCD Standards for retro-reflectivity standards and verbiage.

2. Water Tank: Relocated Water Tank: In my opinion the water should be buried like the other tanks in Via Verde.

3. Low Impact Development (LID): With the recent adoption of the new MS4 permit and its LID requirement, the design guidelines shall include an expectation that each residential lot shall meet the following specified minimum LID requirements:

- Minimize impervious surfaces on land developments by minimizing soil compaction during construction.
- Design projects to minimize the impervious area footprint.
- Employ Low Impact Development (LID) design principles to mimic predevelopment hydrology through infiltration, evapotranspiration and rainfall harvest and use.
- Minimize pollutant loadings from impervious surfaces such as roof tops, parking lots, and roadways.
- Prioritize the selection of best management practices (BMPs):
 - On-site infiltration, bioretention and/or rainfall harvest and use.
 - On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.

Some of the suggested practices that can be applied to meet the above requirements may include:

- Bioretention facilities to prevent flooding and promote infiltration
- Rain gardens to promote infiltration
- Vegetated rooftops to help decrease runoff
- Rain barrels to capture and reuse rain water
- Diversion of roof drains/down spouts to vegetation or rain barrels
- Permeable pavements in parking lots and driveways

RECOMMENDATION: Approve *with revisions*

CONDITIONS: See Precise Plan 12-02 for conditions of approval



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 12, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: **Consideration of Precise Plan 12-02** – A request to approve Architectural Guidelines for Tentative Tract Map 70583 (Brasada).

SUMMARY

The Architectural Guidelines have been reviewed by the Planning Commission on January 23, 2013 and the Development Plan Review Board on December 20, 2012 and January 10, 2013 and are recommended for approval.

The Architectural Guidelines are generally consistent with the Final Environmental Impact Report Mitigation Measures, Tentative Tract 70583 conditions of approval and Specific Plan No. 25.

Discussions centered on a number of issues including the effect of the proposed height limit revision MCTA on these Guidelines, clarifying standards for several types of accessory structures, compliance with solar opportunities, coordination of standards with Building & Safety and Fire Codes, clarification of equestrian lot standards, and potential adjustments to the proposed architectural styles. The Planning Commission expressed particular concern that some of these changes may be more extensive than currently anticipated.

BACKGROUND

The proposed Architectural & Landscape Guidelines are intended to guide future house builders in the preparation of plans for both the HOA and City review processes. These future builders could be developers, custom or semi-custom builders or individual homeowners.

The Overview and Sections 1 & 2 set forth the majority of the standards and criteria to be used in these future designs. Section 3 focuses on landscaping and miscellaneous hardscape. Section 4 is Green Building standards. Sections 5 & 6 set forth HOA processing methods. This review will focus on Sections 1, 2 & 4 although Staff is recommending merging this approval with Precise Plans 12-04 (landscaping) and 12-05 (fencing) to facilitate coordinating of the various components into a single approval.

ANALYSIS

The Planning Commission and DPRB reviews have resulted in a consensus on the majority of revisions needed to the proposed Architectural Guidelines. The conditions of approval identify the nature of these proposed revisions.

One point to note is that it is intended, once the Guidelines are finalized, the Planning Commission and DPRB will be notified and given the opportunity to determine if a final review by either body is warranted by the nature and extent of the revisions. Staff is also authorized to initiate such review if deemed necessary.

The Conditions of Approval do provide that the development of future residential structure will not be subject to the full Precise Plan review procedure provided that the plans are in compliance with these Guidelines and secure DPRB approval.

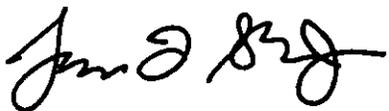
There was some discussion of changes that may occur if the one story building height adjustment is not approved. In that scenario it is likely that there will be some need to revise the architectural style illustrations to provide additional one story design criteria.

In general the proposed Guidelines do reflect a quality consistent with prior commitments

RECOMMENDATION

Approve Precise Plan 12-02 as set forth in Resolution No. 2013-09.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Larry Stevens".

Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Resolution No. 2013-09 Planning Commission/DPRB Staff Report dated January 10, 2013
2. Planning Commission Resolution PC-1475
3. Planning Commission Minutes of January 23, 2013 [Attached to Council Staff Report for Precise Plan 12-03]
4. DPRB Minutes of December 20, 2012 & January 10, 2013 [Attached to Council Staff Report for Precise Plan 12-03]
5. Architectural Guideline Book [by separate cover]
6. Additional Exhibit Package [by separate cover]

RESOLUTION NO. 2013-09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS
APPROVING PRECISE PLAN 12-05 , CONCEPTUAL FENCING PLANS;
PRECISE PLAN NO. 12-04, CONCEPTUAL LANDSCAPE PLANS; AND,
PRECISE PLAN NO. 12-02, ARCHITECTURAL GUIDELINES FOR
TENTATIVE TRACT MAP 70583 (BRASADA)**

WHEREAS, an application was filed for Precise Plans for Conceptual Fencing and Landscape Plans and Architectural Guidelines by:

NJD, Ltd.

WHEREAS, the applicant is requesting the Precise Plans to:

Approve conceptual Fencing plans, landscaping plans and architectural guidelines for Tentative Tract Map 70583.

WHEREAS, the property to be subdivided is described as follows:

Beyond the northerly extension of Cataract Avenue in the Northern Foothills.

WHEREAS, notice was duly given on the matter and that review was held on February 12, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Councilmembers at the meeting, and subject to the Conditions attached as "Exhibit A", the City Council now finds as follows:

- A. This Precise Plan for Architectural Guidelines is consistent with the General Plan and with the applicable provisions of Specific Plan No. 25, Planning Area One.
- B. The proposed Architectural Guidelines, as revised by the conditions of approval, are consistent with previous project approvals for Tentative Tract Map 70583 and with mitigation measures set forth in Resolution No. 2010-67 certifying the Final EIR for said project.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council approves Precise Plan No. 12-02, 12-04 and 12-05, subject to compliance with

the Conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 12th day of February, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Curt Morris, Mayor

ATTEST:

Debra Black, Deputy City Clerk

EXHIBIT A

Conditions of Approval for Precise Plan 12-02, 12-04 & 12-05

**PLANNING DIVISION - (909) 394-6250
GENERAL**

1. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
2. The developer shall comply with all requirements of the SP-25 zone, all conditions of approval set forth in Resolution 2010-69 approving Tentative Tract Map 70583, and all mitigation measures set forth in Resolution 2010-67 certifying the FEIR.
3. This approval is valid as long as Development Agreement approved pursuant to Ordinance No. 1202 provided that any changes in applicable regulations not addressed within said Development Agreement shall be complied with.
4. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
5. Landscape Guidelines shall be modified to include the following revisions:
 - a. Areas identified on the Limited Tree Height Diagram (p. 3-65) shall be revised to only allow trees which fit within the desired height parameters and shall not be subject to future removal or topping to preserve views.
 - b. No build areas within lots shall be identified with an appropriate "no build" marker.
 - c. A final determination of street light standards shall be determined based upon a determination of maintenance responsibility between So Cal Edison, the City of San Dimas and/or the HOA and said street light standards shall be those authorized by the maintaining authority. Additional street lighting may be required during plan check where deemed necessary to provide adequate safety lighting at intersections and cul-de-sacs within the project. Any change to the street light standards on the public portion of Cataract Avenue from the established City standard shall only be allowed with approval of the City Council which may, as part of said approval, determine maintenance authority for said street lights if not following the City standards.

- d. Landscape Guidelines and project landscaping plans shall clearly delineate the kind and extent of landscaping to be within natural areas of the project including biological mitigation areas and fire protection areas.
 - e. Provide for appropriate landscaping and fencing standards on equestrian lots.
 - f. Revise format of the various plant palettes to be more user friendly.
 - g. Modify Guidelines to clearly delineate the limitations and encroachments resulting from the construction of pools and retaining walls in slope areas. If solar panels are not allowed on slopes the Guidelines should clearly state this prohibition.
 - h. Comply with the newly adopted MS4 permit including various low impact development (LID) standards.
6. Fencing Guidelines shall be revised to include the following modifications:
- a. The concrete post and rail fence adjacent to the public equestrian trail shall be modified to conform to the established City standard for equestrian fencing adjacent to roadways.
 - b. Appropriate adjustments shall be made to address identified concerns regarding on-site equestrian fencing materials and swimming pool and sports court fencing.
7. Architectural Guidelines shall be revised to consider the following:
- a. Page 2-7: Section 2.2.3, which proposes to allow a 950 square foot two story element on all one story lots, shall be revised unless the proposed Specific Plan amendment is approved.
 - b. Page 2-9: Standards applicable to garages and other secondary structures shall be enhanced and formatted to more clearly establish standards for detached garages, storage buildings, carriage houses, barns and similar detached buildings.
 - c. Page 2-11: Standards for solar require further consideration. They should require specified lots to have proper solar orientation (at least 30%). Lots which are intended to satisfy the solar orientation should be clearly identified and the guidelines should encourage as strongly as possible use of solar on those sites. In addition screening standards should be revised to facilitate and encourage the use of solar as appropriate.
 - d. Pages 2-13 to 15: Fire prevention construction standards have not been verified with County Fire and Building Department. The most recent standards shall be incorporated in the Guidelines. These Guidelines shall be subject to future changes to the applicable Codes.
 - e. Page 3-69 to 73: Fuel modification standards also need to be verified for compliance with the Fuel Modification plan and the mitigation measures in the FEIR. Issues affecting tree maintenance and removal in fuel modification zones shall be clarified in the Landscape section of the Guidelines..
 - f. Section 4 (green building standards): This is a highly evolving category and these standards will likely be fluid. In addition there are a number of

- commitments made in the project description to facilitate the EIR conclusions regarding less than significant impacts. The guidelines probably should be revised to address this more clearly.
- g. Page 9-145: This introductory section should be enhanced to clarify the intended use of the illustrative site plans, the symbols used and its general purpose. In this appendix additional info should be added to the 9 equestrian lots such as showing the radii, the adjacent lots and corral locations not proximate to streets. A number of the equestrian lots show horse keeping areas in highly visible locations near the street which may not be desirable.
 - h. Page 2-12: The equestrian standards require further review regarding types of buildings, building and fencing materials, building heights, storage, etc. The current standards seem to discourage fairly common equestrian practices.
 - i. Pages 2-13 & 14: These building standards need to be reviewed with Building.
8. This precise plan is deemed sufficient to comply with the precise plan requirements set forth in Section 18.542.630 of the San Dimas Municipal Code. Development proposals on individual building lots shall only require review and approval by the Development Plan Review Board provided that said plans comply with the Guidelines approved pursuant to these Precise Plans.
 9. The Development Services Department is authorized to work with the Applicant to address revisions necessary to comply with this approval and is not required to submit these Guidelines to additional public review by the Development Plan Review Board, Planning Commission and/or City Council unless the Director determines that such changes are significant and substantive in which case further Precise Plan Review is required. The Director shall provide an update to the Development Plan Review Board and Planning Commission prior to final approval so each may determine if the changes are consistent with the intent of this approval.
 10. Applicant shall revise Guidelines as set forth herein and shall present a final set of Guidelines to the Department for its approval prior to recordation of the first phase of the Tentative Tract Map.

End of Conditions

RESOLUTION PC-1475

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF PRECISE PLAN 12-05 , CONCEPTUAL FENCING PLANS; PRECISE PLAN NO. 12-04, CONCEPTUAL LANDSCAPE PLANS; AND, PRECISE PLAN NO. 12-02, ARCHITECTURAL GUIDELINES FOR TENTATIVE TRACT MAP 70583 (BRASADA)

WHEREAS, an application was filed for Precise Plans for Conceptual Fencing and Landscape Plans and Architectural Guidelines by:

NJD, Ltd.

WHEREAS, the applicant is requesting the Precise Plans to:

Approve conceptual Fencing plans, landscaping plans and architectural guidelines for Tentative Tract Map 70583.

WHEREAS, the property to be subdivided is described as follows:

Beyond the northerly extension of Cataract Avenue in the Northern Foothills.

WHEREAS, notice was duly given on the matter and that review was held on January 23, 2013 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, and subject to the Conditions attached as "Exhibit A", the Planning Commission now finds as follows:

- A. This Precise Plan for Architectural Guidelines is consistent with the General Plan and with the applicable provisions of Specific Plan No. 25, Planning Area One.
- B. The proposed Architectural Guidelines, as revised by the conditions of approval, are consistent with previous project approvals for Tentative Tract Map 70583 and with mitigation measures set forth in Resolution No. 2010-67 certifying the Final EIR for said project.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Precise Plan No. 12-02, 12-04 and 12-

05, subject to compliance with the Conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 23rd day of January, 2013 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Jan Sutton, Planning Secretary

EXHIBIT A

Conditions of Approval for Precise Plan 12-02, 12-04 & 12-05

**PLANNING DIVISION - (909) 394-6250
GENERAL**

1. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
2. The developer shall comply with all requirements of the SP-25 zone, all conditions of approval set forth in Resolution 2010-69 approving Tentative Tract Map 70583, and all mitigation measures set forth in Resolution 2010-67 certifying the FEIR.
3. This approval is valid as long as Development Agreement approved pursuant to Ordinance No. 1202 provided that any changes in applicable regulations not addressed within said Development Agreement shall be complied with.
4. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
5. Landscape Guidelines shall be modified to include the following revisions:
 - a. Areas identified on the Limited Tree Height Diagram (p. 3-65) shall be revised to only allow trees which fit within the desired height parameters and shall not be subject to future removal or topping to preserve views.
 - b. No build areas within lots shall be identified with an appropriate "no build" marker.
 - c. A final determination of street light standards shall be determined based upon a determination of maintenance responsibility between So Cal Edison, the City of San Dimas and/or the HOA and said street light standards shall be those authorized by the maintaining authority. Additional street lighting may be required during plan check where deemed necessary to provide adequate safety lighting at intersections and cul-de-sacs within the project. Any change to the street light standards on the public portion of Cataract Avenue from the established City standard shall only be allowed with approval of the City Council which may, as part of said approval, determine maintenance authority for said street lights if not following the City standards.

- d. Landscape Guidelines and project landscaping plans shall clearly delineate the kind and extent of landscaping to be within natural areas of the project including biological mitigation areas and fire protection areas.
 - e. Provide for appropriate landscaping and fencing standards on equestrian lots.
 - f. Revise format of the various plant palettes to be more user friendly.
 - g. Modify Guidelines to clearly delineate the limitations and encroachments resulting from the construction of pools and retaining walls in slope areas. If solar panels are not allowed on slopes the Guidelines should clearly state this prohibition.
 - h. Comply with the newly adopted MS4 permit including various low impact development (LID) standards.
6. Fencing Guidelines shall be revised to include the following modifications:
- a. The concrete post and rail fence adjacent to the public equestrian trail shall be modified to conform to the established City standard for equestrian fencing adjacent to roadways.
 - b. Appropriate adjustments shall be made to address identified concerns regarding on-site equestrian fencing materials and swimming pool and sports court fencing.
7. Architectural Guidelines shall be revised to consider the following:
- a. Page 2-7: Section 2.2.3, which proposes to allow a 950 square foot two story element on all one story lots, shall be revised unless the proposed Specific Plan amendment is approved.
 - b. Page 2-9: Standards applicable to garages and other secondary structures shall be enhanced and formatted to more clearly establish standards for detached garages, storage buildings, carriage houses, barns and similar detached buildings.
 - c. Page 2-11: Standards for solar require further consideration. They should require specified lots to have proper solar orientation (at least 30%). Lots which are intended to satisfy the solar orientation should be clearly identified and the guidelines should encourage as strongly as possible use of solar on those sites. In addition screening standards should be revised to facilitate and encourage the use of solar as appropriate.
 - d. Pages 2-13 to 15: Fire prevention construction standards have not been verified with County Fire and Building Department. The most recent standards shall be incorporated in the Guidelines. These Guidelines shall be subject to future changes to the applicable Codes.
 - e. Page 3-69 to 73: Fuel modification standards also need to be verified for compliance with the Fuel Modification plan and the mitigation measures in the FEIR. Issues affecting tree maintenance and removal in fuel modification zones shall be clarified in the Landscape section of the Guidelines..
 - f. Section 4 (green building standards): This is a highly evolving category and these standards will likely be fluid. In addition there are a number of

- commitments made in the project description to facilitate the EIR conclusions regarding less than significant impacts. The guidelines probably should be revised to address this more clearly.
- g. Page 9-145: This introductory section should be enhanced to clarify the intended use of the illustrative site plans, the symbols used and its general purpose. In this appendix additional info should be added to the 9 equestrian lots such as showing the radii, the adjacent lots and corral locations not proximate to streets. A number of the equestrian lots show horse keeping areas in highly visible locations near the street which may not be desirable.
 - h. Page 2-12: The equestrian standards require further review regarding types of buildings, building and fencing materials, building heights, storage, etc. The current standards seem to discourage fairly common equestrian practices.
 - i. Pages 2-13 & 14: These building standards need to be reviewed with Building.
8. This precise plan is deemed sufficient to comply with the precise plan requirements set forth in Section 18.542.630 of the San Dimas Municipal Code. Development proposals on individual building lots shall only require review and approval by the Development Plan Review Board provided that said plans comply with the Guidelines approved pursuant to these Precise Plans.
 9. The Development Services Department is authorized to work with the Applicant to address revisions necessary to comply with this approval and is not required to submit these Guidelines to additional public review by the Development Plan Review Board, Planning Commission and/or City Council unless the Director determines that such changes are significant and substantive in which case further Precise Plan Review is required. The Director shall provide an update to the Development Plan Review Board and Planning Commission prior to final approval so each may determine if the changes are consistent with the intent of this approval.
 10. Applicant shall revise Guidelines as set forth herein and shall present a final set of Guidelines to the Department for its approval prior to recordation of the first phase of the Tentative Tract Map.

End of Conditions

DEVELOPMENT PLAN REVIEW BOARD FACT SHEET



DATE: January 10, 2013

TO: Development Plan Review Board

FROM: Larry Stevens, Assistant City Manager for Community Development

SUBJECT: **Precise Plan No. 12-02**
A request to approve architectural guidelines for Tentative Tract Map 70583 in SP 25 (Brasada).

FACTS:

The proposed Architectural & Landscape Guidelines are intended to guide future house builders in the preparation of plans for both the HOA and City review processes. These future builders could be developers, custom or semi-custom builders or individual homeowners.

The Overview and Sections 1 & 2 set forth the majority of the standards and criteria to be used in these future designs. Section 3 focuses on landscaping and miscellaneous hardscape. Section 4 is Green Building standards. Sections 5 & 6 set forth HOA processing methods. This review will focus on Sections 1, 2 & 4 although Staff is recommending merging this approval with Precise Plans 12-04 (landscaping) and 12-05 (fencing) to facilitate coordinating of the various components into a single approval.

Two overriding considerations are important to understand when evaluating these guidelines. First, future changes to certain codes such as building and fire take precedence to anything in these guidelines. Second, the guidelines must be consistent with the TTM, SP 25 and the FEIR.

ISSUES:

[NOTE: This discussion of issues is similar to those sent to you previously by email on December 27, 2012 but has been expanded a bit.]

The document is extensive and complex covering a myriad of items. It is likely that it will undergo several further iterations of revisions and adjustments. It is intended that Staff retain final review authority and will only bring back to the DPRB any revisions that it deems to be major. To date, the following issues have been identified and warrant DPRB discussion/direction:

1. Page 2-7: Section 2.2.3 proposes to allow a 950 sf two story element on all one story lots. SP 25 does not allow this but the applicant has submitted a request to amend the SP but it will be several months before this is considered. The first step (initiation of the SP Amendment) is scheduled for City Council consideration on 1/8/13. The approach taken in the six architectural types may not realistically consider the current one story height limit since only two of the styles readily fit a one story design approach while 45 of the 61 lots must be one story.
2. Page 2-9: Standards applicable to garages and other secondary structures need additional adjustment. They don't consider detached garages or "toy" storage buildings or barns with a 12 foot height limit. If the intention is to not allow such over-sized secondary buildings then the guidelines should explicitly state this intent.
3. Page 2-11: Standards for solar require further consideration. They should require specified lots to have proper solar orientation (at least 30%). Lots which are intended to satisfy the solar orientation should be clearly identified and the guidelines should encourage as strongly as possible use of solar on those sites. In addition screening standards seem to discourage solar. Also see #6 below regarding free-standing solar arrays.
4. Pages 2-13 to 15: I do not believe these fire based standards have been verified with County Fire and Building Department. Additional review is probably needed.
5. Page 3-69 to 73: These fuel mod standards also need to be verified. Further clarification is needed regarding maintenance issues regarding tree removal and mitigation areas.
6. Page 3-83: The issue of slope encroachments should be discussed further. The guidelines allow fences and infinity pools (perhaps excessively) but are silent regarding fill and retaining walls. Are solar panels allowed on slopes?
7. Section 4 (green building standards): This is a highly evolving category and these standards will likely be fluid. In addition there are a number of commitments made in the project description to facilitate the EIR conclusions regarding less than significant impacts. The guidelines probably should address this more clearly. Some of the features discussed here may actually be discouraged by other standards (i.e. cool roofs).
8. Page 9-145: This introductory section should probably clarify the intended use of the illustrative site plans, the symbols used and its general purpose. In this appendix additional info should be added to the 9 equestrian lots such as showing the radii, the adjacent lots and corral locations not proximate to streets. A number of the equestrian

lots show horse keeping areas in highly visible locations near the street which may not be desirable.

9. Page 2-12: The equestrian standards require further review regarding types of buildings, building and fencing materials, building heights, storage, etc. The current standards seem to discourage fairly common equestrian practices.

10. Pages 2-13 & 14: These building standards need to be reviewed with Building.

11. Pages 2-17 to 2-44: This Section contains text and illustrations of the six proposed architectural styles. The graphic illustrations only show a front elevation. There are no comments concerning maintaining the quality of the illustrated architectural styles on the rear and side elevations. While it may not be necessary to prepare detailed drawings language to support continuing the details on all four sides is appropriate. In addition, the proposed styles create some dilemma relative to the existing one story height limits in that only two (Craftsman and Spanish) readily facilitate a single story design. As written the SP expects the majority of the houses to be one story.

In part the applicant desires to limit future city architectural review to DPRB if the plans comply with these guidelines. This is to supplant precise plan review for every house. This may be appropriate but it should be clearly addressed in this precise plan.

RECOMMENDATION: Approve with revisions

CONDITIONS: See attached Exhibit A

Attached: Exhibit A - Conditions of Approval

NOTE: CONDITIONS STILL BEING COMPLETED . WILL BE EMAILED SEPARATELY.

EXHIBIT A
Conditions of Approval
for
Precise Plan Case No. 12-02

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. The applicant shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit with the City to cover these costs in an amount to be determined by the City.
3. The developer shall comply with all requirements of the SP-25 zone, approved Tentative Tract Map 70583 and all mitigation measures adopted in the Final Environmental Impact Report.
4. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.
5. This approval remains valid as long as the Development Agreement and Tentative Tract Map remain valid.
6. The applicant shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

DESIGN

7. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on (date) provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code and to facilitate improved parking lot circulation.

8. A uniform hardscape and street furniture design including seating benches, trash receptacles, free-standing potted plants, bike racks, light bollards, etc., shall be utilized and be compatible with the architectural style. Detailed designs shall be submitted for Planning Division review and approval prior to the issuance of building permits.
9. Plans for all exterior design features, including, but not limited to, doors, windows, mailboxes and architectural treatments, shall be submitted to the Planning Division for review and approval before issuance of building permits.
10. The lighting fixture design shall compliment the architectural program. Location and type of exterior lighting fixtures shall be submitted by the developer to the Planning Division for review and approval prior to installation.
11. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the developer shall be inconspicuously located and screened, as approved by the Director of Development Services. Location of this equipment shall be clearly noted on landscape construction documents.
12. The applicant shall submit a detailed fencing plan for review and approval by the Development Plan Review Board. All fencing shall be installed before a Certificate of Occupancy will be issued.

LANDSCAPE

13. The developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plan prepared by a State registered Landscape Architect. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division.
14. The developer shall show all proposed transformers on the landscape plan. All transformers shall be screened with landscape treatment such as trellis work or block walls with climbing vines or City approved substitute.
15. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
16. Final tree preservation plans shall be reviewed and approved by the Planning Division prior to issuance of building permits.
17. No trees shall be removed other than those indicated on the approved set of landscape plans.

18. Water efficient landscapes shall be implemented in all new and rehabilitated landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

BUILDING DIVISION – (909) 394-6260

19. Prior to removing the existing structure on the property, the developer shall obtain a Demolition Permit from the Building and Safety Division.

ENGINEERING DIVISION – (909) 394-6250

20. The developer shall provide street lights, street name signs and stop signs in accordance with the standards of the City.

End of Conditions

To view the Architectural &
Landscape Design Guidelines
of the Brasada Project
please contact the Deputy
City Clerk at City Hall



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of February 12, 2013

FROM: Blaine Michaelis, City Manager

INITIATED BY: Community Development Department

SUBJECT: Request from ICI Worldwide, Inc. located at 175 W. Bonita Avenue for financial assistance regarding a proposed façade renovation.

BACKGROUND

The City of San Dimas recently completed a successful façade renovation project with six businesses on the north side of Bonita Avenue between San Dimas Avenue and Monte Vista Avenue.

The owner of the ICI Worldwide Building approached the City contractor during the latter stages of the project to secure bids for a facelift for his building at 175 W. Bonita Avenue. The intent of this facelift was to remove the front entry cover over the sidewalk (which is badly deteriorated), the "eyebrow" detail and repair/refinish the wood siding (also deteriorating).

Staff suggested that a better plan might involve removal of the wood siding and restoration of the underlying original stucco. Both parties agreed to secure estimates for this option and the ICI owner indicated a willingness to consider this approach if given assistance similar to the other businesses in the same block.

ANALYSIS

There are some funds remaining in the façade budget which was approved at \$215,000 from the City General Fund. Project costs were approximately \$270,000 but the City portion of the expenditures was less than the budgeted amount because at least four of the participating businesses contributed 40% shares under the rebate option. While the final costs and billings are still under way it appears that, after all rebate contributions are received, there will be approximately \$20,000 remaining unexpended in the current budget.

Preliminary cost estimates for the ICI project are as follows:

• Removal/demolition of wood siding	\$13,000
• Removal sidewalk cover	\$ 5,500
• Repair/paint stucco	\$15,000
• Equipment screening at northwest corner	\$ 5,500
TOTAL	\$39,000
• Awnings Option 1	\$16,450
• Awnings Option 2	\$ 8,500
• Awning Motors/Sensors	\$ 5,800
TOTAL (no motor)	\$47,500-54,450

These are still preliminary as there is ongoing discussion particularly regarding the awnings and equipment screening.

The ICI owner has preliminarily indicated a 50/50 rebate (i.e. a city contribution of approximately \$25,000) would be enough to move forward with this approach versus the original facelift. For the current program the City contribution for rebates was 60%.

Budget funds are nearly sufficient to cover these costs. It is not likely that others will come forward in the immediate future seeking façade assistance. This project would nearly complete the block.

Since these are general fund dollars any expenditures should be prudently considered. The existing program is viewed as very successful.

RECOMMENDATION

Staff requests Council direction on this request.

Respectfully Submitted,



Larry Stevens,
Assistant City Manager for Community Development

Attachments:

1. Façade Program description
2. ICI Photos

DOWNTOWN FAÇADE PROGRAM

Participation:

Voluntary with initial focus on identified priority properties in first two years

Available Funding:

Redevelopment Agency (RDA) to provide funding as determined in budget for FY 2009-10 and 2010-11

Design Costs:

Paid by RDA up to \$7500 with pre-commitment letter from property owner to participate

Loan Options:

Maximum amount: Up to 100% of construction costs not to exceed \$50,000, unless larger amount approved by RDA*

Terms: Deferred – Full amount due and payable upon sale of property or after 10 years with 10% per year forgiveness if paid earlier than 10 years up to a maximum of 25%

No interest – Monthly payments (estimated \$416 for a 10 year loan of \$50,000 at 0%) with forgiveness after 7 years of any remaining amounts due if all payments timely

Low interest loan - Monthly payments (estimated \$483 for a 10 year loan of \$50,000 at 3%) with forgiveness after 5 years of any remaining amounts due if all payments timely

Duration: Up to a maximum of 10 years

Rebate Options:

60% rebate with no loan

Permits & Fees:

Waived

* Larger amount approvals may consider an RDA right of first refusal to purchase based on suitability for property as a land assembly opportunity



