



Agenda Item Staff Report

TO: Honorable Mayor and Members of City Council
For the Meeting of August 26, 2014

FROM: Blaine Michaelis, City Manager

INITIATED BY: Marco A. Espinoza, Senior Planner

SUBJECT: The following applications are for the property at 155 N. Eucla Avenue (APN's: 8386-006-010, 025, 026, 027, 028 and 029)

General Plan Amendment 14-01: A request to amend the General Plan Land Use Designation to Residential High to allow for a density level of 12.1 to 16 units per acre (*Planning Commission recommended approval 4-1*); and

Municipal Code Text Amendment 13-06: A request to amend Specific Plan No. 23 by creating a new "Planning Area 3" that will allow residential development (*Planning Commission recommended approval 3-2*); and

Zone Change 14-01: A request to change the zone of the appendage portion of the project (APN: 8386-006-029) from Multiple Family (MF-15) to Specific Plan 23, Area III (*Planning Commission recommended approval 4-1*); and

Tentative Tract Map 72590 (TTM 13-02): A request to process a Tentative Tract Map for Condominium Purposes for 47 attached residential units (*Planning Commission recommended approval 3-2*); and

Development Plan Review Board Case No. 13-31: A request to develop 47 two- and three-story townhomes on approximately 3.65 acres in a gated community. The residential units will range in size from 1,315 sq. ft. to 1,838 sq. ft. Each unit will have a two-car garage (totaling 94 parking spaces) and an additional 48 on-site parking stalls for residents and visitors (*Planning Commission recommended approval with amendment 3-2*); and

Tree Removal No.14-05: A request to remove 58 trees from the site. A tree replacement plan will be required and be

incorporated into the landscape plan (*Planning Commission recommended approval 3-2*); and

Mitigated Negative Declaration with Mitigation Measures.

SUMMARY

City Ventures, a residential development company, submitted the appropriate applications to request the construction of a gated community consisting of 47 two- and three-story townhomes on approximately 3.65 acres of land, located at 155 N. Eucla Avenue. The residential units will range in size from 1,315 sq. ft. to 1,838 sq. ft. Each unit will have a two-car garage (totaling 94 parking spaces) and an additional 48 on-site parking stalls will be provided for residents and visitors. There will also be 52,800 sq. ft. of open space which will include a private community garden, walking paths, a horseshoe pit, bocce ball court and other passive activities.

On February 6, 2014, Staff presented a number of the applications to the Planning Commission for initiation of their processing (see Exhibits H & I). In determining if the initiation of the applications were warranted, the Commission determined that the proposed residential use was a reasonable request for consideration.

The project site is zoned Specific Plan No. 23, Area I – Business Park District and is within the boundaries of the Town Core.

A Mitigated Negative Declaration is proposed for the project (see Exhibit P).

Staff, the Development Plan Review Board (DPRB) and the Planning Commission recommend to the City Council approval of the project and its associated applications, resolutions/ordinance with attached conditions and mitigation measures.

The Planning Commission also recommends that the project be approved without the vehicular front entrance gate.

BACKGROUND

The proposed project and its associated applications were reviewed by the Planning Commission at their July 17, 2014 meeting (see Exhibits A & F).

At the meeting the Staff presented the proposed project as well as the applicant. In attendance were a number of neighboring residents and property owners who were allowed to speak for or against the project; their comments can be reviewed in the attached draft minutes (see Exhibit F).

After reviewing the Staff Report dated July 17, 2014 and listening to Staff, the applicant and the public, the Commissioners voted as follows, discussing their issues of concerns or thoughts on each of the particular applications at hand:

General Plan Amendment 14-01:

PC recommended approval 4-1 (Davis, voted no)

Municipal Code Text Amendment 13-06:

PC recommended approval 3-2 (Davis, Schoonover voted no)

Zone Change 14-01:

PC recommended approval 4-1 (Davis, voted no)

Tentative Tract Map 72590 (TTM 13-02):

PC recommended approval 3-2 (Davis, Schoonover, voted no)

**Development Plan Review Board Case No. 13-31 &
Tree Removal No. 14-05:**

PC recommended approval of an *amendment* to remove the front entrance vehicular gate from the project with a 3-2 vote (Rahi, Ensberg voted no).

The Commission then voted to approve the remaining portion of the project as presented with a 3-2 vote (Davis, Schoonover, voted no)

*The Tree Removal request and the DPRB case are usually reviewed and approved under one Resolution for simplicity.

PLANNING COMMISSION COMMENTS

The following are some of the more significant issues that were discussed by the Planning Commission; the full discussion of all issues is detailed in the attached minutes of July 17, 2014.

Vehicular Front Entrance Gate – The Commission discussed the appropriateness of a gated community in the Town Core. The Commission expressed that there are no other gated communities in the Town Core and that the project should assimilate with the surrounding neighborhood. The Commission voted to remove the gate from the project with a 3-2 vote.

Tandem Stalls – The Commission discussed the amount of tandem parking proposed for the project and the amount that is typically allowed. Staff mentioned that as part of the proposed MCTA the parking allowances for tandem have been established at 50% of the enclosed parking stalls. Tandem parking design has become more popular with multi-family developments in recent years. The City approved tandem parking at the Grove Station/Village Walk Development where 20% of the enclosed parking spaces were allowed as tandem. During the review of the MCTA which allowed for tandem parking one of the Commissioners requested an amendment to reduce the allowable tandem parking percentage from 50% to 28%. The motion failed (2-3) and the applicant's original request was approved.

Landlocked Properties to the North – The Commission was concerned that the properties to the north would remain landlocked. The City Attorney mentioned that most of the properties have existing access off Third Street and the ones that do not would have to acquire access through one of the other properties; if they don't currently have access. The project does not change the current status of those properties as they currently do not have access through the subject site.

PUBLIC COMMENTS

There were eight residents at the meeting who spoke in general opposition of the project as a whole or to some aspects of the project. Some of their concerns were the concept of a gated community in the Town Core, increased traffic, on-street parking, density, three-story building height, privacy, and compatibility with the existing neighborhood (see Exhibit G).

Multi-Use Trail to Costco Site – a few residents discussed the possibility of a multi-use trail as an option to be incorporated into the project. Staff did not require a trail nor an easement as there are a number of obstacles and unknowns regarding the future Gold Line that would make the development of the trail difficult. The total distance of the trail would be $\frac{3}{4}$ of a mile long and would have a significant change in topography near the freeway underpass that would require retaining walls at a height of 15-20 feet. As part of the trail development additional land acquisitions and other governmental agency

approvals would be required. Staff felt that due to the cost and difficult process to develop the trail the requirement was too onerous on the applicant.

ANALYSIS

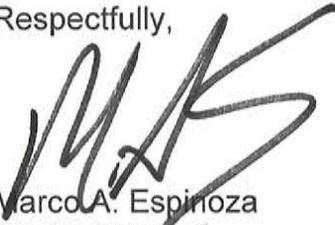
See attached PC Staff Report dated 7-17-14 for full report (Exhibit A).

RECOMMENDATION

Staff, the Development Plan Review Board (DPRB) and the Planning Commission recommend that the City Council approve of the following applications and their associated resolutions/ordinance with attached conditions of approval and mitigation measures, please note that CC Reso. 2014-47 contains Condition No. 14 reflecting the Planning Commission's recommendation to remove the vehicular front entrance gate and not the original proposal by the applicant for a gated community :

1. CC Resolution 2014-44 -1510 for General Plan Amendment 14-01
2. CC Ordinance No.1232 for Municipal Code Text Amendment 13-06
3. CC Resolution 2014-45 for Zone Change 14-01
4. CC Resolution 2014-46 for Tentative Tract Map 72590 (TTM 13-02)
5. CC Resolution 2014-47 for Development Plan Review Board Case No. 13-31&Tree Removal No.14-05:

Respectfully,



Marco A. Espinoza
Senior Planner

- Attachments:
- Appendix A - General Information
 - Aerial Photo of Site
 - Exhibit A - PC Staff Report 7-17-14 with
 - Exhibit B - Reso. PC – 1510, GPA 14-01
 - Exhibit C - Reso. PC – 1511, MCTA 13-06
 - Exhibit D - Reso. PC – 1512, ZC 14-01
 - Exhibit E - Reso. PC – 1513, TTM 72590 (TTM 13-02)
 - Exhibit F - Reso. PC – 1514, DPRB 13-31 & TRP 14-05
 - Exhibit F - PC Draft Minutes 7-17-14
 - Exhibit H - PC Initiation Request Report 2-06-14
 - Exhibit I - PC Initiation Request Minutes 2-06-14
 - Exhibit J - DPRB Staff Report 7-12-14
 - Exhibit K - DPRB Draft Minutes 7-12-14
 - Exhibit L - Color/Material Boards
 - Exhibit M - Phasing Plan
 - Exhibit N - Arborist Report 2-11-14
 - Exhibit O - Specific Plan No. 23 Amendment
 - Exhibit P - Initial Study Part 2
 - Exhibit Q - Traffic Study
 - Exhibit R - Town Core Area Map
 - Exhibit S - Public Comments
 - Exhibit T - Notification Radius Map
 - CC Reso. 2014-44, GPA 14-01
 - CC Ord. No. 1232, MCTA 13-06
 - CC Reso. 2014-45, ZC 14-01
 - CC Reso. 2014-46, TTM 72590 (TTM 13-02)
 - CC Reso. 2014-47, DPRB 13-31 & TRP 14-05

APPENDIX A

GENERAL INFORMATION

Applicant: City Ventures
1900 Quail Street
Newport Beach, CA 92660

Owner: Rocky Morales
RCM San Dimas LLC
15100 Nelson Ave.
City of Industry, CA 91744

Location: 155 N. Eucla Avenue

General Plan: Existing: Industrial and Commercial
Proposed: Residential High (12.1 to 16)

Surrounding
Land Use and Zoning North: Single-Family Residences – Single-Family
Downtown Residential (SF-DR)
South: Rail Road Tracks, Motels, Commercial –
Creative Growth Area 1 (CG-1)
East: Single-Family Residences – Single-Family
Downtown Residential (SF-DR), Contractor Storage
Yard – Specific Plan No. 23, Area I
West: Multi-Family Apartment Complex – Multi-Family
-15

Legal Notice: A legal notice was published in the Inland Valley Daily
Bulletin; posted at City Hall, the Library, Post Office
and Via Verde Shopping Center; and was mailed to
property owners within 900 feet +/- of the project on
August 1, 2014.

Environmental: The Environmental Review Committee reviewed the
project and recommends the Planning Commission
and City Council find that there is not substantial
evidence that the project will have a significant effect
upon the environment and adopt the Mitigated
Negative Declaration and Monitoring Program.

Aerial Photo of Site





Planning Commission Staff Report

DATE: July 17, 2014

TO: Planning Commission

FROM: Marco A. Espinoza, Senior Planner

SUBJECT: **General Plan Amendment 14-01:** A request to amend the General Plan Land Use Designation to Residential High to allow for a density level of 12.1 to 16 units per acre; and

Municipal Code Text Amendment 13-06: A request to amend Specific Plan No. 23 by creating a new "Planning Area 3" that will allow residential development; and

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Tree Removal No.14-05: A request to remove 58 trees from the site. A tree replacement plan will be required and be incorporated into the landscape plan; and

Mitigated Negative Declaration with Mitigation Measures.

For the property at 155 N. Eucla Avenue (APN's: 8386-006-010, 025, 026, 027, 028 and 029)

EXHIBIT A

SUMMARY

City Ventures, a housing development company, submitted the appropriate applications to request the construction of 47 two- and three-story townhomes on approximately 3.65 acres in a gated community located at 155 N. Eucla Avenue. The residential units will range in size from 1,315 sq. ft. to 1,838 sq. ft. Each unit will have a two-car garage (totaling 94 parking spaces) and an additional 48 on-site parking stalls for residents and visitors. There will also be 52,800 sq. ft. of open space including a private community garden, green space and recreational activities, a horseshoe pit and bocce ball court at the west side of the project.

On February 6, 2014, Staff presented a number of the applications to the Planning Commission for initiation of their processing. In determining if the initiation of the applications were warranted, the Commission determined that the proposed residential use was a reasonable request for consideration.

The project site is zoned Specific Plan No. 23 and is within the boundaries of the Town Core.

A Mitigated Negative Declaration is proposed for the project.

Staff and the Development Plan Review Board (DPRB) recommend that the Planning Commission recommend to the City Council approval of the project and its associated applications, resolutions with attached conditions and mitigation measures.

BACKGROUND

Project/Applications

An application has been filed to subdivide the property at 155 N. Eucla Avenue for condominium purposes but will be sold as townhomes. The applicant is proposing nine (9) buildings, each containing four (4) to seven (7) units for a total of 47 units within a gated community.

As part of the development process for this project the applicant has also submitted the following applications to allow for the multi-family development:

Tentative Tract Map 72590 (TTM 13-02);
General Plan Amendment 14-01;

Zone Change 14-0;
Municipal Code Text Amendment 13-06;
Development Plan Review – DPRB 13-31
Tree Removal Permit 14-05; and
A Mitigated Negative Declaration.

As part of the Municipal Code Text Amendment application, the applicant will be amending Specific Plan No. 23 to create a new “Area III” for the project site which will have its own allowable uses, development standards and design guidelines that will allow the proposed residential development.

General Project Information

- Total Site Area: 3.65 Acres
- Total Units Proposed: 47
 - (14) 2-Bedroom
 - (33) 3-Bedroom
- Unit Sizes:
 - 1,315 Square Feet to
 - 1,838 Square Feet
- Density: 12.87 Units to the Acre
- Parking: 143 spaces provided
 - 94 spaces in Garage
 - 22 spaces in Driveways
 - 26 spaces within the site
- ADA units provided:
 - Five (5) Units
- Open Space Provided: 52,899 sq. ft. (32.9% of site) 10' Min. in width
- Misc. Open Space: 19,675 sq. ft. (12.2% of site) Less than 10' in width
- Building Coverage 14,931 sq. ft. (26.0% of site)
- Paved Area Coverage 46,475 sq. ft. (28.9% of site)
- Four phases of development of the site, each dependent on sales of the previous phase (see Exhibit D).
 - 1st Phase – 12 homes
 - 2nd Phase – 14 homes
 - 3rd Phase – 12 homes
 - 4th Phase – 9 homes

Unit Specification

There are four main plan types (Plan 1, 2, 3, and 4) and two different variations of Plan 1 and 3, for a total of six (6) Plan types. The Plan units are as follows:

- Plan 1A: 10 Units – 1,403 sq. ft., 3 bd., 3 bath, 2-car tandem garage, three-story
- Plan 1B: 10 Units – 1,403 sq. ft., 2 bd., 2.5 bath, 2-car tandem garage, three-story
- Plan 2: 5 Units – 1,767 sq. ft., 3 bd., 3.5 bath, 2-car garage, three-story
- Plan 3A: 5 Units – 1,868 sq. ft., 3 bd., 3.5 bath, 2-car garage, three-story
- Plan 3B: 2 Units – 1,865 sq. ft., 3 bd., 3.5 bath, 2-car garage, three-story
- Plan 4: 15 Units – 1,315 sq. ft., 3 bd., 2.5 bath, 2-car garage, two-story

All the units will have individual laundry facilities and an area for storage for their trash and recycling bins. There is also 250 cubic feet of overhead storage in each of the garages

Private patio areas will be provided for 26 units, all other units will have a front porch and/or second story balcony.

Environmental/Subdivision Committee Review

The project was presented to the Environmental/Subdivision Committee on April 17 and on May 20, 2014, for their review and comments. At the meetings the Committee provided their concerns and comments regarding the tentative tract map, the initial study and the proposed mitigation measures.

At the same time Staff also distributed the study and mitigation measures to other outside agencies for their 20-day review period which ended on May 15, 2014. A Notice of Intent to adopt a Mitigated Negative Declaration was also posted with the Los Angeles County Clerk, the City posting boards and published on the City's website.

At the May 20, 2014, Environmental/Subdivision meeting the Committee recommended that the Tentative Tract Map and the Mitigated Negative Declaration continue through the review process.

Development Plan Review Board Review

On June 12, 2014, the Board reviewed the architectural design and site layout of the project. The surrounding property owners and tenants were invited to the meeting (328 notifications were mailed). After reviewing the staff report, listening to Staff and the applicant's presentation in addition to the public's comments the Board voted to recommend approval of DPRB Case No. 13-31 and Tree Removal Permit No. 14-05 to the Planning Commission and the City Council.

ANALYSIS

Site and Surrounding Characteristics

The subject site is located at 155 N. Eucla Avenue which was previously occupied by Henkels and McCoy and currently by Los Angeles Signal Construction Inc. and is used as a contractor's storage yard for their signal light company.

The site is shaped as an irregular triangle with a long pole portion (appendage) that runs along the southern property line. The front of the property (east) faces Eucla Avenue for 326 linear feet. The northern portion of the property (629 feet) runs along the rear of the single-family residences that face Third Street, all of which are one-story in height. The remaining of the north portion of the property (704 feet) runs along the pole portion of the property that is behind the apartment buildings on Amelia Avenue. The south portion of the site runs parallel to the A.T., S.F. and LACMTA Railroad tracks for 1,311 linear feet. The property slopes in a southwest direction.

As mentioned the subject property abuts one-story, single-family residences to the north; most of the units are approximately 150 feet away from the subject site. To the west of the site is a large two-story apartment complex. Just south of the site is one set of railroad tracks and south of that is a Comfort Suites Hotel, an Extended Stay Hotel and Lowe's. To the east of the site is another industrial storage yard (General Pump Co.) and one-and two-story single-family homes (see page SP-3 of the plans).



Site Design Layout

The proposed layout of the site will be as follows:

- One main vehicular gated entrance with pedestrian access at the northeast corner of the site.
- Two, two-story buildings (Nos. 1 & 2) with four units each facing Eucla Avenue. One of the buildings, No. 1, is side-facing with the front door entrances facing the gated entrance.
- There is another four-unit building (No.3) that is a combination of two-and three-story units.
- Along the north property line are the remaining six (6) buildings located perpendicular to the property line. The units closest to the north property line are two-story with the remaining designed in a three-story height. These buildings contain four (4) to seven (7) units each.
- There are 12 units that will have 20-foot deep driveways that will allow for guest and residential parking, in addition to several other open guest parking spaces adjacent to the common green space.
- The common green space is along the south property line and there is additional green space all along the pole section of the site.
- The project has been reviewed by the Los Angeles County Fire Department which has provided their standard conditions that will be reviewed during the plan check process. They do not have any concerns with the site layout design at this time.

DEVELOPMENT PLAN REVIEW (DPRB Case No. 13-31)

The site is within the Town Core which has architecture Guidelines that were adopted by the City Council on December 3, 1993, and have been used when reviewing any remodel, addition and/or new construction in the downtown. The Guidelines were created to help preserve the historic fabric of the downtown but to allow for appropriate development within the confines of the Guidelines. The Guidelines focus more on single-family developments due to the layout of the Town Core rather than larger multi-family development as proposed. However the intent of the preserving the character of the downtown can be easily transposed onto any residential and commercial development. The applicant has worked closely with Staff to develop an architecture that is consistent with the Town Core and the Guidelines; the development has been designed in a Craftsman theme (see pages A-1 to A-29 of the plans).

All the units have primarily the same Craftsman architectural details which are as follows:

1. Cement-fiber siding in an eight (8) inch exposure.
2. Cement-fiber shingle siding in an eight (8) inch exposure.
3. Board and Batten false attic vent application under all gable ends.

4. 12 inch high band between the board and batten pattern and the siding applications.
5. Craftsman style door and window trim
6. Tan vinyl hung windows with sculpted 1-1/16" grids.
7. Craftsman-style lighting fixtures with honey glaze finish for the front door and garage area.
8. Craftsman vertical wood panel balcony railing.
9. False knee braces under most of the gable roofs.
10. False knee brace trellis over the single-car garage doors and some windows.
11. Accented brick column walls on the first and second-story balconies.
12. Oversized eave overhangs 24" and 30".
13. Double wood post supports.
14. Oversized wood post supports with decorative brace pop-outs.
15. Concrete shingle roof tiles.

The applicant originally proposed three-story stucco buildings that did not meet the intent of the Town Core nor did they relate to the surrounding neighborhood. Since then the applicant has met with some of the surrounding residents to hear their concerns about the project design and have had countless meetings with Staff. The applicant has addressed many of the issues of concern and has made a good faith effort to meet the intent of the Town Core Guidelines by applying Craftsman architectural features to the project and reducing the height of the buildings along Eucla Avenue and the north property line. In lowering the height of the buildings along the north property line the applicant also addressed privacy issues by not installing additional windows on the third floors that would face to the north.

The applicant has also worked on undulation of the wall planes to avoid large flat wall planes. All sides of the elevation wall planes have been carefully designed to minimize the monotone appearance and create a visual interest. The alley side of the buildings were also given extra attention. The applicant will be proposing two styles of garage doors in three different colors to add additional visual interest to the alleys.

The project will be fully landscaped and meet the City's Water Efficient Landscaping Ordinance. (see pages L-1 and L-4 of plans) The applicant is proposing to install 293 trees on-site and an additional six (6) on the parkway for a total of 299 new trees. The plans also include a number of vines, accent and middle ground shrubs, and groundcover plants.

There are two main green open spaces that will accommodate outdoor uses. The first space is just west of Building No.3. This area has been designed with a wood trellis patio which accommodates two seating areas and gas BBQ's. Adjacent to the patio area is an open lawn area for group or individual activities.

The other green space is along the appendage portion of the site which is 34 feet wide and 704 feet long. This area will have a concrete walkway, several raised planter boxes to be used by the residents for gardening, a horse-shoe pit, bocce ball court and a number seating areas with benches.

The project has been developed with a two-car garage for each unit for a total of 94 enclosed parking spaces. There are also another 22 parking spaces in 20-foot deep driveways on certain units; these parking spaces will be used by residents of the unit and their guests. The project will also have another 26 open parking spaces along the main drive aisle that will be used by the residents and their guests. The project meets the City's parking standard for multi-family developments with 143 parking spaces required and 143 provided. (*Section 18.156.050.C.5 – Two garage spaces per unit, plus one noncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest spaces for each three units*).

Of the 47 two-car garage spaces 20 of them are tandem (42%) the remaining 27 garages are standard side-by-side. Tandem has been recently been permitted in other multi-family developments on a limited bases, the amount has been allowed based on the amount requested by the developer. In this case the project has a higher number units proposed as tandem. This type of parking standard is becoming more common in multi-family development as it allows additional flexibility in the layout of the development. At the DPRB's request Staff performed a survey of tandem parking of some of the local cities (seven cities). Many of them allow tandem in multi-family developments and mobile home parks. Of the ones who allowed tandem only one had 25% maximum allowed for residential projects. Staff thinks that tandem parking design works well with this project as it is proposed but does would recommend limiting these types of projects to a limited amount as side-by-side parking design is a preferable standard.

As part of the site design for the project the applicant is proposing a pedestrian and vehicular gate to access the site. This will be the first fully gated project in the Town Core. The other multi-family developments do have perimeter fencing or walls but do not restrict vehicular and pedestrian access to the sites. The applicant has designed the site to be part of the existing neighborhood by fronting some of the units onto Eucla Avenue outside of the gate. However the pedestrian and vehicular gate also fronts onto Eucla Avenue. The Board discussed this design aspect but did not require the applicant to modify or delete the gate entrance. The City has approved other gated communities in the City but none in the Town Core. Staff discussed the potential of removing the gate with the applicant; however, they wish to keep this aspect of the project

MUNICIPAL CODE TEXT AMENDMENT

The majority of the site currently is zoned Specific Plan No. 23 which is not changing except for the appendage portion of the site that currently is zoned Multiple Family (MF-15). The proposed MCTA was submitted to create a new area within the Specific Plan No. 23. The new area would be classified as "Area III". The existing two areas in SP 23, Area "I" and "II", allow for low intensity manufacturing and industrial uses but do not allow for residential. The new Area III will allow for a residential use that is more compatible with and sensitive to the adjacent surrounding residential neighborhood than the existing industrial use. The proposed amendment has been developed to incorporate a higher residential density level into the existing Town Core that tends to be developed with single-family homes with minimal negative affect. Currently there are three existing multi-family developments and one currently in plan check in the Town Core (see Exhibit K).

"Area III" has also been developed to address permitted and accessory uses, development standards, circulation, landscaping, open space, parking, street scape design, review requirements and other development related issues (see Exhibit H). As mentioned the amendment takes into consideration the existing adjoining single-family homes in order to minimize effects of the proposed development by only having two-story high units along Eucla Avenue and on the north property line. There will not be any third-story windows allowed on the north elevations that face the existing neighborhood to reduce privacy issues. Parking for residents and their guests has been provided on-site to help reduce parking on the street.

The amendment also discusses the new goals for the Specific Plan to provide homeownership opportunities and reclaim an underutilized site in order to provide a high quality residential community. Service, infrastructure and maintenance were reviewed as part of the appropriateness of the amendment. The report determined that the site can be developed as proposed and be able to provide the need services and infrastructure to the site without overloading issues.

TENTATIVE TRACT MAP

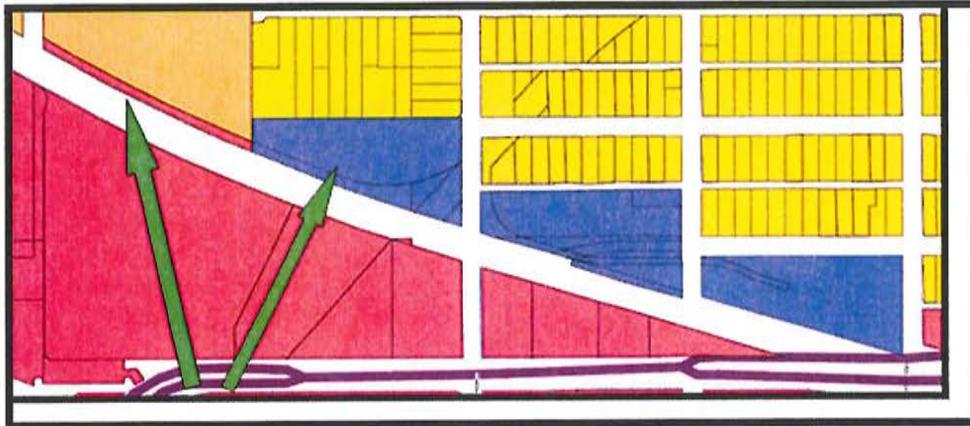
An application was submitted for a tract map for condominium purposes. The map will allow for 47 attached condominiums which will be sold as townhomes. The term townhomes is just a sales term and not a legal description for tract map purposes. The map will accommodate the common area that will be maintained by the Homeowners Association (HOA). As part of this type of development Covenants, Conditions and Restrictions (CC&R's) will be developed and recorded with the map to maintain the appearance of the development. The applicant will be required to submit plans and post all necessary bonds for the varying proposed improvements in addition to paying Quimby fees used for development of existing and new parks prior to Final Approval of the map.

GENERAL MAP

The main portion of the lot has a Land Use Designation of Industrial. The appendage portion of the site is designated as Commercial. As part of the applicant's request and the requirements of the General Plan and Zoning practice the General Plan Land Use designation of a site should correspond to its zoning designation. Due to the Municipal Code Text Amendment of Specific Plan No. 23 to allow residential uses, the General Plan Land use designation for the site needs to be amended to the appropriate residential density. The site will be amended from Industrial and Commercial to "Residential High" which allows 12.1 to 16 units to the acre.

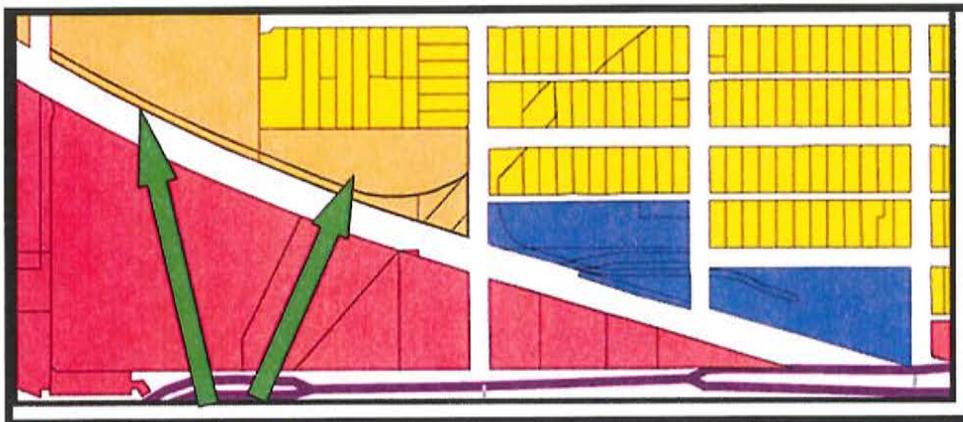
The proposed density level is dictated by the project type and site layout. During the neighborhood meetings the applicant had with the local residents to discuss the project the density level has been a concern. As seen in the map on the next page the project site is in the transition zone between the single-family homes and the retail/commercial uses to the south. In reviewing the project Staff took the community's concerns into consideration (see Exhibit L). Staff understands some of the community's concerns regarding the higher density but thinks that due to the following the site is conducive to the proposed density level:

1. The site abuts the railroad track, retail and commercial uses to the south providing a buffer to the single-family homes to the north.
2. The site abuts another multi-family apartment development to the west.
3. The majority of the properties to the north are deep lots. Most of the lots are approximately 300 feet deep with most of the homes developed within the first 150 feet of the lot nearest to Third Street. This provides for a 150-foot or larger buffer between the homes and the new development.
4. The project fronts onto Eucla Avenue and directly across the street from it is a one and a half story house on the corner that faces Second Street, and behind the house another contractor's storage yard (General Pump Company).is
5. Due to the sites odd configuration it would be difficult to develop the site in the same linear lot size development as the other single-family lots in the Downtown.
6. There other multi-family developments in the Downtown have been developed close to the perimeter of the Town Core which is more appropriate in this area of town since the majority of the center area is developed with single-family homes.
7. Access to the site is easily accessible off the 57 Freeway at Bonita Avenue and Arrow Highway just south and west of the site reducing the amount of potential traffic through the town core created by the project.



Land Area Proposed for Redesignation

- Commercial to Residential High (12.1 – 16) &
- Industrial to Residential High (12.1 – 16)



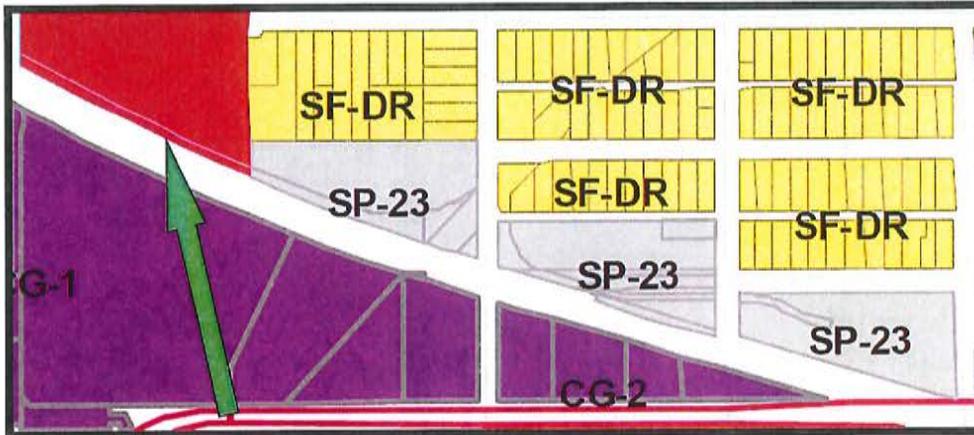
Land Area Redesignated to Residential High (12.1 – 16)

The applicant's report of the General Plan Amendment Chapter 5 reviewed the General Plan's Goals and Policies to ensure consistency and compatibility with the project's proposed land use designation (see pages 5-1 to 5-5 of Exhibit H). The proposed amendment to allow for Residential High use on-site was consistent with the policies and goals of the following Elements of the General Plan: Land Use, Circulation, Housing, Open Space, Conservation and Safety; individual policies and goals are discussed in detail in the above mentioned pages.

ZONE CHANGE

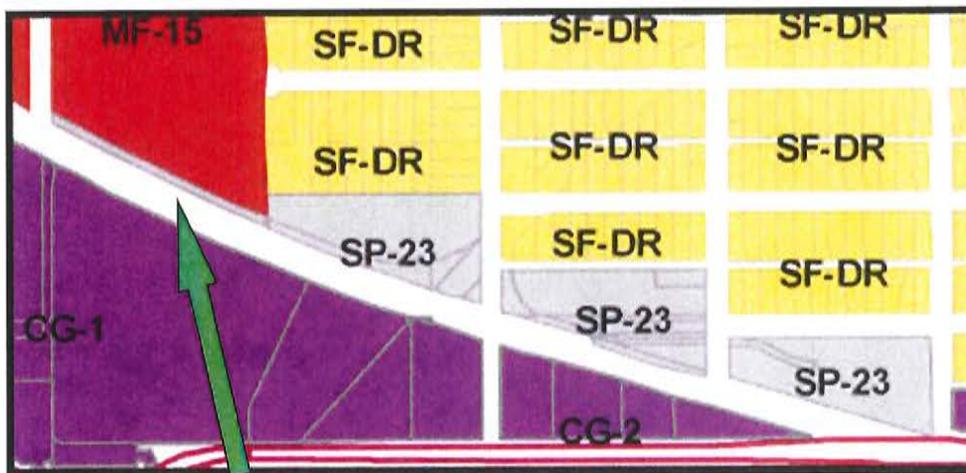
State law requires that the zoning for the property be consistent with the General Plan; therefore, a zone change is necessary. The proposed zone change is to the appendage portion of the property that is about 30 feet wide and approximately 700 feet long. This portion of the project is zoned Multiple Family

(MF-15), the rest of the project is already part of Specific Plan No. 23 (SP. 23). The zone change request would rezone the appendage portion of the lot from MF-15 to SP. 23, Area III. This portion of the site is proposed to be used as open space that will provide leisure recreation activities in addition to a walking path.



Land Area Proposed for Rezoning

- Multiple Family (MF) to Specific Plan No. 23, Area III



Land Area Rezoned to Specific Plan No. 23, Area III

TRAFFIC

A traffic report was prepared analyzing the traffic counts based on the current conditions and with the proposed project. In both analyses it was determined that the traffic mitigation measures were needed at this time. However, during the applicant's community meetings and at the DPRB meeting some residents discussed traffic concerns on Eucla Avenue. Their initial statements were regarding the number of vehicles traveling on Eucla and the possible increase

generated by the project but it was later clarified that the main concern was vehicles exceeding the posted speed limit of 25 miles per hour.

Staff requested the applicant to address the resident's concerns. Their traffic engineer determined that based on the information collected for the study on Thursday, January 16, 2014, the intersection of Eucla Avenue and Second Street was performing at a Level of Service "D" and the proposed project would not increase the level of service to a lower level of E or F (see Exhibit J). The engineer also analyzed the necessity of a four-way-stop based on the California Manual on Uniform Traffic Control Devices (CA MUTCD) standards and determined that the vehicle counts were lower than the 300 vehicle count per hour minimum standard. At this time no additional mitigation measures have been proposed to reduce the vehicles exceeding the speed limit other than standard enforcement by the Sheriff's Department.

TREE REMOVAL

An application has been submitted for the removal of 58 trees. Some of these trees do not meet the definition of "Mature Tree" per the City's Tree Preservation Ordinance but were included in the request to be comprehensive. All the trees with the exception of tree nos. 1-6 appear to be seedlings. There are approximately 20 trees that are questionable if they are on the subject property and/or will have their root system severely affected by the grading for the footing of the new block wall. Many of these trees are on the south property line that abuts the railroad property; two of the trees are on the adjacent apartment complex's property in close proximity to the new wall. Removal of these trees, if required, will require authorization letters from the property owners prior to removal (see Exhibit G).

TRIBAL CONSULTATION

Senate Bill 18 requires cities and counties to consult with California Native Americans prior to adopting or amendment of a general plan or specific plan. The principal objective of SB 18 is to preserve and protect cultural places of California Native Americans. The tribal consultation process is independent of the environmental review process. Staff contacted the California Native American Heritage Commission to extend an invitation to consult on the project. The Native American Heritage Commission failed to identify Native American cultural resources in the area of potential effect. The Gabrielino – Tongva tribe was also contacted for consultation but they did not respond to the City's request.

LEGAL NOTICE

A legal notice was published in the inland Valley Daily Bulletin on June 27, 2014; posted at City Hall, the Library, Post office and Via Verde Shopping Center. Hearing notices were also mailed on June 26, 2014, to 328 property owners and occupants within an expanded radius of 900 feet or more from the project site

(see Exhibit M). Typical notice radius for these types of applications is 300 feet from the subject site.

RECOMMENDATION

Staff and the Development Plan Review Board (DPRB) recommend that the Planning Commission recommend to the City Council approval of the following applications and their associated resolutions with attached conditions of approval and mitigation measures:

1. Resolution PC -1510 for General Plan Amendment 14-01
2. Resolution PC -1511 for Municipal Code Text Amendment 13-06
3. Resolution PC -1512 for Zone Change 14-01
4. Resolution PC -1513 for Tentative Tract Map 72590 (TTM 13-02)
5. Resolution PC -1514 for Development Plan Review Board Case No. 13-31 & Tree Removal No. 14-05:



Marco A. Espinoza
Senior Planner

Attachments:

- Appendix A - General Information
- Aerial Photo of Site
- Exhibit A - PC Initiation Request Report 2-06-14
- Exhibit B - PC Initiation Request Minutes 2-06-14
- Exhibit C - DPRB Staff Report 7-12-14
- Exhibit D - DPRB Draft Minutes 7-12-14
- Exhibit E - Color/Material Boards
- Exhibit F - Phasing Plan
- Exhibit G - Arborist Report 2-11-14
- Exhibit H - Specific Plan No. 23 Amendment
- Exhibit I - Initial Study Part 2
- Exhibit J - Traffic Study
- Exhibit K - Town Core Area Map
- Exhibit L - Public Comments
- Exhibit M - Notification Radius Map
- Resolution PC – 1510, GPA 14-01
- Resolution PC – 1511, MCTA 13-06
- Resolution PC – 1512, ZC 14-01
- Resolution PC – 1513, TTM 72590 (TTM 13-02)
- Resolution PC – 1514, DPRB 13-31 & TRP 14-05

APPENDIX A

GENERAL INFORMATION

Applicant: City Ventures
1900 Quail Street
Newport Beach, CA 92660

Owner: Rocky Morales
RCM San Dimas LLC
15100 Nelson Ave.
City of Industry, CA 91744

Location: 155 N. Eucla Avenue

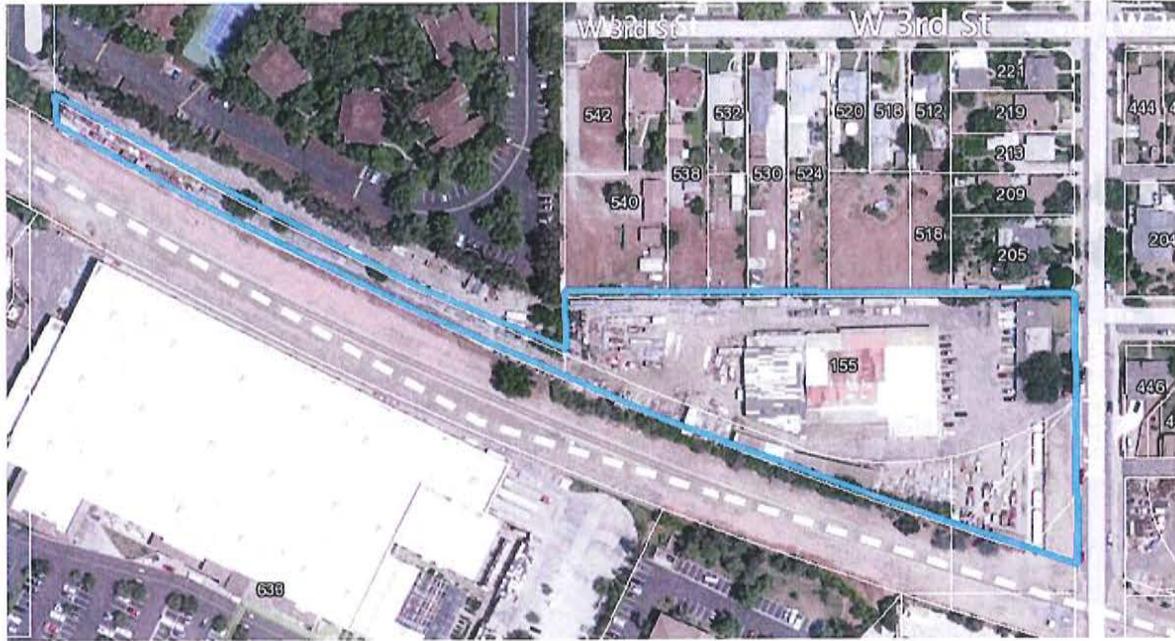
General Plan: Existing: Industrial and Commercial
Proposed: Residential High (12.1 to 16)

Surrounding
Land Use and Zoning North: Single-Family Residences – Single-Family
Downtown Residential (SF-DR)
South: Rail Road Tracks, Motels, Commercial –
Creative Growth Area 1 (CG-1)
East: Single-Family Residences – Single-Family
Downtown Residential (SF-DR), Contractor Storage
Yard – Specific Plan No. 23, Area I
West: Multi-Family Apartment Complex – Multi-Family
-15

Legal Notice: A legal notice was published in the Inland Valley Daily
Bulletin; posted at City Hall, the Library, Post Office
and Via Verde Shopping Center; and was mailed to
property owners within 900 feet +/- of the project on
June 27, 2014.

Environmental: The Environmental Review Committee reviewed the
project and recommends the Planning Commission
and City Council find that there is not substantial
evidence that the project will have a significant effect
upon the environment and adopt the Mitigated
Negative Declaration and Monitoring Program.

Aerial Photo of Site



RESOLUTION PC-1510

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT 14-01, AMENDING THE LAND USE DESIGNATION MAP

WHEREAS, an Amendment to the San Dimas General Plan has been duly initiated by the City of San Dimas; and

WHEREAS, the Amendment is described as revisions to the Land Use Designation Map; and

WHEREAS, the Amendment would affect the area addressed as 155 N. Eucla Avenue (APNs: 8386-006-010, 025, 026, 027, 028 and 029) amending its current land use designation of Commercial and Industrial to Residential High (12.1 – 16 units to the acres); and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on July 17, 2014 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. Staff contacted the California Native American Heritage Commission to extend an invitation to consult on the project. The Native American Heritage Commission failed to identify Native American cultural resources in the area of potential effect. The Gabrielino – Tongva tribe was also contacted for consultation but they did not respond to the City's request; 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. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff helped prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination,

a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration.

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission therefore adopts the Mitigation Monitoring Program for the project.

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based is the Director of Development Services of the City of San Dimas. Those documents are available for public review in the Planning Department of the City of San Dimas located at 245 East Bonita Avenue, San Dimas, California 91773, telephone (909) 394-6250.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, including written and oral staff reports, together with public testimony and subject to the conditions attached as "Exhibit A" and mitigation measures attached as "Exhibit B", the Planning Commission now finds as follows:

- A. The General Plan Amendment to the Land Use Map conforms to many of the existing goals, policies, and objectives of the General Plan. The revised Land Use for the subject properties will bring the General Plan and the zoning into compliance with one another. The amendment will allow for high residential development on a property that can be considered a buffer property between the single-family residences of the Town Core and the commercial-retail uses to the south. A higher residential density level can be typically found on the outlying properties of a town core compared to allowing it in the center of the town which would not be appropriate.

- B. There are changed conditions in the area that support the requested changes to certain policies and objectives of the General Plan. These changes are primarily associated with reduced opportunities to provide moderate income housing stock within the Town Core. There has not been a multi-family development in to Town Core since the early 1980's in part due to the lack of available land. Recently one of the contractor storage yard properties in the Town Core has become available for development in a time when new housing stock has become desirable within an established neighborhood. The amendment to allow a higher density level is in keeping with many of the goals and policies of the General Plan and will not create a negative effect on the surrounding community.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of General Plan Amendment 14-01 as indicated in Exhibits A and subject to the environmental mitigation measures listed in Exhibit B.

PASSED, APPROVED and ADOPTED, the 17th day of July, 2014 by the following vote:

AYES: Bratt, Ensberg, Rahi, Schoonover

NOES: Davis

ABSENT: None

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton
Planning Commission Secretary

EXHIBIT B

EXHIBIT A

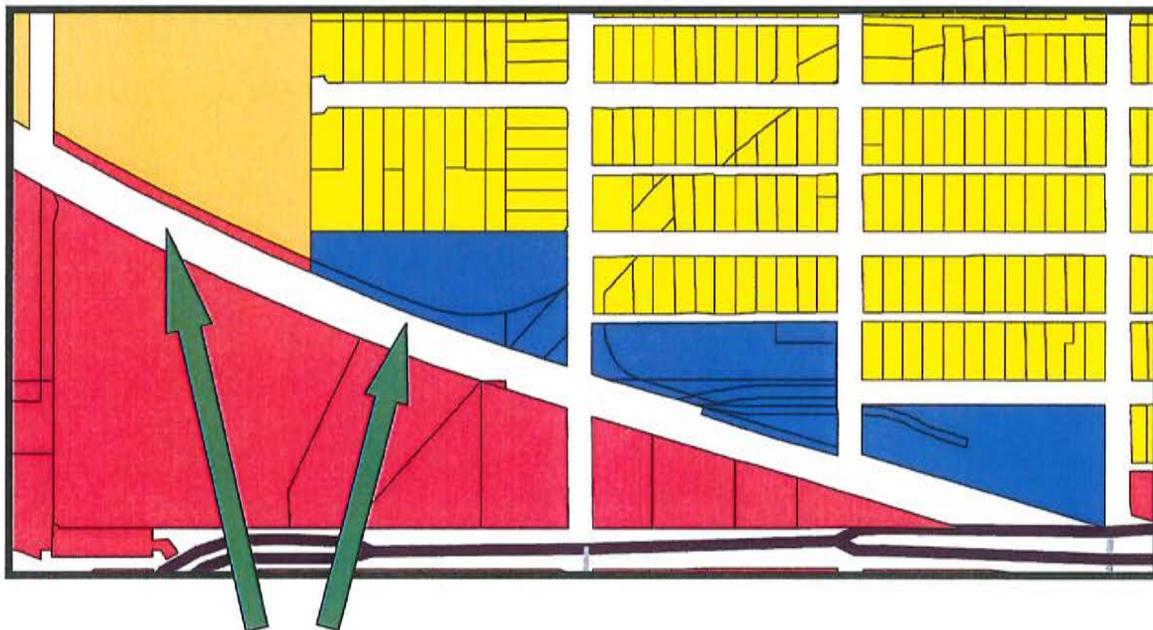
General Plan Amendment 14-01

General Plan Land Use Designation Map

LAND USE MAP

RESIDENTIAL		DENSITY	
	SINGLE FAMILY VERY LOW ESTATE	(0 - 0.2) @ A. 5 AC MIN B. 10 AC MIN C. 15 AC MIN	 COMMERCIAL
	SINGLE FAMILY VERY LOW	(0.2 - 3)	 OFFICE / PROFESSIONAL
	SINGLE FAMILY LOW	(3.1 - 6)	 INDUSTRIAL
	LOW / MEDIUM	(6.1 - 8)	 PUBLIC / SEMI-PUBLIC
	MEDIUM	(8.1 - 12)	 OPEN SPACE
	HIGH	(12.1 - 16)	PARK CP-COMMUNITY RP-REGIONAL NP-NEIGHBORHOOD
	MOBILE HOME		 INDUSTRIAL

Existing Land Use Designation Map – Magnified



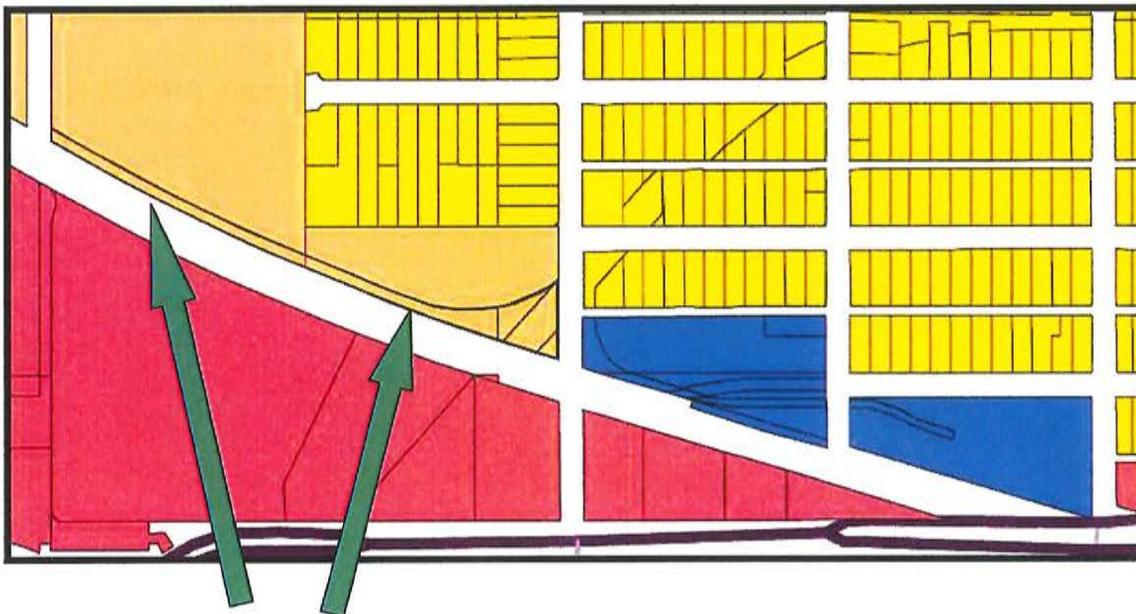
Land Area Proposed for Redesignation

- Commercial to Residential High (12.1 – 16) &
- Industrial to Residential High (12.1 – 16)

LAND USE MAP

RESIDENTIAL		DENSITY	
	SINGLE FAMILY VERY LOW ESTATE	(0 - 0.2) @ A. 5 AC MIN B. 10 AC MIN C. 15 AC MIN	 COMMERCIAL
	SINGLE FAMILY VERY LOW	(0.2 - 3)	 OFFICE / PROFESSIONAL
	SINGLE FAMILY LOW	(3.1 - 6)	 INDUSTRIAL
	LOW / MEDIUM	(6.1 - 8)	 PUBLIC / SEMI-PUBLIC
	MEDIUM	(8.1 - 12)	 OPEN SPACE
	HIGH	(12.1 - 16)	PARK CP-COMMUNITY RP-REGIONAL NP-NEIGHBORHOOD
	MOBILE HOME		 INDUSTRIAL

Proposed Land Use Designation Map – Magnified



Land Area Redesignated to Residential High (12.1 – 16)

EXHIBIT B

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Tentative Tract Map 72590 (TTM 13-02), Specific Plan 23 Amendment, General Plan Amendment (GPA 14-01), Zone Change 14-01, Municipal Code Text Amendment (MCTA 13-06), Development Plan Review Board (DPRB 13-31), Tree Removal Permit 14-05. Applicant: City Ventures Initial Study Prepared by: Phil Martin & Associates, Inc. Date: May 20, 2014

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
A. Air Quality						
1. Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.	BO	C	C	A		4
2. Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.	BO	C	C	A		4
3. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.	BO	B	C	C		2
4. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B/C	B/C	C		2
5. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:	BO	B/C	B/C	A		2/4
<ul style="list-style-type: none"> Re-establish ground cover on the construction site through seeding and watering. Pave or apply gravel to any on-site haul roads. Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time. Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means. 						

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
6. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board (RWQCB)) daily to reduce PM ₁₀ emissions, in accordance with SCAQMD Rule 403.	BO	C	C	A		4
7. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM ₁₀ emissions.	BO	C	C	A		4
8. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.	BO	B/C	C	A		4
9. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.	BO	C	C	A		4

B. Cultural Resources						
1. An archeologist shall be retained to observe grading and construction activities and conduct salvage excavation of any archeological resources deemed necessary by the archeologist. The archeologist shall be present at a pre-grading conference, establish procedures for archeological resource surveillance during grading and construction, and establish, in cooperation with the City, procedures to temporarily halt or redirect all work to allow the sampling, identification and evaluation of all resources as deemed necessary by the archeologist. If additional or unexpected archeological features are discovered, the archeologist shall report such findings to the Community Development Department. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Planning Director.	CP/BO	C	Review of report	A/D		3/4

CP	B	Review of report	A/D	4
<p>2. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities. • Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find. • Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., Los Angeles County Museum of Art (LACMA)). • Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to the Los Angeles County Museum of Art (LACMA). 				
<p>C. Geology and Soils</p>				
BO	C	C	A	4
BO	C	C	A	4
<p>1. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM10 emissions, in accordance with SCAQMD Rule 403 or re-planted with drought resistant landscaping as soon as possible</p>				
<p>2. Frontage public streets shall be swept according to a schedule established by the City to reduce PM10 emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year</p>				

of construction.								
3. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM ₁₀ emissions from the site during such episodes.	BO	C	C	A				4
4. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM ₁₀ emissions.	BO	C	C	A				4
D. Greenhouse Gas Emissions								
1. The project developer shall divert at least 60 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) from the landfill.	BO	C	C	A				4
2. Prior to issuance of the first building permit, all project buildings shall be designed to exceed the California Building Code's (CBC) Title 24 energy standard by 15 percent.	BO	B	B	C				2
3. Prior to the issuance of the first building permit, the project developer shall devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures deemed appropriate by the Planning Director: <ul style="list-style-type: none"> • Create water-efficient landscapes within the development. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. 	BO	B	B	C				2

E. Hazards and Waste Materials				
1. All on-site dirt with a CHHSL lead level greater than 80 mg/kg shall be removed from the site and properly disposed prior to the issuance of a building permit.	BO	B/D	Review of report	4
2. Prior to the issuance of a demolition permit, the project developer shall conduct further investigation of the site, or construct a vapor barrier as recommended in the September 23, 2013 Human Health Risk Assessment to the satisfaction of the City Engineer.	BO	B	Review of report	4

<p>F. Hydrology and Water Quality</p>	<p>BO</p>	<p>B/C</p>	<p>B/C</p>	<p>C/A</p>	<p>2/4</p>
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1. The project development shall implement the following construction activities:

- Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.
- For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.
- During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.
- During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

<p>2. The project development shall implement the following post-construction operational activities:</p> <p>a. All discretionary development and redevelopment projects that fall into one of the following categories (home subdivisions with 10 or more housing units) are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the "Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)", September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.</p>	<p>30</p>	<p>B</p>	<p>B/E</p>	<p>C/A</p>	<p>2</p>
<p>3. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers, pesticides/herbicides. Landscaped areas shall be monitored and maintained by the Homeowners Association (HOA) to ensure adequate coverage and stable growth, and schematic plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.</p>	<p>30</p>	<p>B</p>	<p>B</p>	<p>C</p>	<p>2</p>
<p>4. Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures.</p>	<p>30</p>	<p>B</p>	<p>B</p>	<p>C</p>	<p>2</p>
<p>5. Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with covering coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e. a copy of the Waste Dischargers Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.</p>	<p>30</p>	<p>B</p>	<p>B</p>	<p>C</p>	<p>2</p>

G. Noise	BO	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO	BO	B	B	B/C	B	BO																																																																																																															
1. All rooms shall have a maximum interior noise level of LDN 45.						BO	B		B			BO	B		C			BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B		C		BO	B

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD - Community Development Director or designee	A - With Each New Development	A - On-site Inspection	1 - Withhold Recordation of Final Map
CP - City Planner or designee	B - Prior To Construction	B - Other Agency Permit / Approval	2 - Withhold Grading or Building Permit
CE - City Engineer or designee	C - Throughout Construction	C - Plan Check	3 - Withhold Certificate of Occupancy
BO - Building Official or designee	D - On Completion	D - Separate Submittal (Reports/Studies/ Plans)	4 - Stop Work Order
PO - Police Captain or designee	E - Operating		5 - Retain Deposit or Bonds
FC - Fire Chief or designee			6 - Revoke CUP
			7 - Citation

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RESOLUTION PC-1511

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF MUNICIPAL CODE TEXT AMENDMENT 13-06 AMENDING CHAPTER 18.538 SPECIFIC PLAN NO. 23 OF THE MUNICIPAL CODE TO CREATE A NEW "PLANNING AREA III" THAT WILL ALLOW RESIDENTIAL DEVELOPMENT

WHEREAS, an Amendment to the San Dimas Municipal Code has been duly initiated by the City of San Dimas;

WHEREAS, the Amendment is to modify Chapter 18.538 Specific Plan No. 23 creating a new "Planning Area III" that will allow residential development; and

WHEREAS, the Amendment would affect only one "block" as defined in Specific Plan No. 23 and addressed as 155 N. Eucla Avenue (APN's: 8386-006-010, 025, 026, 027, 028 and 029); and

WHEREAS, notice was duly given of the public hearing on the matter and the public hearing held on Thursday, July 17, 2014 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. Staff contacted the California Native American Heritage Commission to extend an invitation to consult on the project. The Native American Heritage Commission failed to identify Native American cultural resources in the area of potential effect. The Gabrielino – Tongva tribe was also contacted for consultation but they did not respond to the City's request; 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. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff helped prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration

was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration.

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission therefore adopts the Mitigation Monitoring Program for the project.

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based is the Director of Development Services of the City of San Dimas. Those documents are available for public review in the Planning Department of the City of San Dimas located at 245 East Bonita Avenue, San Dimas, California 91773, telephone (909) 394-6250.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, including written and oral staff reports, together with public testimony and subject to the conditions attached as "Exhibit A" and mitigation measures attached as "Exhibit B", the Planning Commission now finds as follows:

- A. The proposed Municipal Code Text Amendment will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed amendment will not be detrimental to adjoining properties or the area in general. The amendment, which will only affect Specific Plan No. 23, Area III, will allow for a well-planned multi-family development that will provide new housing stock to the downtown. The amendment will allow for residential use to occupy a site that is currently a contractor storage yard with several corrugated metal buildings that are in need of maintenance. The allowable residential use can and will be market rate product that will help maintain or exceed surrounding property values as new housing stock has become desirable within existing established communities.

- B. The proposed Municipal Code Text Amendment will further the public health, safety and general welfare.

The proposed amendment will include development standards that will help maintain the residential use in good standing. The development will have to be developed with enclosed and open parking for its residents and visitors. In addition the site will also need to provide for usable open spaces for leisure recreation uses that help promote a healthy lifestyle. The site currently allows for light industrial uses which may incorporate the use of chemicals and hazardous materials; the amendment will no longer allow these types of uses therein reducing future health risks of those kinds. The amendment will allow residential uses that are already found in the Town Core. The site will also serve as a buffer from the train noise for the single-family residences to the north.

- C. The proposed Municipal Code Text Amendment is consistent with the General Plan and is in compliance with all applicable provisions of the Zoning Code and other ordinances and regulations of the City.

The proposed amendment will be in general conformance with the General Plan which allows for Residential High (12.1 – 16 units to the acres), the Specific Plan No. 23, Area III, and the Town Core Design Guidelines. The residential use would need to comply with all the above mentioned documents which would regulate a housing project to be developed in a manner that would be compatible with the surrounding neighborhood and comply with the architectural requirements of the Town Core Design Guidelines.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Municipal Code Text Amendment 13-06 as set forth in attached Exhibit A and subject to the environmental mitigation measures listed in Exhibit B.

PASSED, APPROVED and ADOPTED, the 17th day of July, 2014 by the following vote:

AYES: Bratt, Ensberg, Rahi

NOES: Davis, Schoonover

ABSENT: None

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton, Planning Secretary

EXHIBIT A

Municipal Code Text Amendment 13-06

*New text changes are in Blue and Underlined

*Deleted text is in ~~Red and Strikethrough~~

Chapter 18.538

SPECIFIC PLAN NO. 23*

Sections:

Article I. General

- 18.538.010 Purpose and intent.
- 18.538.020 Authority.
- 18.538.030 Location.
- 18.538.040 General provisions.
- 18.538.050 Definitions.

Article II. Development Plan

- 18.538.060 Neighborhood setting.
- 18.538.070 Site specific conditions.
- 18.538.080 Existing improvements.
- 18.538.090 Circulation.
- 18.538.100 Planning areas—Purpose and intent.

Article III. Development Standards

- 18.538.110 Planning area I—Business park district.
- 18.538.120 Planning Area II—Village plaza.
- 18.538.125 Planning area III—Residential.
- 18.538.130 Provisions for existing improvements.

Article IV. General Development Standards

- 18.538.140 Streetscape design standards.
- 18.538.150 General provisions.

Article V. Plan Review and Disposition

- 18.538.160 Review requirements.
- 18.538.170 Minor modifications.
- 18.538.180 Appeal provisions.

* Editor's Note: Exhibits and appendices relating to Specific Plan No. 23 are located at the end of this chapter.

Article I. General

18.538.010 Purpose and intent.

A. The size, shape and location of Specific Plan No. 23 presents a unique development opportunity within the city. The site encompasses three blocks north of a railroad right-of-way and south of an established residential neighborhood referred to as the San Dimas ~~Town Core-towncore~~. The easterly project boundary is adjacent to the San Dimas downtown area which is known as "Frontier Village." The easterly boundary also has visibility to Bonita Avenue.

B. Specific Plan No. 23 provides the best mechanism for comprehensive, high quality, and sensitive development for the project area. The purpose of Specific Plan No. 23 includes the following:

1. To ensure that the development of the project area is compatible to adjacent uses;
2. To minimize the negative adverse impact of traffic generated by any development by directing traffic away from the residential neighborhood;
3. To incorporate creative and sensitive planning, architecture, landscape architecture, and engineering to develop a project that will enhance the existing adjacent uses and promote the existing and future appearance of San Dimas; ~~and~~
4. To provide provisions for the continued use and maintenance of existing improvements as the project areas recycle into development consistent with the provisions of the design standards within this specific plan; ~~and~~
5. To provide home ownership opportunities responsive to the needs of the community;
6. To reclaim the currently underutilized site and transform it into a vibrant living environment;
7. To provide a desirable, high-quality residential community where people will want to purchase a new home within the City of San Dimas;
8. To stimulate revitalization efforts in nearby underutilized properties. (Ord. 938 § 1 (I (A)), 1990) (Ord. XXXX § 1, 2014)

18.538.020 Authority.

The adoption of Specific Plan No. 23 by the city is authorized by and pursuant to sections 65450 through 65457 of the California Government Code. (Ord. 938 § 1 (I (B)), 1990)

18.538.030 Location.

Specific Plan No. 23 encompasses land area which totals approximately ~~9.32~~ ~~8.84~~ acres. The project area is assembled into three land areas roughly resembling city blocks. Each "block" is adjacent to the railroad right-of-way which runs in a diagonal manner when compared to a traditional north, south, east, west grid street system. Each "block" has street frontage, however, visibility from Bonita Avenue is limited. The project boundaries are indicated on the attached Exhibit A. (Ord. 938 § 1 (I (C)), 1990) (Ord. XXXX § 1, 2014)

18.538.040 General provisions.

The project areas of Specific Plan No. 23 ~~is-are~~ designated as industrial and residential high by the city general plan. All development, uses and activity shall be subject to, but not limited to, the following general provisions:

A. Unless otherwise specified, all development, uses and activity within Specific Plan No. 23 shall comply with this code. Terms used in this chapter shall have the same meaning as defined elsewhere in this code unless otherwise provided;

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

C. The review and approval of development within the specific plan area shall be subject to Section 65450 et seq. of the state Government Code;

D. All construction within the boundaries of the specific plan area shall comply with all provisions of the California Uniform Building Codes and the various mechanical, electrical and plumbing codes as applicable and adopted by the city.

E. Minor modifications to Specific Plan No. 23 which do not alter the intent of this specific plan pursuant to the provisions of Section 18.538.170 of this chapter;

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

G. Other similar uses which the Planning Commission finds compatible and similar to the permitted uses described in this section to a determination of use ~~Any land use designation, permitted use, or conditionally permitted use not specifically provided by Specific Plan No. 23 shall not be permitted without a determination of use by the development plan review board~~ pursuant to provisions of Chapter 18.12 of this Title. (Ord. 938 § 1 (I (D)), 1990) (Ord. XXXX § 1, 2014)

18.538.050 Definitions.

Unless the context otherwise requires, or unless different definitions are set forth in individual titles, chapters, or sections of this title, the words or phrases defined in this specific plan shall have the meaning and construction ascribed to them in this section. When not inconsistent with the context, words in the singular shall include the plural and words in the plural shall include the singular. The word "shall" is mandatory and the word "may" is permissive. Words and phrases not defined in this chapter shall be defined in the following sources by the following order; (1) other chapters of this code; (2) definitions contained in the city adopted chapters of the California Uniform Building Code; (3) definitions contained in legislation of the state; and (4) Webster's Dictionary.

1. "Abut" means contiguous to. For example, two adjoining lots with a common property line are considered to be abutting.

2. "Accessory structure" means a structure located on the same lot or parcel as the primary structure. Said structure would serve an incidental or accessory use secondary to the principal use of the land.

3. "Accessory use" means a use which is incidental or secondary to the primary use of the lot or parcel. Such use is devoted exclusively to the primary land use.

4. "Adjacent" means the same as abutting; however, public rights-of-way and major utility easements shall not be considered as separating "adjacent" uses.

5. "Architectural feature" means a part, portion, projection, or treatment that contributes to the visual beauty, elegance, historical consistency, or design integrity of a building or structure, and is not necessary for the structural integrity of the building or structure or to make said

structure or building habitable. Said architectural feature does not include signs or other forms of use identification.

6. "Automobile parking" means parking of operational and street legal motor vehicles on a temporary basis within an improved off-street parking area.

7. "Berm" means a man-made mound(s) of earth incorporated into a landscape design used for the purpose of visual screening, decorative features, and landscape design enhancement.

8. "Buffer area" means an area of land used to visibly and physically separate one use from another. Such a buffer area would typically be devoid of structures and landscaped in a manner to shield noise, glare and other nuisances from neighboring uses.

9. "Building" means any structure built or maintained for the support, enclosure and protection of persons, equipment, animals, chattels or property of any kind. The word "building" as used in this title includes the word "structure."

10. Building, Accessory. "Accessory building" means the same as "accessory structure."

11. "Building coverage" means the gross area of a lot or parcel of land occupied by all of the ground floor, or building footprint, of a building or structure which is under roof.

12. "Building height" means the maximum vertical distance as measured from the interior floor level to the top of the uppermost part of the structure through any vertical section.

~~13. Building, Main. "Main building" means a building within which the principal primary use of the lot or parcel is conducted, as provided by this specific plan.~~

~~14~~¹³. Building, Non-conforming. "Non-conforming building" means a building or portion thereof, lawfully existing pursuant to the ordinance in effect at the time of construction or subsequent alteration, but which does not comply with any development criteria adopted at a later date.

~~15~~¹⁴. "Business" means the purchase, sale or other transaction or place thereof involving the handling, disposition or transaction of any article, substance, product, service or commodity for livelihood or profit. Such activity includes an addition, operation, or provision of any service or service establishment, office building, outdoor advertising sign and/or structure, recreational and/or amusement enterprise conducted for livelihood or profit.

~~16~~¹⁵. "Business frontage" means the lineal footage of any side of a business building facing an adjacent street or the unit's designated automobile parking area and upon which a sign may be located as provided by this specific plan.

~~17~~¹⁶. "City" means the city of San Dimas.

~~18~~¹⁷. "Commercial use" means a business, normally involving office, retail, sales, or service uses.

18. "Common area" means land in a development held in common and/or single ownership and not reserved for the exclusive use of benefit of an individual tenant or owner.

19. Council, City. "City council" means the city council of the city.

20. "Courtyard" means an open, unoccupied space, other than a required yard, on the same lot or parcel with a building or buildings. Such courtyard is typically bounded on two or more sides by such building(s).

21. "Density" shall be determined by dividing the total number of homes by the gross area of the parcel.

~~22~~²¹. "Design review" means the process of city review and approval of development proposals as required by Chapter 18.12 of this title.

[2223](#). "Display frontage" means the lineal footage of the front of an area used for display and sale of merchandise located outdoors. Such display area typically faces a street or automobile parking area.

[2324](#). "Drive-in" means an establishment which provides parking facilities and service to those facilities in order that patrons may utilize on-site goods and/or services without leaving their vehicles. Said drive-in service may be in conjunction with, or exclusive of, any other form of service, including drive-through or conventional seating.

[2425](#). "Driveway" means an unobstructed paved area which provides access to vehicle parking, loading, or maneuvering area.

[2526](#). "Enclosed building" or "enclosed structure" means a building or structure with a permanent roof and enclosed on all sides by solid exterior walls. Such solid exterior walls may feature windows, loading doors, and customary entrance and exit doors.

[2627](#). "Enclosed space" means an area enclosed on all sides by a solid physical barrier such as a fence or wall.

[2728](#). "Existing improvements" means any improvements which exist at the time of the adoption of this specific plan. Such existing improvements must have been legally constructed in compliance with all building and zoning codes in effect at the time the improvements were constructed.

[2829](#). "Exterior boundary" means the perimeter of any lot or parcel of land or assembly of lots or parcels to be developed in an integrated, comprehensive manner.

[2930](#). "Fence" means any device forming a physical barrier between two areas. Such barrier may be constructed of [slump block, tubular steel, wrought iron, some vinyl](#), chain-link, louver, wood stake, masonry, lumber, or other similar material in accordance with adopted city standards.

[3031](#). Floor Area, Gross. "Gross floor area" means the total floor area of a building under roof measured in square feet. Such measurement would include each horizontal plane which constitutes a floor as measured to the outside of the exterior walls of all floors.

[3432](#). "Frontage" means, with regards to a lot, that side of a lot abutting on a street, typically the front lot line. With regards to a building, see "business frontage."

[33](#). [Garage, Private](#). "Private garage" means a portion of a building, used primarily for automobile parking. Garages shall not be for habitation.

[34](#). "Height" means the vertical distance from the grade to the highest point of the coping of a flat roof or to the average height of the highest gable of a pitch or hip roof.

[35](#). Homeowner Association or "HOA" means a community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping or facilities.

[3236](#). "Industry" means the manufacture, fabrication, processing or reduction of any article, substance or commodity or any other treatment thereof in such a manner as to change the form, character or appearance thereof. In addition, it shall include trucking facilities, warehousing, storage facilities, business facilities serving primarily industry, and similar enterprises.

[3337](#). "Institutional use" means a non-profit or quasi-public use or institution, such as a church, library, public or private school, utility, hospital, or municipally owned or operated building, structure or land used for public purpose.

[3438](#). "Landscaping" means the planting and maintenance of a combination of trees, shrubs, vines, ground cover, flowers and lawn. In addition, such landscaping may include design features such as rock and stone, garden-type fencing and decorative structures. Such

design features may also include water elements, art works, decorative walks, benches, and decorative paving.

3539. "Loading area" means the portion of a site developed to accommodate loading spaces including the related aisles, access drives and buffers.

3640. "Loading space" means an off-street space or berth on the same lot and contiguous with the building it is intended to serve for temporary parking of commercial transport vehicles while loading and unloading merchandise, materials, supplies, manufactured products and similar items.

41. "Lot" means any numbered or lettered parcel shown on a recorded tract map.

3742. "Main building" or "main structure," also referred to as principal and primary building or structure. Such building and structure would contain and enclose the activity which is the main use of the lot or parcel of land upon which the building is situated.

3843. "Main use" means any use of a building, structure, or land which is the primary feature of the activity conducted on the lot or parcel of land.

3944. "Mixed use" means any multiple use of a building, structure, or land which promotes varying forms of activity at various times of the day. Such combinations of uses would include, but not be limited to, retail commercial, light industrial, office, and cultural and gathering uses.

4045. "Mound" means a raised embankment of earth intended as a landscaping feature to visually obscure an area or provide design enhancement. Also see "berm."

4146. "Multi-phase development" means a development project which is constructed in increments. Each increment would be capable of existing independent of the others, but the completed project would be a comprehensive design.

4247. "Off-street parking space" means a temporary storage area for a motor vehicle that is not located on a dedicated street right-of-way. Such right-of-way may be public or private.

48. Open Space, Common. "Common open space" means any parcel or area of land set aside, dedicated, designated or reserved for use and enjoyment of all owners and occupants of a development. Usable common open space shall constitute area(s) readily accessible, practical and generally acceptable for active and/or passive recreation uses.

49. Open Space, Private. "Private open space" means a fenced or otherwise screened area designated for a specific tenant or resident intended for landscape or recreation purposes.

4350. "Parking area" or "parking lot" means a portion of a site devoted to the temporary parking of motor vehicles, including actual parking spaces, aisles, access drives, and related landscaping.

51. "Permitted Use" means any use allowed within the planning area regulations and subject to the restrictions applicable to that planning area.

52. Pet, Household. "Household pet" as described and regulated in Chapter 18.20 Residential Zone Generally.

53. "Planning Commission" means the planning commission of the city.

4454. "Public utility installation" means building(s) or other structure(s) and equipment owned and operated by a public or private utility company subject to regulation by the state Public Utilities Commission.

4555. "Quasi-public" means a use which involves as its primary purpose, the administration of a required government program or a government regulatory program.

[4656](#). "Retail" means the selling of goods, wares or merchandise directly to the ultimate consumer or persons without a resale license.

[4757](#). "Service station" means a motor fuel dispensing establishment offering for sale various grades of motor fuel, oil, engine lubricants, and automobile related accessories, such an establishment may also repair services including but not limited to painting, body work, restoration, auto wrecking, engine repair and motor vehicle maintenance.

[4858](#). "Service" means an act, or any result of useful labor, which does not in itself produce a tangible commodity.

[4959](#). "Setback" means the area between the building line and the nearest property line.

[5060](#). "Sign" means any device, or part thereof, capable of visual communication or attraction including any announcement, declaration, demonstration, display, illustration, insignia or symbol used to advertise or promote the interest of any person, partnership, association, corporation, institution, organization, product, service, event, location or other business entity by any means, including words, letters, figures, designs, symbols, fixtures, colors, illumination or projected images. "Sign" shall not include any official notice, declaration, warning, or information sign or structures issued by any federal, state, county or municipal authority.

[5461](#). "Storage area" means an area used or intended for the storage of materials, refuse, or vehicles and equipment not in service.

[62](#). "Story" means that portion of the building between the upper surface of any floor and the upper surface of the floor next above except that if there is no floor above, then the space between such floor and the ceiling or roof above.

[5263](#). "Street furniture" means man-made, above ground items that are usually found in a street right-of-way such as benches, bus stops/enclosures, newspaper racks, hydrants, traffic lights, signs, utility poles and the like.

[5364](#). "Temporary structure" means a structure which is permitted within a land use district without a permanent foundation or footing and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

[5465](#). "Temporary use" means a use permitted within a designated land use district and established for a fixed period of time with the intent of terminating such use upon the expiration of the time period.

[66](#). "Tract" means a parcel site, piece of land, or property which is subject to a residential development action involving five lots or more.

[5567](#). "Unique natural feature" means that part of the natural environment which adds character to a location which is not readily found in other locations, and if altered or damaged cannot be replaced.

[5668](#). "Use" means, the purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be occupied or maintained. A use may be passive, such as parking and/or storage.

[5769](#). "Yard" means an open space that lies between the principal building and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided in the specific plan. Unless otherwise specified, a yard is fully landscaped.

[5870](#). Yard, Required. "Required yard" means a yard, as defined in this section, that occupies the area of a required setback. (Ord. 938 § 1 (I (E)), 1990) (Ord. XXXX § 1, 2014)

Article II. Development Plan

18.538.060 Neighborhood setting.

Specific Plan No. 23, is uniquely located. The project area is predominantly adjacent to the established Town Core~~towncore~~ residential neighborhood. This neighborhood has a rich historical significance to the city in that the first homes built in the city were/are located in this area. To the east, the project area joins the downtown Frontier Village of San Dimas. This area is of considerable historical and cultural significance to city residents. The project area abuts the railroad right-of-way along the southerly project boundary. Beyond the railroad is the commercial area of Bonita Avenue. Development proposed within the project area should reflect the unique neighborhood setting surrounding the specific plan. (Ord. 938 § 1 (II (A)), 1990)

18.538.070 Site specific conditions.

A. The site has several inherent development challenges. The most significant is the unusual parcel size and property configuration. The proximity of the residential neighborhood, the diagonal approach of the railroad, and limited street frontage are also significant design challenges. The project area is divided into three separate blocks. Thus, development alternatives are reduced because of the divided project area.

B. The proximity of the residential neighborhood is an influential factor on the ultimate site and architectural design of a development proposal. It is important to the city that the Town Core~~towncore~~ neighborhood retain its integrity. Therefore, a site design which is sensitive to the adjoining residential property is extremely important. Also, architecture which reflects a residential character is desirable. The final design consideration is the relationship the project area has with the downtown Frontier Village. The easterly most "block" has a direct visual and boundary relationship with the downtown area. This "block" also has visibility to Bonita Avenue. This creates additional opportunities as well as further design challenges. (Ord. 938 § 1 (II (B)), 1990)

18.538.080 Existing improvements.

Each of the "blocks" contain existing improvements and land uses. It is recognized that the existing activities within the boundaries of Specific Plan No. 23 are important to the city. The existing improvements which do not conform to the development standards provided within Specific Plan No. 23 shall be allowed to remain and be maintained as long as the existing improvements are not physically expanded beyond their present size, scope or intensity. (Ord. 938 § 1 (II (C)), 1990)

18.538.090 Circulation.

A. Two of the three "blocks" have street frontage on three sides. The third "block" has street frontage on only one side. The third "block" is the most westerly within the project area. All three "blocks" have the railroad right-of-way bordering their southerly project boundary. Project circulation design is very important. Traffic generation shall be monitored, planned and observed. Potential development should be sensitive to the surrounding neighborhood. Non-residential circulation~~Circulation~~ access points should be as far away from the residential neighborhood as possible and located where deemed safe by the City Engineer and the Public Works Department. Also, the number of access points should be limited to one, or two at the most, for each "block."

B. The access points should be designed to accommodate all forms of project generated traffic. Therefore, the entry design is important from both a functional and aesthetic perspective. To ensure that access points are limited, on-site circulation should be efficiently designed. The long-term parking (for employees) for non-residential uses should be placed in a manner not to conflict with the higher turnover parking demands, such as visitor parking and loading areas. Residential parking should be convenient for residents. (Ord. 938 § 1 (II (D)), 1990) (Ord. XXXX § 1, 2014)

18.538.100 Planning areas—Purpose and intent.

A. The incorporation of the planning area concept into this specific plan creates the opportunity for flexible project design and land uses relative to the unique project characteristics of the specific plan. The creation of planning areas acknowledges that portions of the project area have varying design and use opportunities because of visibility, street frontage, adjoining land uses and location. In this respect, development within the project area would be sensitive to adjoining land uses while maximizing the appropriate development potential within the specific plan.

B. The configuration of the project area creates ~~threetwo~~ logical planning areas (see Exhibit A) within the three “blocks.” The middle “block” or planning area I ~~westerly has two “blocks” have both a the most~~ direct relationship with the residential neighborhood and is closer. ~~These two “blocks” also have almost no direct visibility~~ to Bonita Avenue. Also, the railroad creates a physical separation between Bonita Avenue land uses and the project area. Therefore, planning area I is appropriate for specialized uses not dependent upon drive-by, impulse patronage ~~are the most appropriate uses for this planning area.~~

C. ~~Planning~~ The second planning area II consists of the “block” closest to the downtown Frontier Village. In addition to its proximity to downtown, the direct visibility and the physical relationship with the downtown are two important considerations. The railroad does not separate planning area II ~~this “block”~~ from Bonita Avenue in the same manner as the other two “blocks.” Although many of the residential relationship concerns are the same as the first planning area, the location of this planning area creates an opportunity for unique design application and land uses.

D. The westerly “block” or planning area III has the most direct relationship with the residential neighborhood. This “block” has no direct visibility to Bonita Avenue. Also, the railroad creates a physical separation between Bonita Avenue land uses and the project area. Therefore, planning area III is the most appropriate for residential use. (Ord. 938 § 1 (II (E)), 1990) (Ord. XXXX § 1, 2014)

Article III. Development Standards

18.538.110 Planning area I—Business park district.

The business park district is uniquely suited for specialized light industrial and business uses. The business park district is intended to allow for the careful combination of high quality light industrial, warehousing, passive commercial, office and business uses. The development of the business park district may be a single, high quality user, or as a high quality, amenity oriented, architecturally sophisticated business park.

A. Permitted Uses. The business park district permits certain limited light industrial, general business, office and passive commercial uses as set forth below. Each use shall be evaluated

in terms of its operational characteristics and development plan in respect to the potential relationship with the adjoining residential neighborhood.

Buildings, structures, and land shall be used, and buildings and structures shall be altered or enlarged only for those uses specified herein. In addition, those uses the development plan review board may deem as similar but not more obnoxious or detrimental to the public health, safety and general welfare as those listed below may be permitted pursuant to the provisions of Chapter 18.12 of this title. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit.

1. Those uses permitted in the I-P Zone.
2. Upholstery shop.
3. Packaging business.
4. Electrical or neon sign manufacturing and maintenance.
5. Ice and cold storage plants.
6. Machinery and shops: Cabinet or carpentry shops, machine shops, sheet metal shops, tinsmiths, welding shops.
7. Garment manufacturing, including silk screen.
8. Manufacturing, compounding, processing, packaging, or treatment of products such as: bakery goods, candy, cosmetics, dairy products, pharmaceutical drugs, food products (excluding sauerkraut, vinegar, yeast, and rendering of fats and oils), perfumes and toiletries.
9. Manufacturing, compounding, assembly or merchandise from the following previously prepared materials: Bone, canvas, cellophane, cloth, cork, feathers, felt, fiber, fur, glass, hair, horns, leather, metals, paper, plasters, precious and semi-precious stones and metals, shells, textiles, tobacco, wood, yarns, rubber and metal stamps, shoes, stone monuments works.
10. Processing: Laboratories, blueprinting or photocopying, laundries, carpet rug cleaning plants, dry cleaning and dyeing plants.
11. Fabrication: Fabrication of products made from finished rubber and plastics.
12. Wholesaling and warehousing: Wholesaling and warehousing facilities, storage and distribution agencies, janitorial supplies, service/building maintenance, TV repair and service, athletic supply.
13. Office and related uses: Business and administrative offices, bookkeeping service, catalog store, data processing; employment agency, finance office, import-export offices and wholesale warehouse, mail-order; office machines sales and service, stock and commodity brokerage, telephone answering and exchange.
14. Other uses incidental and directly related to the service and operation of a permitted use: On-site employee recreational facilities, on-site medical clinics, industrial and business training facilities, conference and meeting rooms.
15. Other similar uses which the development plan review board finds compatible and similar to the permitted uses described herein, subject to a determination of use pursuant to Chapter 18.12 of this title.

B. Uses Subject to a Conditional Use Permit. Any use listed in subsection A of this section which because of operational characteristics specific to that particular business is found by the director of ~~development services~~community development to have the potential to impact negatively adjoining properties, businesses or residences, and is therefore, appropriate to receive additional review and consideration. Said impacts may be related to, but not necessarily limited to impacts of traffic, hours of operation, assemblages of people, noise, or site location.

The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200 of this title:

1. Manufacturing plants which manufacture or process chemicals.
2. Outdoor storage incidental to and directly related to those uses permitted in subsection A.
3. Ceramic products using only previously pulverized clay and fired in kilns using only electricity or gas.
4. Bottling plants.
5. Contractor equipment storage yards provided such storage is incidental and directly related to an office or administrative facility as permitted in subsection A.
6. Machinery and shops, paint shops, punch presses.
7. Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: paints not employing a boiling process, plastics and synthetics, petroleum and petroleum products.

8. Processing: Creameries.

C. Development Standards. The following standards shall apply to all improvements, structures and uses within planning area I:

1. Building setbacks.

a. Property Lines Adjacent to Streets. Minimum of thirty feet for structures of building height of up to twenty-six feet. For structures greater than twenty-six feet, the minimum setback shall be forty feet. A minimum of fifty percent of the area created by the building setback shall be maintained as landscaping exclusive of parking, driveways and access aisles pursuant to subsection (C)(4)(b).

b. Interior Property Lines. Interior property lines which abut residential property shall maintain a minimum fifteen foot setback. Where an interior property line abuts a non-residential use, no setback is required. However, each project shall be required to submit illustrative line-of-site drawings to demonstrate that the project is designed sufficiently to accommodate the type of uses permitted in accordance with the development standards in this section. The development plan review board may require greater setbacks as deemed appropriate pursuant to Chapter 18.12 of this title.

2. Maximum Building Coverage. None Required. Permitted maximum coverage shall be a secondary consideration subordinate to compliance with all other design regulations contained in this specific plan.

3. Maximum Building Height. The maximum building height shall be thirty-five feet. Buildings shall be designed in such a manner so that no vertical plane greater than twenty-six feet shall compromise more than fifty percent of any elevation visible to a street or residential property.

4. Landscaping. The following areas shall be fully landscaped and irrigated, maintained in good appearance and kept in a weed and disease free manner:

a. Adjacent to Streets. A minimum twenty foot deep landscape area is required adjacent to all property lines abutting a street. Said twenty foot deep landscape area shall not be required at points of drive-way access, however decorative paving a minimum of twenty feet deep shall be applied in lieu of the landscape area.

b. Within required building setbacks adjacent to streets. A minimum of fifty percent of the area created from the setback required in subsection (C)(1)(a) shall be maintained as landscaping exclusive of drive aisles, parking and driveways.

- c. Buffer landscape a minimum of fifteen feet deep shall be provided where an area abuts residential property.
- d. All landscaping required in this Section shall be contained within planters of raised concrete curbing six inches in height.
 - e. All interior side and rear setbacks shall be fully landscaped, except where paved for parking or enclosed as a storage yard.
5. Signage. The provisions of Chapter 18.152 apply, except as provided below.
 - a. Center identification or single user freestanding signs permitted pursuant to Chapter 18.152 shall be a maximum of four feet in height, as measured from the sign base to the top of sign.
 - b. Wall mounted and facade signs permitted pursuant to Chapter 18.152 shall be constructed of individual mounted letters and symbols.
 - c. Signs which are illuminated shall not produce glare or unnecessary light as to create a nuisance for the nearby residential neighborhood. This shall be accomplished by using low wattage illumination and muted colors. Exposed neon lighting is prohibited.
 - d. A sign program is required for all multitenant complexes pursuant to Chapter 18.152.
6. Off-Street Parking and Loading. The provisions of Chapter 18.156 shall apply.
7. Architecture. Building and structural architecture shall be compatible with the surrounding [Town Core](#) residential area and shall be approved by the development plan review board pursuant to Chapter 18.12 of this title. Architecture shall be high quality using textures, materials, colors and architectural treatments and fixtures to accomplish the following goals:
 - a. Compatibility with the surrounding residential neighborhood: This neighborhood is primarily single-family residences constructed with wood siding. Architectural features which employ, reflect and [are](#) sensitive to the predominately woodsided residences shall be incorporated into any architectural design.
 - b. Roof features which reflect the full roofs of residential structures. All architectural designs shall incorporate roof features which either functions as or appear as a full roof. Full roof features may be employed to conceal roof mounted equipment pursuant to Section IV (B)(2) of this specific plan.
 - c. Innovative architectural features and design treatments: Features and treatments such as staggered planes, decorative piers and decorative treatment of exposed concrete shall be incorporated into any architectural design. Such design features are intended to create light and shadow pockets, reduce mass and create an interesting entrance to the residential neighborhood.
 - d. Sensitive Use of Colors. Colors which complement the surrounding residences and enhances architectural features shall be used. (Ord. 938 § 1 (III (A)), 1990) ([Ord. XXXX § 1, 2014](#))

18.538.120 Planning Area II—Village plaza.

The village plaza is uniquely suited for specialized commercial, industrial, administrative, and cultural uses. The village plaza location at the westerly edge of the downtown Frontier Village, with visibility to Bonita Avenue, creates an opportunity for an innovative and unique mixed use development. The location of the village plaza offers the opportunity to create a development which invites, generates and enhances pedestrian use of the village plaza, Frontier Village and the adjoining Bonita Avenue commercial uses. The village plaza has historical significance in

that it is the location of a fruit packing house; a use which influenced the character of the city. The village plaza is intended to allow for the careful combination of high quality specialty retail, commercial, office, business industrial and cultural uses.

A. Permitted Uses. The village plaza permits certain retail, commercial, general business, office, light industrial and cultural uses as set forth below. Each use shall be evaluated in terms of its operational characteristics and specific plan location, and in respect to the potential relationship with the adjoining residential neighborhood.

Buildings, structures, and land shall be used, and buildings and structures shall hereafter be erected, structurally altered or enlarged only for those uses specified in this chapter. In addition, those uses the development plan review board may deem as similar but not more obnoxious or detrimental to the public health, safety and general welfare as those listed below, may be permitted pursuant to the provisions of Chapter 18.12 of this title. All uses shall be conducted within a totally enclosed building, except as permitted by a conditional use permit.

1. Those uses permitted in planning area I.
2. Office and Related Uses. Business and administrative offices, bookkeeping service, catalog store, data processing, employment agency; finance office, import-export office and wholesale warehouse, mail-order, office machines sales and service, stock and commodity brokerage, telephone answering and exchange.
3. Processing. Laboratories, blueprinting or photocopying, laundries, carpet and rug cleaning plants, dry cleaning and dyeing plants.
4. Eating places, including take-out service businesses, but not including drive-through or drive-in facilities.
5. Convenience goods and service businesses, including food markets, pharmacies, barber or beauty shops, cleaners and laundries, small appliances repair businesses and similar uses.
6. Specialty commercial uses, such as antique shops, jewelry stores, music stores, bicycle repair and sales, and similar uses.
7. Art galleries, meeting facilities, and similar civic and cultural uses.
8. Semi-mobile or quasi-permanent specialty retail and food vendor uses such as flower sales, jewelry sales, clothing and apparel sales and food and beverage sales pursuant to the provisions of this specific plan.
9. Transit stations which provide transportation facilities for rail, bus and automobile services. Such facilities may include multiple uses as provided in Section 18.538.120 (A) and (B).
10. Other similar uses which the development plan review board finds compatible and similar to the permitted uses described in this section, subject to a determination of use pursuant to Chapter 18.12 of this title.
11. Accessory massage permitted with the following primary businesses: barbershop, beauty salon and similar uses.

B. Uses Subject to a Conditional Use Permit. Any use listed in subsection A, which because of operational characteristics specific to that particular business is found by the director of ~~development services~~~~community development~~ to have the potential to impact negatively on adjoining properties and would be appropriate to receive additional consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise or site location. The following uses may be permitted subject to a conditional use permit pursuant to Chapter 18.200:

1. On-sale alcoholic beverages, provided such use is incidental and secondary to another permitted use in this section.

2. Off-sale alcoholic beverages.

3. Outdoor sale, storage and display of merchandise and/or provisions of services, other than those permitted pursuant to subsection (A)(8), provided that such uses are in conjunction with, and are related to, a permitted use within a structure on the same premises.

C. Development Standards. Planning area II, is intended to have a strong relationship with the adjoining Frontier Village in both architectural design and land uses. The following standards shall apply to all improvements, structures and uses within planning area II:

1. Building Setbacks. The following design standards shall apply:

- a. Property Lines Adjacent to Streets—General. Minimum of thirty feet for structures of building height of up to twenty-six feet. For structures greater than twenty-six feet, the minimum setback shall be forty feet. A minimum of fifty percent of the area created by the building setback shall be maintained as landscaping exclusive of parking, driveways and access aisles pursuant to subsection (C)(4)(b).

- b. Property Lines Adjacent to Streets—Cataract Avenue. An average minimum setback of thirty feet, with no setback less than twenty feet for all structures regardless of height. A minimum of eighty percent of the area created by the building setback shall be maintained as landscaping or hardscape, exclusive of parking, driveways and drive aisles pursuant to subsection (C)(4)(b).

- c. Interior Property Lines. No setback required. However, each project shall be required to submit line-of-sight drawings to demonstrate that the project is designed sufficiently to accommodate the types of uses permitted in accordance with the development standards in this section. The development plan review board may require greater setbacks as deemed appropriate pursuant to Chapter 18.12 of this title.

2. Maximum Building Coverage. None required. Permitted maximum coverage shall be a secondary consideration subordinate to compliance with all other design regulations contained in this specific plan.

3. Maximum Building Height. The maximum building height shall be thirty-five feet. Building height in excess of thirty-five feet shall be permitted with the approval of a conditional use permit pursuant to Chapter 18.200 of this title and the following provisions:

- a. Architectural Consideration. Architectural features which are historically related to the original fruit packing house use and the adjoining Frontier Village.

- b. Design Amenities. Design amenities such as flags and decorative pennants which are fully integrated into a design concept may be considered in the portion of planning area II, indicated by an asterisk on Exhibit D.

- c. Every elevation shall have design elements which are so arranged that there is no continuous vertical plane greater than twenty-six feet in height which comprises more than thirty percent of any elevation.

- d. Each elevation shall receive full architectural design treatment.

4. Landscaping. The following landscaping provisions shall apply. All landscaped areas shall be maintained in good appearance and kept in a weed and disease free manner.

- a. Adjacent to Cataract Street. The area created from the building setback as required in subsection (C)(1)(b), shall receive hardscape and landscape treatment in such a manner as to encourage the pedestrian use of this area. Such treatments may include, decorative paving and patterns, landscaped planters, tree wells, and water features.

b. Adjacent to First Street. A minimum twenty foot deep landscape area is required adjacent to First Street. Said twenty foot deep landscape area shall not be required at points of drive-way access, however decorative paving a minimum of twenty feet deep shall be applied in lieu of the landscape area.

c. All landscaping required in this section shall be contained within planters of raised concrete curbing six inches in height.

d. All interior side and rear setbacks shall be fully landscaped, except where paved for parking or enclosed as a storage yard.

5. Signage. The provisions of Chapter 18.152 shall apply, except as provided below.

a. Center identification free-standing signs permitted pursuant to Chapter 18.152. Such signs shall be a maximum of five feet in height, as measured from the sign base to the top of sign.

b. Wall mounted and facade signs permitted pursuant to Chapter 18.152 shall be constructed of routed or sandblasted wood. Such signs may be displayed as a "blade" or "flush" mounted sign.

c. A sign program is required for all multitenant complexes pursuant to Chapter 18.152.

6. Off-Street Parking and Loading. The provisions of Chapter 18.156 shall apply.

7. Architecture. Building and structural architecture shall be compatible with the adjoining downtown Frontier Village and incorporate the fruit packing house design and shall be approved by the development plan review board pursuant to Chapter 18.12 of this title. Architecture shall be high quality using textures, materials, colors and architectural treatments and features to accomplish the following goals:

a. Compatibility with Adjoining Frontier Village. The downtown area is the focal point of San Dimas reflecting the western heritage of the community. The fruit packing house has historical significance in that the fruit packing industry played an influential role in the development of early San Dimas. The architectural uniqueness of the fruit packing house should be reflected in the site development.

b. Roof features should reflect the western parapet design theme and be sensitive to the full roof treatments of the nearby residential area. All architectural designs shall incorporate roof features which either function as, or appear as, a full roof. Full roof features may be employed to conceal roof mounted equipment pursuant to Section 18.538.150 (B).

c. Innovative Architectural Features and Design Treatments. Features and design treatments shall reflect the wood sided, Early California style of architecture. Such features may include rough sawn wood sidings, posted roof overhangs, and wood railings.

d. Sensitive Use of Colors. Colors which are natural or earth toned and reflect the Early California image shall be used. Accent colors to provide interest and liveliness may be used. (Ord. 1185 § 25, 2008; Ord. 938 § 1 (III (B)), 1990) ([Ord. XXXX § 1, 2014](#))

18.538.125 Planning Area III - Residential

Planning Area III provides for the development and long-term maintenance of a gated community of attached single-family homes for a distinctive high-quality residential community. The project shall not exceed 13 units per gross acre. Based upon the 3.65 gross acres on the site, the maximum allowable dwelling units is forty-seven.

A. Permitted Uses. Primary uses permitted in Planning Area III include:

1. Attached single-family residential dwellings.

2. Private common open space facilities.

3. Private parking areas for residents and their guests.
- B. Accessory Uses. Accessory uses permitted in planning area III include:
 1. Household pets as described and regulated in Chapter 18.20 Residential Zones Generally.
 2. Public utility facilities as approved by the director of community development and public works;
 3. Home occupations per Section 18.184;
 4. Other uses similar to those stated in this section which the director of development services finds consistent with the spirit and intent of this specific plan.
- C. Accessory structures. The following structures are permitted when they are accessory to the primary permitted uses:
 1. Fences and walls;
 2. Community recreation facilities such as shade structures;
 3. Other accessory structures of a similar nature which the director of development services finds consistent with the spirit and intent of this specific plan.
- D. Temporary uses. The following temporary uses are permitted within Planning Area III:
 1. Model homes, real estate offices and parking compounds associated with the sale of residential homes;
 2. Temporary storage compounds for contractor's trailers and construction equipment during construction only;
 3. Real estate and model complex signs relating to the sale, lease or other disposition of the real property located in this Specific Plan and which are temporary in nature subject to the regulations of Chapter 18.152.100 provided the total area of the sign shall not exceed one hundred square feet;
 4. Such other uses as are permitted pursuant to Chapter 18.196.
- E. Common Open Space. The common open space area may contain a variety of amenities to provide for the interests of all residents and may include, but not be limited to; shade structure(s), barbecues, benches, picnic areas, play areas, community gardens, and horse-shoe and Bocce Ball areas.
 1. The total open space area on site is approximately 1.2 acres.
 2. A homeowner's owners association will be created to maintain and manage the common areas (i.e. recreation area, entry, and private drives, etc.).
- F. Development Standards. The following standards shall apply to all improvements, structures and uses within Planning Area III.
 1. Required building separations:
 - a. Twenty feet from property boundary along Eucla Avenue;
 - b. Ten feet from property boundaries; walls and fencing may encroach up to one foot into the required setback along the southern property boundary for a maximum distance of five feet.
 - c. Eighteen feet between buildings front to front;
 - d. Thirty-four feet between buildings from rear to rear;
 - e. Five feet for accessory structures from both buildings and property boundaries.
 2. Minimum dwelling unit square footage. Each residential unit shall have a minimum of one thousand three hundred square feet of living area, not including patios, porches or automobile parking areas.

3. Height. No building or structure erected in Area III that is within 30 feet of a single-family residential zone or a public street shall have a height greater than two stories. If a building or structure includes multiple units, only those units within the 30 foot limitation herein must comply with the said height limitation. A building or structure may extend up to 40 feet or three stories when it is not within 30 feet of a single-family residential zone or a public street.

G. Circulation. Vehicular access designs shall be in accordance with the city.

1. The typical private drive aisle shall be twenty-six to twenty-eight feet depending on building heights.

2. Modifications to the standards in this section shall be as approved by the city engineer.

3. Driveways and drives shall be designed to provide the maximum of safety and convenience for vehicular, emergency and pedestrian uses and in a manner which will not interfere with drainage or public use of the sidewalks and/or drive areas.

4. All drives shall be provided with a level of street lighting designed to protect the health, safety and welfare of those living within the development. Street lights shall be mounted on city standard electroliers. Street lighting engineering data shall be approved by the director of development services.

H. Required Parking: A minimum of two off-street parking spaces within a fully enclosed garage shall be provided for each dwelling unit, plus one uncovered space for each additional bedroom beyond two bedrooms per unit, plus one guest space for each three units.

I. Parking Design

1. Fully enclosed garage spaces shall have the following minimum size requirements: side by side 20 feet by 20 feet; tandem 11 feet 6 inches by 40 feet. Both size requirements shall be free and clear of any obstructions.

2. Tandem parking shall only be allowed in an enclosed garage and shall not exceed 50% of the enclosed garage parking requirements.

3. All multiple-family units shall provide for a storage area of not less than two hundred fifty cubic feet within the garage area or other approved location.

4. Other Parking Requirements. Unless listed specifically in this section, parking requirements are as provided for in Chapter 18.156 of this title.

J. Architecture. All building elevations shall reflect a Craftsman architecture style that is representative of the Town Core Residential Design Guidelines.

1. Two-story residential units shall be located immediately adjacent to the north property line and adjacent to Eucla Avenue.

2. Front and rear elevations shall modulate and not have a "flat" side.

3. Building materials and details shall be appropriate to the Craftsman style using modern materials.

4. Buildings shall exceed 2013 California Energy Code Title 24 by fifteen percent.

K. Landscape. Landscaping shall comply with Chapter 18.14 Water-Efficient Landscapes. Appropriate landscaping shall be provided throughout the common areas. Except for required walks, drives, paths, and common area facilities, all of the common areas shall be landscaped.

L. Signs. Prior to installation of any sign, sign plans shall be submitted to the director of development services for review and approval. The sign plans shall show signs drawn to scale, dimensioned and easily readable, containing, but not limited to, the following: general location and bulk of major community identification or directional signs and location of major community components such as drives, common open space, entry statements and development areas.

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

N. Developments approvals. Development in Planning area III is subject to several discretionary approvals, including, but not limited to:

1. Tentative tract map approval;
2. Development review board approval;
3. Tree removal approval;
4. The actual development may in fact vary from the exhibits and illustratives in order to accommodate conditions of approval and environmental mitigation measures imposed pursuant to the discretionary approvals as well as to accommodate development concept changes proposed by the applicant at the time. However, when in the determination of the director of development services, modifications result in substantial departures from the exhibits and illustratives, then the changes shall require an amendment to this specific plan prior to any further approvals.

18.538.130 Provisions for existing improvements.

Existing improvements built in conformance to all building and zoning codes in effect at the time of construction may be maintained as currently existing, pursuant to the following provisions:

A. Such existing improvements and site conditions may be maintained, repainted, repaired, and landscaping upgraded, without the requirements to conform with Sections 18.538.110 and 18.538.120 of Article III of this chapter.

B. Review and approval of such repairs, repainting and similar actions is required pursuant to Article V of this chapter.

C. All proposed additions, enlargements and improvements shall conform to the development standards as applicable in Sections 18.538.110 and 18.538.120 Article III of this chapter. (Ord. 938 § 1 (III (C)), 1990)

Article IV. General Development Standards

18.538.140 Streetscape design standards.

This section of identifies three streetscape concepts to be applied along designated street frontages within the specific plan project boundaries. Each concept is intended to address a specific design concern.

A. Acacia Street and Eucla Avenue. These streets are the entrances into the towncore residential area as well as the entrance into the business park district. The landscaping concept along these street frontages should appear residential. Such landscaping techniques would include use of lawn for groundcover and ornamental trees. The entrances into the business park should be treated with low level monument style signage and subdued groundcover.

B. First Street. This street runs adjacent to planning areas I and II along the north property line. On the north side of this street are residences. Therefore the landscape treatment along this street frontage should be high quality with an emphasis on a residential appearance. Such treatment would include lawn for groundcover and ornamental trees. Also planting areas for flowering groundcover would be appropriate.

C. Cataract Avenue. This street adjoins both the western edge of the downtown Frontier Village and the easterly edge of planning area II, village plaza. This portion of the specific plan is intended to encourage the pedestrian use of this area and create a physical link with the downtown area. Appropriate landscape treatments would include raised planters containing ornamental trees and flowering plants. The plaza area should contain a creative hardscape design identified by the thoughtfully located planter areas.

D. General Landscape Design Standards. The following general guidelines are intended to promote a consistent and careful treatment of street tree plantings and landscaping programs.

1. Unless a formal design is recommended during the design review process, street tree planting should generally consist of random patterns. Interesting tree massings with random spacings are encouraged to provide an undulating and varied streetscape, with view "windows" created at selected points. In some cases, often depending on adjacent architectural styles, a more formal "on-center" spacing of a single tree species may be more appropriate. Whether a formal or informal design concept is used, the selected design concept should be reflected along the entire length or substantial continuous segment of the street.

2. Street trees along Acacia Street, Eucla Avenue, and First Street should be planted in mounded areas of turf, groundcover, or low shrubs. Mounded areas of turf should not exceed a 3:1 slope condition.

3. Landscaping should be intensified to emphasize entries, transitions and destinations. Entry monuments should be enhanced with tree, shrub and groundcover plantings.

4. All community-wide and common area landscape plantings shall be adequately irrigated and maintained. Automatic irrigation systems should be utilized to insure the continued growth of plant materials.

5. Landscaping should be used to accentuate view windows into commercial office and residential neighborhoods. Trees and shrubs can be planted to frame or screen views selectively.

6. Vegetation of varying heights, textures, and colors should be used in conjunction with walls and fences to define discreet boundaries.

7. Walls and fences should be designed as an integral element of the streetscape design concept, enhancing and complementing the landscaped setback areas.

8. Primary landscape elements should be "mature" specimen, long-lived trees, with perennial shrubs and/or groundcover included where appropriate. Annual flower beds can serve as attractive accent elements, particularly at entry monument locations.

9. Landscape elements should complement architectural design elements. Expansive horizontal and vertical surfaces, comprised of singular materials should be modulated or, interrupted by foliage masses.

10. Within individual projects, trees should be used to define and enclose exterior spaces intended for different activities.

11. Landscaping and architectural features should be used to screen from view certain visually undesirable elements such as parking, storage, loading, refuse containers, utilities and irrigation controls. (Ord. 938 § 1 (IV (A)), 1990)

18.538.150 General provisions.

The following standards shall apply to all developments/improvements within Specific Plan No. 23.

A. Utilities. All utilities within the project boundaries to serve the uses and buildings therein shall be installed underground except that electrical transformers for residential uses may be located above ground.

B. Mechanical Equipment. Roof mounted mechanical equipment including, but not limited to, air conditioning, heating, and ventilating and exhaust ducts, shall be screened from view from any surrounding property, street or highway. Said screening shall be designed in such manner as to appear to be an integral component of the overall building architecture. This can be accomplished by full roof treatments, equipment wells, and architectural design features. Line-of-sight drawings shall be required as a component of all design review submittals to verify equipment screening. Wall or ground mounted equipment shall be enclosed in a manner which incorporates the same materials used in the building. Residential air conditioning condensers may be located in the private patio of a dwelling unit behind a low fence.

C. Trash Storage. Enclosed trash storage area(s) built to the city's standard specifications shall be provided in appropriate locations pursuant to city standards. Residential users can store trash containers within their individual garages.

D. Walls. Walls shall be permitted and/or required pursuant to the following provisions. All walls for planning areas I and II shall be constructed of decorative concrete tilt-up or masonry. For planning area III, walls and fences shall conform to Exhibit B.

1. Required Walls. Walls shall be required to screen truck and storage areas where allowed by this specific plan. Interior walls may be required by the development plan review board as a component of the design review process. All screening walls shall be architecturally compatible with the buildings within the project and shall incorporate vertical landscaping such as vines, trees and shrubbery. The vertical landscaping elements shall be located on the public right-of-way side to provide visual relief from the horizontal expanse. The height of the screening walls shall be governed by the view shed from the surrounding areas which shall take into consideration the height of equipment and/or trucks to be stored behind said walls.

2. Permitted Walls. Walls shall be permitted on or within all property lines not abutting streets and on or to the rear of all required yard setback lines abutting streets. The height of such walls shall be set by the director of ~~development services~~ community development after giving reasonable due consideration to alternative screening techniques and devices. Walls not over forty-two inches in height may be permitted within the required setback areas.

3. Corner Cutback Areas. The cutback line shall be in a horizontal plane, making an angle of forty-five degrees with the side, front, or rear property line. It shall pass through a point not less than ten feet from the intersection of the front, side, or rear property line; or ten feet from the edges of a driveway where it intersects the street or alley, as the case may be.

a. Streets and Alleys. There shall be a corner cutback area at all intersecting or intercepting streets and/or alleys.

b. Driveways. There shall be a corner cutback area on each side of any private driveway intersecting a street or alley. (Ord. 938 § 1 (IV (B)), 1990) (Ord. XXXX § 1, 2014)

Article V. Plan Review and Disposition

18.538.160 Review requirements.

A development plan review shall be required. No person shall construct any building or structure, or relocate, rebuild, alter, enlarge, or modify any existing building or structure, until a development plan has been reviewed and approved in accordance to the provisions of Chapter 18.12

of this title, or until a minor modification has been approved by the director of [development services](#)~~community development~~ in accordance with the provisions of Section 18.538.170. Prior to the submittal of a formal application to the development plan review board, the applicant may request that the board review and approve a conceptual design plan for the project. An application for conceptual design review shall be accompanied by the following materials:

- A. A scaled site plan.
- B. Conceptual architectural floor plans and building elevations.
- C. A preliminary grading plan.
- D. A conceptual landscape plan.
- E. Breakdown of land uses, i.e., parking (compact vs. standard), floor area(s), building coverage(s), landscape coverages, etc.
- F. Written description of all proposed uses.

Prior to any submittal to the development plan review board, applicants shall submit the above items to city staff for informal review and comments regarding city development standards and policies. Such meetings will serve to reduce expenditures of time and money through the development process. (Ord. 938 § 1 (V (A)), 1990) ([Ord. XXXX § 1, 2014](#))

18.538.170 Minor modifications.

Minor modifications to the provisions of this specific plan are intended to provide for the reasonable deviation of review and/or development requirements pursuant to the provisions of this section.

A. The director of [development services](#)~~community development~~ without public hearing, may grant a variance allowing a minor modification from the requirements of this specific plan limited to the following:

1. Reduction of open areas by permitting portions of a building to extend into and occupy not more than ten percent of the area of a required yard.
2. Waive the development review requirement for minor alterations to existing structures which conform to the following:
 - a. Repainting of an existing structure the same or similar color hue which currently exists on the site.
 - b. Minor alterations in location of landscape features or plant materials from an approved landscape plan.
 - c. Minor alterations to approved plans which would not create a noticeable difference in the building design. Such minor alterations would not include the elimination of approved building materials.

B. In granting a minor modification, the director of [development services](#)~~community development~~ shall make the findings in accordance with Section 18.204.020 of this title.

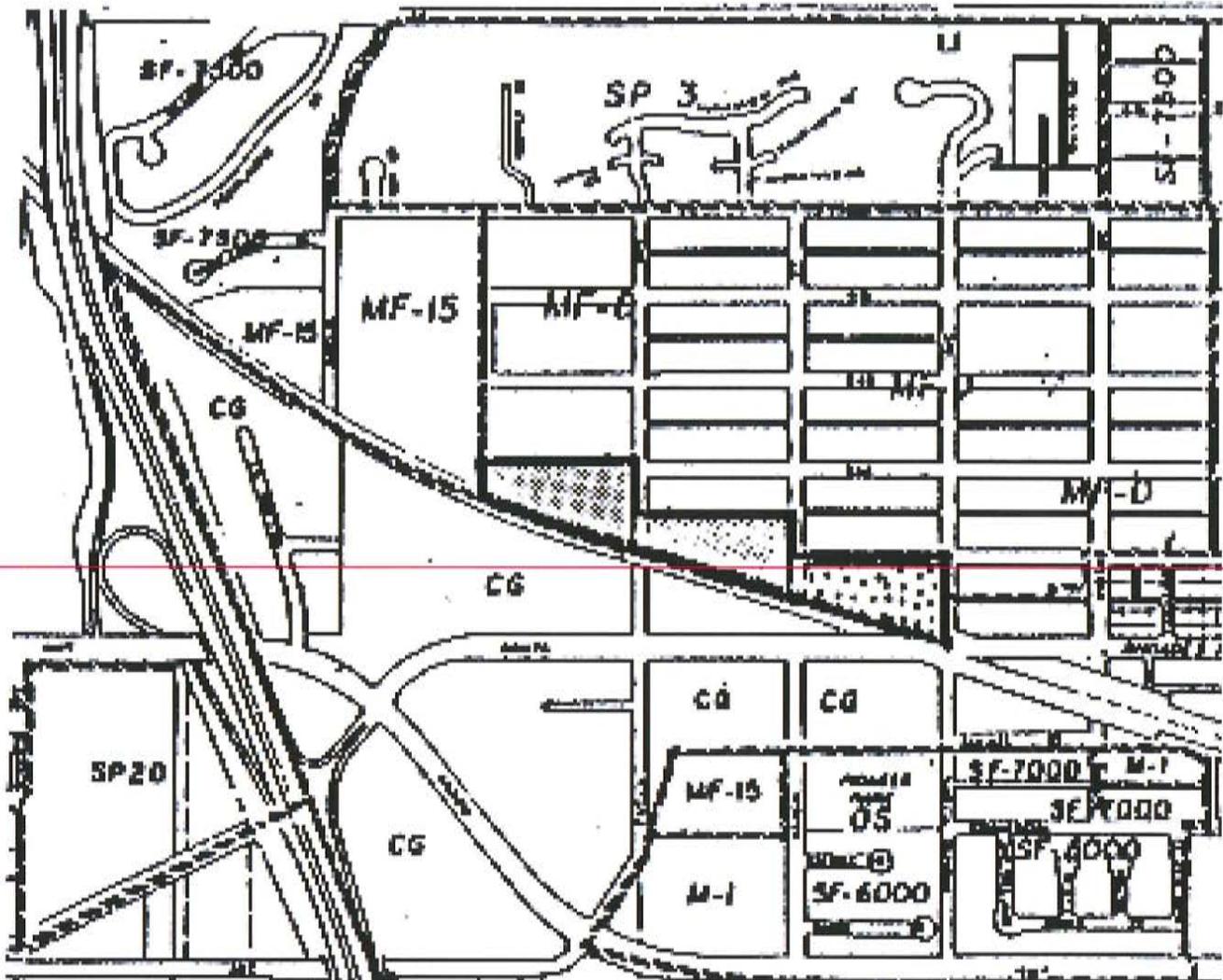
C. The determination of the director of [development services](#)~~community development~~ may be appealed to the planning commission pursuant to the provisions of this chapter. (Ord. 938 § 1 (V (B)), 1990) ([Ord. XXXX § 1, 2014](#))

18.538.180 Appeal provisions.

The determinations of the director of [development services](#)~~community development~~, development plan review board and/or the planning commission as applicable, may be appealed to the city council pursuant to the provisions of Chapter 18.212 of this title. (Ord. 938 § 1 (V (B)), 1990) ([Ord. XXXX § 1, 2014](#))

The following Exhibits A, B, C, & D will be deleted.

EXHIBIT A



TOWN CORE BUSINESS PARK
Specific Plan No. 23

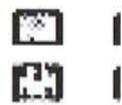
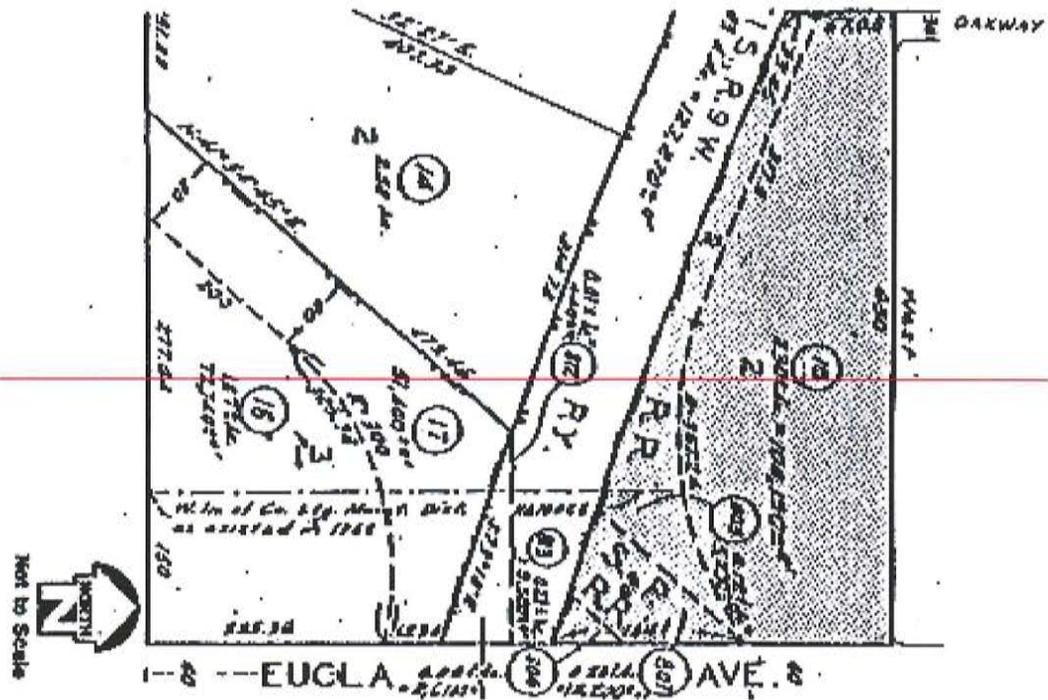
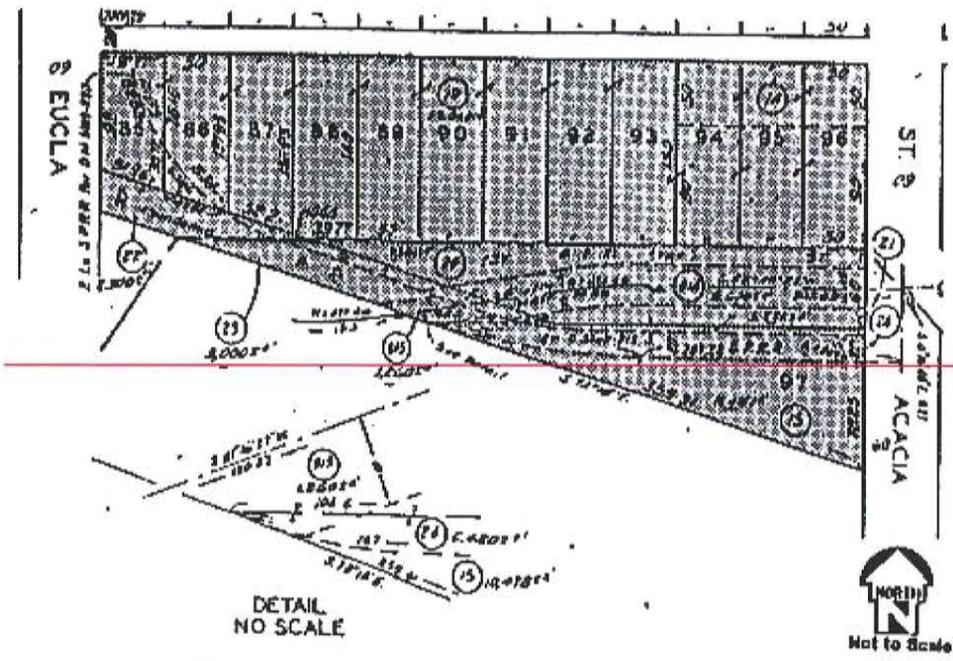


EXHIBIT B



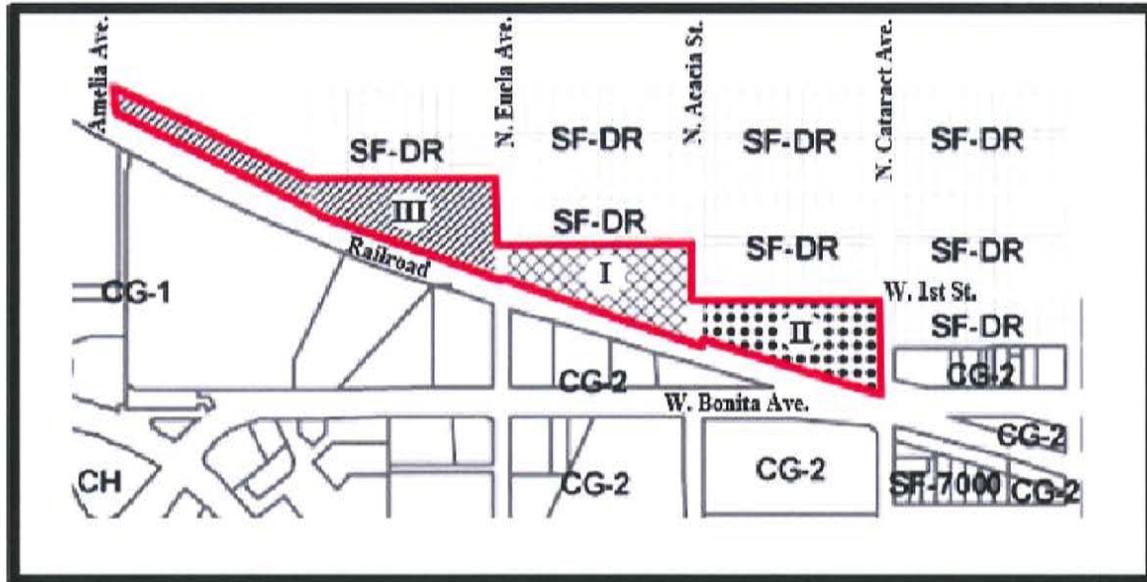
PLANNING AREA I

EXHIBIT C



PLANNING AREA I

The following Exhibits A, B, C, & D will be added.



Specific Plan No. 23

EXHIBIT A



Planning Area I



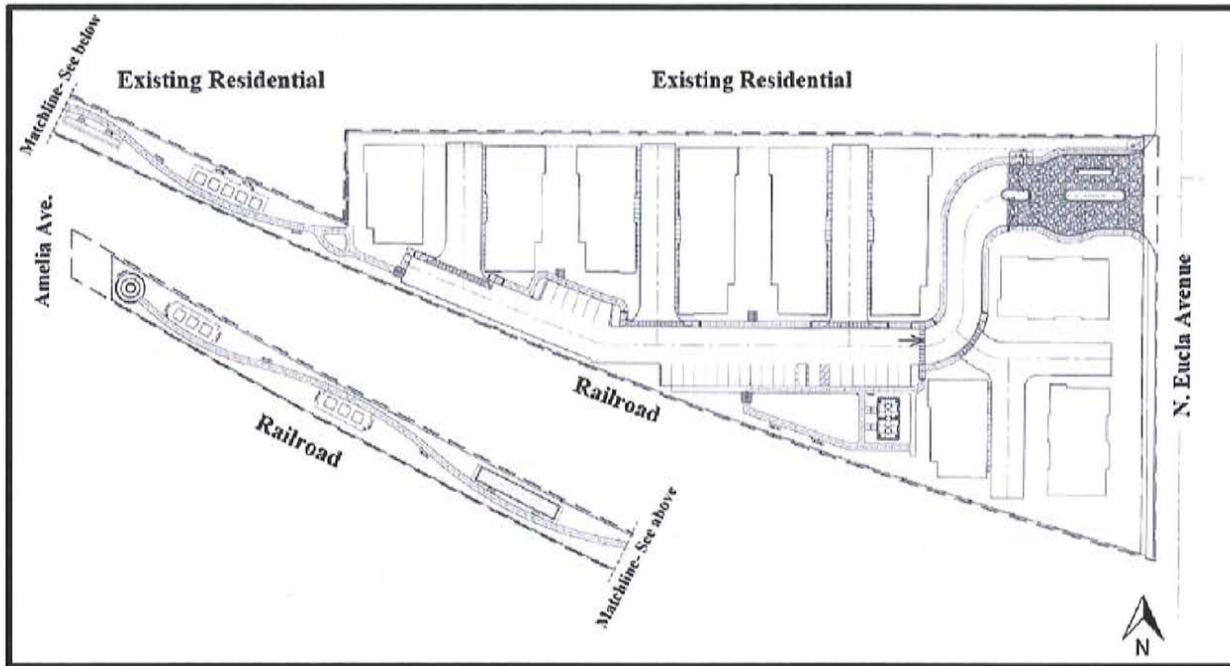
Planning Area II



Planning Area III

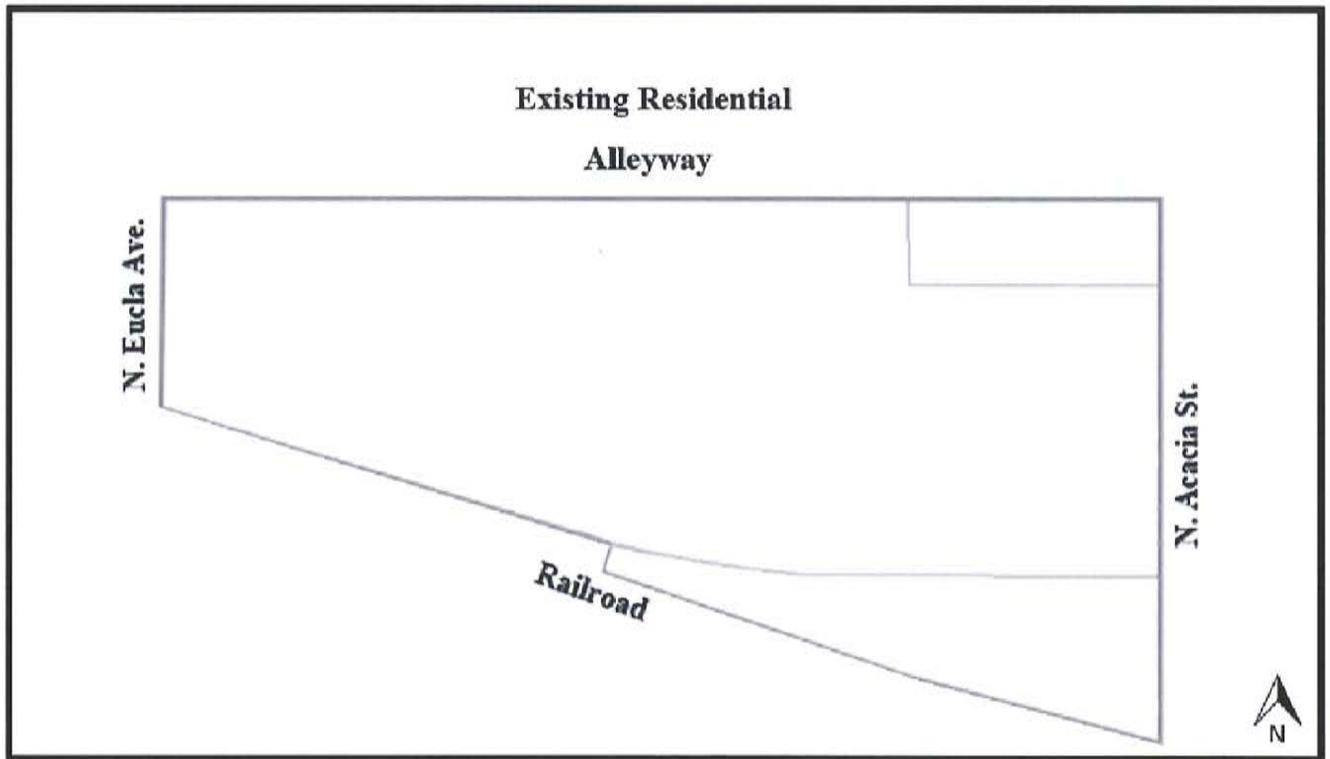


EXHIBIT C



PLANNING AREA III

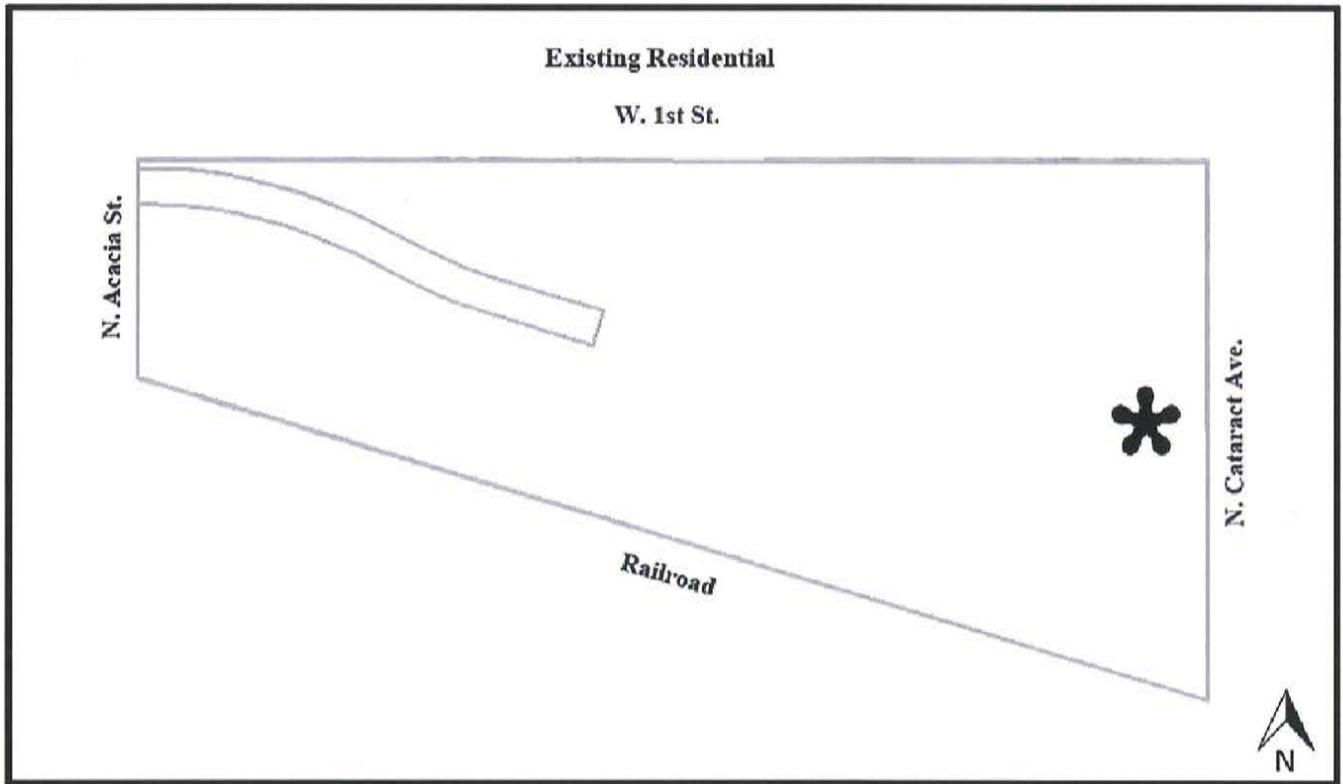
EXHIBIT B



PLANNING AREA I

EXHIBIT C

EXHIBIT C



PLANNING AREA II

EXHIBIT D

EXHIBIT C

EXHIBIT B

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Tentative Tract Map 72590 (TTM 13-02), Specific Plan 23 Amendment, General Plan Amendment (GPA 14-01), Zone Change 14-01, Municipal Code Text Amendment (MCTA 13-06), Development Plan Review Board (DPRB 13-31), Tree Removal Permit 14-05. Applicant: City Ventures Initial Study Prepared by: Phil Martin & Associates, Inc. Date: May 20, 2014

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
A. Air Quality						
1. Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.	BO	C	C	A		4
2. Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.	BO	C	C	A		4
3. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.	BO	B	C	C		2
4. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B/C	B/C	C		2
5. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions: <ul style="list-style-type: none"> Re-establish ground cover on the construction site through seeding and watering. Pave or apply gravel to any on-site haul roads. Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time. Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means. 	BO	B/C	B/C	A		2/4

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

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4. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B/C	B/C	C		2
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Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
6. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board (RWQCB)) daily to reduce PM ₁₀ emissions, in accordance with SCAQMD Rule 403.	BO	C	C	A		4
7. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM ₁₀ emissions.	BO	C	C	A		4
8. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.	BO	B/C	C	A		4
9. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.	BO	C	C	A		4

<p>B. Cultural Resources</p>	<p>1. An archeologist shall be retained to observe grading and construction activities and conduct salvage excavation of any archeological resources deemed necessary by the archeologist. The archeologist shall be present at a pre-grading conference, establish procedures for archeological resource surveillance during grading and construction, and establish, in cooperation with the City, procedures to temporarily halt or redirect all work to allow the sampling, identification and evaluation of all resources as deemed necessary by the archeologist. If additional or unexpected archeological features are discovered, the archeologist shall report such findings to the Community Development Department. If the archeological resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Planning Director.</p>	<p>CPI/BO</p>	<p>C</p>	<p>Review of report</p>	<p>A/D</p>	<p>94</p>
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C/P	B	Review of report	A/D	4
<p>2. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities. • Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find. • Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., Los Angeles County Museum of Art (LACMA)). • Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to the Los Angeles County Museum of Art (LACMA). 				
C. Geology and Soils	C	C	A	4
<p>1. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM10 emissions, in accordance with SCAGMD Rule 403 or re-planted with drought resistant landscaping as soon as possible</p>	BO			
<p>2. Frontage public streets shall be swept according to a schedule established by the City to reduce PM10 emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year</p>	BO		A	4

of construction.									
3.Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM ₁₀ emissions from the site during such episodes.	BO	C	C	A					4
4.Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM ₁₀ emissions.	BO	C	C	A					4
D. Greenhouse Gas Emissions									
1.The project developer shall divert at least 60 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) from the landfill.	BO	C	C	A					4
2.Prior to issuance of the first building permit, all project buildings shall be designed to exceed the California Building Code's (CBC) Title 24 energy standard by 15 percent.	BO	B	B	C					2
3.Prior to the issuance of the first building permit, the project developer shall devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures deemed appropriate by the Planning Director: <ul style="list-style-type: none"> • Create water-efficient landscapes within the development. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. 	BO	B	B	C					2

<p>E. Hazards and Waste Materials</p>	<p>BO</p>	<p>B/D</p>	<p>Review of report</p>	<p>A/B</p>	<p>4</p>
<p>1. All on-site dirt with a CHHSL lead level greater than 80 mg/kg shall be removed from the site and properly disposed prior to the issuance of a building permit.</p>	<p>BO</p>	<p>B</p>	<p>Review of report</p>	<p>D</p>	<p>4</p>
<p>2. Prior to the issuance of a demolition permit, the project developer shall conduct further investigation of the site, or construct a vapor barrier as recommended in the September 23, 2013 Human Health Risk Assessment to the satisfaction of the City Engineer.</p>					

<p>F. Hydrology and Water Quality</p>	<p>BO</p>	<p>B/C</p>	<p>B/C</p>	<p>C/A</p>	<p>2/4</p>
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1. The project development shall implement the following construction activities:

- Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.
- For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum:
 - Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and
 - An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.
- During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.
- During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.

<p>2. The project development shall implement the following <i>post-construction operational activities</i>:</p> <p>a. All discretionary development and redevelopment projects that fall into one of the following categories (home subdivisions with 10 or more housing units) are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the "Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP)", September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.</p>	BO	B	B	C	2
<p>3. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides, landscaped areas shall be monitored and maintained by the Homeowners Association (HOA) to ensure adequate coverage and stable growth, and schematic plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.</p>	BO	B/E	B/E	C/A	2/5
<p>4. Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures.</p>	BO	B	B	C	2
<p>5. Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e., a copy of the Waste Discharger's Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.</p>	BO	B	B	C	2

RESOLUTION PC-1512

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ZONE CHANGE 14-01, A REQUEST TO CHANGE THE ZONING FROM MULTIPLE FAMILY (MF-15) TO SPECIFIC PLAN NO. 23, AREA III ON THE APPENDAGE PORTION OF THE PROPERTY LOCATED 155 NORTH EUCLA AVENUE (APN: 8386-006-029).

WHEREAS, a Zone Change has been duly initiated by:

City Ventures
1900 Quail Street
Newport Beach, CA 92660

WHEREAS, the Zone Change is described as a request to change the zone from Multiple Family (MF-15) to Specific Plan No. 23, Area III; and

WHEREAS, the Zone Change would only affect the 19,341 sq. ft. appendage portion of the property located at 155 North Eucla Avenue; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on July 17, 2014 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. Staff contacted the California Native American Heritage Commission to extend an invitation to consult on the project. The Native American Heritage Commission failed to identify Native American cultural resources in the area of potential effect. The Gabrielino – Tongva tribe was also contacted for consultation but they did not respond to the City's request; 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. Based upon the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

EXHIBIT D

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff helped prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration.

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission therefore adopts the Mitigation Monitoring Program for the project.

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based is the Director of Development Services of the City of San Dimas. Those documents are available for public review in the Planning Department of the City of San Dimas located at 245 East Bonita Avenue, San Dimas, California 91773, telephone (909) 394-6250.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, including written and oral staff reports, together with public testimony and subject to the mitigation measures attached as "Exhibit B", the Planning Commission now finds as follows:

- A. The proposed Zone Change will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed Zone Change coincides with the residential zoning of the neighborhood. This Zone Change will require an amendment to Specific

Plan No. 23 for the subject properties to ensure that any proposed development will enhance the neighborhood, primarily through adopting specific regulations to encourage and guide the redevelopment of the site that currently is being used as a contractor storage yard for a street light company. The proposed project will replace the aging buildings that have been considered blight by the surrounding community. Replacing the contractor storage yard with the proposed project, with its new construction, attractive design features and plentiful landscaping will be a significant physical and aesthetic improvement to the community, which should help to maintain property values in the area. The project will bring moderate income housing into the downtown which has not been provided for in over 30 years.

- B. The proposed Zone Change will further the public health, safety and general welfare.

The Zone Change will facilitate multiple-family residential housing within an established neighborhood. Due to the replacement of an aging contractor storage yard which has been considered a blight by the community, the proposed project - with its new construction, attractive design and ability to provide moderate income entry level housing to the local community - will be in the best interest of the public health, safety and welfare.

- C. The proposed Zone Change is consistent with the General Plan.

The proposed Zone Change will make the zoning designation consistent with the General Plan Land Use Map.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Zone Change 14-01 as indicated in Exhibit A and subject to the environmental mitigation measures listed in Exhibit B.

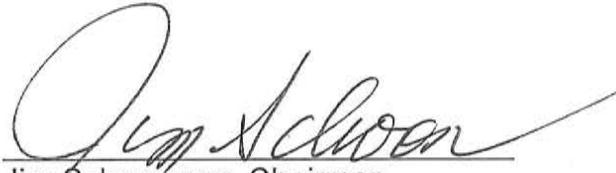
PASSED, APPROVED and ADOPTED, the 17th day of July, 2014 by the following vote:

AYES: Bratt, Ensberg, Rahi, Schoonover

NOES: Davis

ABSENT: None

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:


Jan Sutton, Planning Secretary

Exhibit A

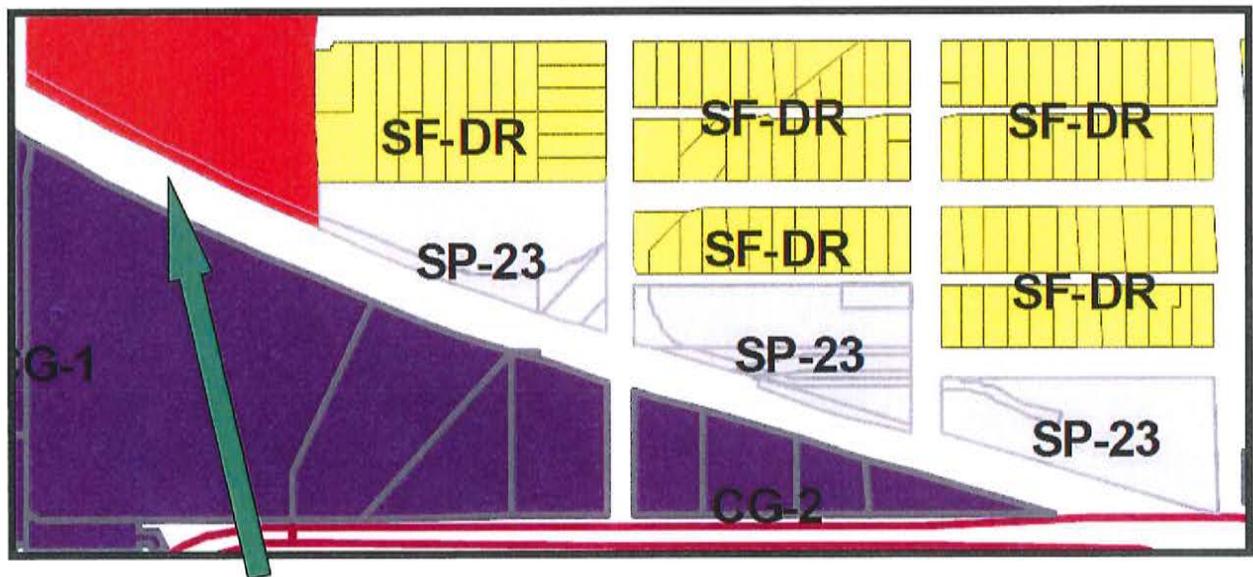
Zone Change 14-01

Multiple Family (MF-15) to Specific Plan No. 23, Area III

ZONING MAP

	SINGLE FAMILY DOWNTOWN RESIDENTIAL (SF-DR)		CREATIVE GROWTH (CG)
	SINGLE FAMILY (SF)		LIGHT MANUFACTURING (M-1)
	SINGLE FAMILY HILLSIDE (SF-H)		LIGHT AGRICULTURE (AL)
	SINGLE FAMILY AGRICULTURE (SF-A)		PUBLIC/SEMI-PUBLIC (PS)
	MOBILE HOME PARK (MH-P)		OPEN SPACE (OS)
	MULTIPLE FAMILY (MF)		WATERSHED (W)
	MULTIPLE FAMILY DUPLEX (MF-D)		SPECIFIC PLAN (SP)
	COMMERCIAL NEIGHBORHOOD (CN)		
	COMMERCIAL HIGHWAY (CH)		
	ADMINISTRATIVE PROFESSIONAL (AP)		

Existing Zoning Map – Magnified



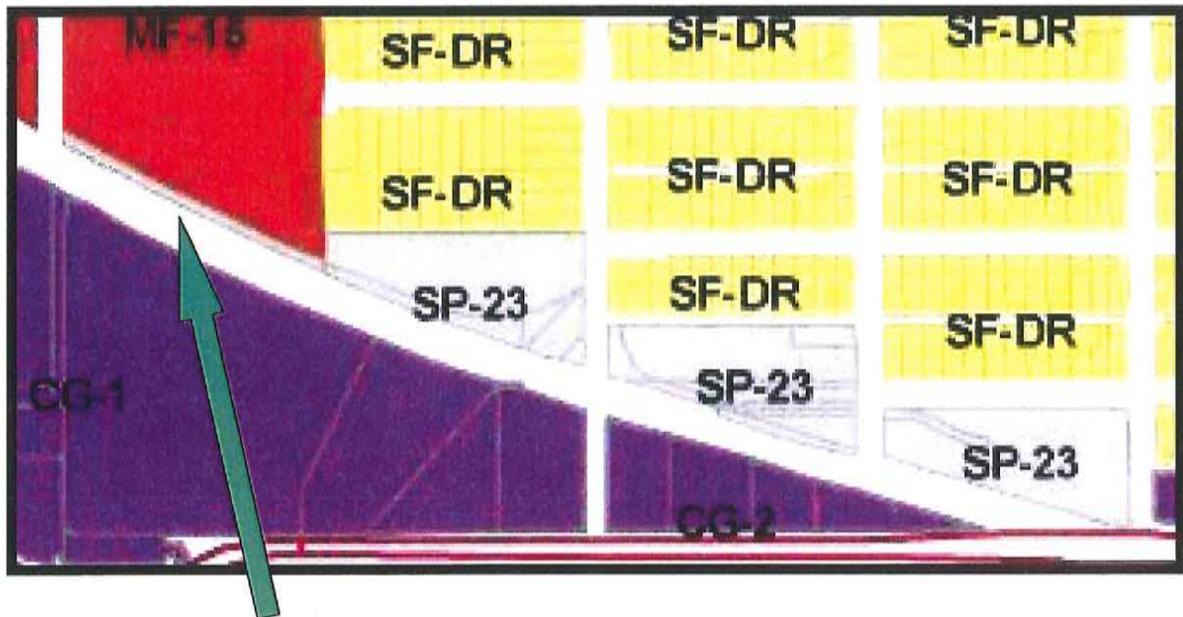
Land Area Proposed for Rezoning

- Multiple Family (MF) to Specific Plan No. 23, Area III

ZONING MAP

	SINGLE FAMILY DOWNTOWN RESIDENTIAL (SF-DR)		CREATIVE GROWTH (CG)
	SINGLE FAMILY (SF)		LIGHT MANUFACTURING (M-1)
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	MOBILE HOME PARK (MH-P)		OPEN SPACE (OS)
	MULTIPLE FAMILY (MF)		WATERSHED (W)
	MULTIPLE FAMILY DUPLEX (MF-D)		SPECIFIC PLAN (SP)
	COMMERCIAL NEIGHBORHOOD (CN)		
	COMMERCIAL HIGHWAY (CH)		
	ADMINISTRATIVE PROFESSIONAL (AP)		

Proposed Zoning Map – Magnified



Land Area Rezoned to Specific Plan No. 23, Area III

EXHIBIT B

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Tentative Tract Map 72590 (TTM 13-02), Specific Plan 23 Amendment, General Plan Amendment (GPA 14-01), Zone Change 14-01, Municipal Code Text Amendment (MCTA 13-06), Development Plan Review Board (DPRB 13-31), Tree Removal Permit 14-05. Applicant: City Ventures Initial Study Prepared by: Phil Martin & Associates, Inc. Date: May 20, 2014

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3. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.	BO	B	C	C		2
4. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B/C	B/C	C		2
5. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions:	BO	B/C	B/C	A		2/4
<ul style="list-style-type: none"> • Re-establish ground cover on the construction site through seeding and watering. • Pavement or gravel to any on-site haul roads. • Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time. • Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. • Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. • Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means. 						

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	CP	B	Review of report	A/D	4
<p>2. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities. • Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find. • Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., Los Angeles County Museum of Art (LACMA)). • Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to the Los Angeles County Museum of Art (LACMA). 					
<p>C. Geology and Soils</p> <p>1. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and RWQCB) daily to reduce PM10 emissions, in accordance with SCAGMD Rule 403 or re-planted with drought resistant landscaping as soon as possible</p>	BO	C	C	A	4
<p>2. Frontage public streets shall be swept according to a schedule established by the City to reduce PM10 emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year</p>	BO	C	C	A	4

<p>of construction.</p>	BO	C	C	A	4
<p>3. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM₁₀ emissions from the site during such episodes.</p>	BO	C	C	A	4
<p>4. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM₁₀ emissions.</p>	BO	C	C	A	4
<p>D. Greenhouse Gas Emissions</p>	BO	C	C	A	4
<p>1. The project developer shall divert at least 60 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) from the landfill.</p>	BO	B	B	C	2
<p>2. Prior to issuance of the first building permit, all project buildings shall be designed to exceed the California Building Code's (CBC) Title 24 energy standard by 15 percent.</p>	BO	B	B	C	2
<p>3. Prior to the issuance of the first building permit, the project developer shall devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures deemed appropriate by the Planning Director:</p>	BO	B	B	C	2
<ul style="list-style-type: none"> • Create water-efficient landscapes within the development. 					
<ul style="list-style-type: none"> • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. 					
<ul style="list-style-type: none"> • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. 					

<p>E. Hazards and Waste Materials</p>	<p>1. All on-site dirt with a CHHSL lead level greater than 80 mg/kg shall be removed from the site and properly disposed prior to the issuance of a building permit.</p>	<p>BO</p>	<p>B/D</p>	<p>Review of report</p>	<p>A/B</p>	<p>4</p>
	<p>2. Prior to the issuance of a demolition permit, the project developer shall conduct further investigation of the site, or construct a vapor barrier as recommended in the September 23, 2013 Human Health Risk Assessment to the satisfaction of the City Engineer.</p>	<p>BO</p>	<p>B</p>	<p>Review of report</p>	<p>D</p>	<p>4</p>

<p>F. Hydrology and Water Quality</p> <p>1. The project development shall implement the following construction activities:</p> <p>a. Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.</p> <p>b. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.</p> <p>c. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.</p> <p>d. During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.</p>	<p>BO</p>	<p>B/C</p>	<p>B/C</p>	<p>C/A</p>	<p>2/4</p>
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<p>2. The project development shall implement the following post-construction operational activities:</p> <p>a. All discretionary development and redevelopment projects that fall into one of the following categories (more subdivisions with 10 or more housing units) are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements defined in the Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP) September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public council.</p>	<p>SO</p>	<p>E</p>	<p>E</p>	<p>C</p>	<p>2</p>
<p>3. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers, pesticides, herbicides, landscaped areas shall be monitored and maintained by the Homeowners Association (HOA) to ensure adequate coverage and stable growth, and schematic plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.</p>	<p>SO</p>	<p>B/E</p>	<p>B/E</p>	<p>C/A</p>	<p>2/5</p>
<p>4. Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures.</p>	<p>SO</p>	<p>B</p>	<p>E</p>	<p>C</p>	<p>2</p>
<p>5. Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with covering coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e. a copy of the Waste Dischargers Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction Permit.</p>	<p>SO</p>	<p>B</p>	<p>E</p>	<p>C</p>	<p>2</p>

G. Noise	BO	B	B	B/C	C	2
1. All rooms shall have a maximum interior noise level of LDN 45.	BO	B	B	B/C	A/C	2/4
2. All roof ceiling construction shall include roofing on plywood, batt insulation shall be installed in joist spaces, and all ceilings shall be one layer of gypboard nailed direct.	BO	B	B	B/C	A/C	2/4
3. All exterior walls shall be 2x4 studs 16" on center with batt insulation in the stud spaces. Exterior walls shall be exterior plaster or stucco and the interiors shall be gypboard.	BO	B	B	B/C	A/C	2/4
4. All entry doors shall be 1-3/4" solid core flush wood doors with vinyl bulb weather stripping on the sides and top.	BO	B	B	B/C	A/C	2/4
5. There shall be no mail slots in the entry doors in Buildings 2 and 3.	BO	B	B	B/C	A/C	2/4
6. There shall be no ventilation openings in the exterior walls or roof/ceilings without approved acoustical baffles.	BO	B	B	B/C	A/C	2/4
7. Noise test reports shall be submitted to the City prior to the issuance of building permits documenting the required STC ratings for all windows and glass doors. The tests shall be completed in accordance with ASTM E-90. A field noise study shall be completed and submitted to City documenting compliance with STC ratings prior to the issuance of an occupancy permit.	BO	B	B	B	C	2
8. Construction or grading shall not take place between the hours of dusk and 7:00 a.m. on weekdays, or Sunday or a city observed holiday.	BO	C	C	C	A	4
9. Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with Municipal Code Chapter 8.36, or halted.	BO	C	C	C	A	4
10. The project perimeter block wall shall be constructed as early as possible in the first phase.	BO	C	C	C	A	4
11. All haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, or any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling exceed 100 daily trips (counting both to and from the construction site), the developer shall prepare a noise mitigation plan for approval by the Planning Director denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.	BO	C	C	C	A	4

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CD - Community Development Director or designee	A - With Each New Development	A - On-site Inspection	1 - Withhold Recordation of Final Map
CP - City Planner or designee	B - Prior To Construction	B - Other Agency Permit / Approval	2 - Withhold Grading or Building Permit
CE - City Engineer or designee	C - Throughcut Construction	C - Plan Check	3 - Withhold Certificate of Occupancy
BO - Building Official or designee	D - On Completion	D - Separate Submittal (Reports/Studies/ Plans)	4 - Stop Work Order
PO - Police Captain or designee	E - Operating		5 - Retain Deposit or Bonds
FC - Fire Chief or designee			6 - Revoke CUP
			7 - Citation

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RESOLUTION PC-1513

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF TENTATIVE TRACT MAP 72590 (TTM 13-02), A REQUEST TO PROCESS A TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES FOR 47 ATTACHED RESIDENTIAL UNITS LOCATED AT 155 NORTH EUCLA AVENUE (APN's: 8386-006-010, 025, 026, 027, 028 and 029)

WHEREAS, an application for a Tentative Tract Map has been duly filed by:

City Ventures,
1900 Quail Avenue
Newport Beach, CA 92660

WHEREAS, the applicant is requesting the Tentative Tract Map to:

Process a Tentative Tract Map for Condominium Purposes for 47 attached residential units.

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

155 North Eucla Avenue, an approximately 3.65 acre site. (APN's: 8386-006-010, 025, 026, 027, 028 and 029)

WHEREAS, the Tract Map was submitted to appropriate agencies as required under Section 17.12.030 of the San Dimas Municipal Code with a request for their report and recommendations; and

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on July 17, 2014 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, certified notice was duly given to the Native American tribes pursuant to California Government Code Section 65352.3. Staff contacted the California Native American Heritage Commission to extend an invitation to consult on the project. The Native American Heritage Commission failed to identify Native American cultural resources in the area of potential effect. The Gabrielino – Tongva tribe was also contacted for consultation but they did not respond to the City's request; 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. Based upon

EXHIBIT E

the facts and information contained in the proposed Mitigated Negative Declaration, together with all written and oral reports included for the environmental assessment for the application, the Planning Commission finds that there is no substantial evidence that the project will have a significant effect upon the environment and adopts a Mitigated Negative Declaration and Monitoring Program attached hereto, and incorporated herein by this reference, based upon the findings as follows:

a. Pursuant to the California Environmental Quality Act ("CEQA") and the City's local CEQA Guidelines, the City staff helped prepared an Initial Study of the potential environmental effects of the project. Based on the findings contained in that Initial Study, City staff determined that, with the imposition of mitigation measures, there would be no substantial evidence that the project would have a significant effect on the environment. Based on that determination, a Mitigated Negative Declaration was prepared. Thereafter, the City staff provided public notice of the public comment period and of the intent to adopt the Mitigated Negative Declaration.

b. The Planning Commission has reviewed the Mitigated Negative Declaration and all comments received regarding the Mitigated Negative Declaration and, based on the whole record before it, finds: (i) that the Mitigated Negative Declaration was prepared in compliance with CEQA; and (ii) that, based on the imposition of mitigation measures, there is no substantial evidence that the project will have a significant effect on the environment. The Planning Commission further finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Planning Commission. Based on these findings, the Planning Commission hereby adopts the Mitigated Negative Declaration.

c. The Planning Commission has also reviewed and considered the Mitigation Monitoring Program for the project that has been prepared pursuant to the requirements of Public Resources Code Section 21081.6 and finds that such Program is designed to ensure compliance with the mitigation measures during project implementation. The Planning Commission therefore adopts the Mitigation Monitoring Program for the project.

d. The custodian of records for the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Program and all other materials which constitute the record of proceedings upon which the Planning Commission's decision is based is the Director of Development Services of the City of San Dimas. Those documents are available for public review in the Planning Department of the City of San Dimas located at 245 East Bonita Avenue, San Dimas, California 91773, telephone (909) 394-6250.

NOW, THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, including written and oral staff reports, together with public testimony and subject to the conditions attached as "Exhibit A" and mitigation measures attached as "Exhibit B", the Planning Commission now finds as follows:

- A. That the proposed Tract Map is consistent with the General Plan and the applicable Land Use Zone.

The proposed subdivision is consistent with the City of San Dimas General Plan. The property is proposed to be designated as Specific Plan No. 23, Area III, with the related Municipal Code Text Amendment 13-06 which will allow for the proposed development. The residential development will meet the General Plan Policy 1.1.1 Statement – *Residential densities shall begin at the low range and be increased for trade-offs for more open space, affordable housing and other appropriate objectives and amenities.* Specific Plan No. 23, Area III, provides for an infill development of higher density attached homes on a property that was previously zoned industrial, used for storage and not well maintained. Careful consideration has been given to the surrounding uses to ensure that the development is compatible with the fabric of the existing neighborhood. The Specific Plan provides the specific regulations and guidelines to ensure a quality development that is compatible with the surrounding uses.

- B. That the design or improvement of the proposed subdivision is consistent with the General Plan and the applicable Land Use Zone

The proposed map is consistent with General Plan Residential High (12.1 – 16 units to the acres) Land Use designation and the zone of Specific Plan No. 23, Area III, as they both allow for a multi-family development consistent with the proposed use.

- C. That the site is physically suitable for the type of development proposed.

The approximate 3.65 acre site is adequate in size for the proposed 47 residential townhomes and the associated accessory uses of parking, on-site circulation of driveways and the two open spaces for leisure recreational activities.

- D. That the site is physically suitable for the proposed density of the development.

The proposed average density of 13 dwelling units per acre complies with all development standards for the property.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat.

Based on the Mitigated Negative Declaration prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact.

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.

Based on the Mitigated Negative Declaration prepared for the project, the mitigations proposed and the conditions imposed, this project has been determined to have no significant negative environmental impact. The applicant will be required to connect to the existing sewer which will be able to accommodate the project. In addition the project will comply with the LID requirements for this size project.

- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at-large, for access through or use of property within the proposed subdivision.

The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at-large, for access through or use of property within the proposed subdivision.

- H. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board. Conditions are imposed to protect the public health, safety and general welfare and to implement the intent and purpose of the General Plan.

The project mitigations and the conditions imposed are done so to protect the public health, safety and general welfare and to implement the intent and purpose of the General Plan. The project will meet all requirements of the Regional Water Quality Control Board.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission hereby recommends to the City Council approval of Tentative Tract Map 72590 (TTM 13-02), subject to compliance with the Conditions in Exhibit "A" and mitigation measures in Exhibit "B" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED, the 17th day of July 2014, by the following vote:

AYES: Bratt, Ensberg, Rahi

NOES: Davis, Schoonover

ABSENT: None

ABSTAIN: None



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:


Jan Sutton
Planning Commission Secretary

EXHIBIT A
Conditions of Approval
for
Tentative Tract Map 72590 (TTM 13-02)
155 N. Eucla Avenue

PLANNING DIVISION - (909) 394-6250

GENERAL

1. The Applicant/Developer 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/Developer 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 funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution of Approval No. ***** and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of the zone.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.

7. All parking provided shall meet the requirements of Section 18.156 (et. seq.) of the San Dimas Municipal Code.
8. The Applicant/Developer 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.
9. The Applicant/Developer shall comply with all Conditions of Approval as approved by the City Council on XXX, 2014.
10. The Applicant/Developer shall be responsible for the preparation of Covenant, Conditions and Restrictions (CC&R's) establishing a Homeowners' Association and budget for the maintenance and operation of the common areas, including but not limited to, private streets, project entry gates, landscaping, open space, water quality basins, drainage systems, and retention/detention basins. The Applicant/ Developer shall be responsible for all City Attorney Cost incurred by the City. This Condition shall be completed and recorded prior to or concurrent with the recordation of the Final Map.
11. A declaration of Covenants, Conditions and Restrictions (CC&R's) shall be prepared by the developer/property owner and submitted to the Director of Development Services and the City Attorney. The CC&R's shall be signed and acknowledged by all parties having any record title interest in the property to be developed, and shall make the City a party thereto, and shall be enforceable by the City. The CC&R's shall be reviewed and approved by the City and shall be recorded prior to or concurrent with the recordation of the Final Tract Map. The CC&R's shall be subject to the following conditions:
 - a. The CC&R's shall be prepared at the developer's/property owner's sole cost and expense.
 - b. The CC&R's shall be in the form and content approved by the Director of Development Services and the City Attorney and shall include such provisions as are required by this approval and as said officials deem necessary to protect the interests of the City and its residents.
 - c. The CC&R's shall provide for the effective establishment, operation, management, use, repair and maintenance of all easement areas and facilities.

- d. The CC&R's shall provide that the property be developed, operated, and maintained so as not to create a public nuisance.
 - e. The CC&R's shall provide that if the property is not maintained in the condition required by the revised CC&R's, then the City, after making due demand and giving reasonable notice, may enter the property and perform, at the owner's sole expense, any maintenance required thereon by the CC&R's or the City's ordinances. The property shall be subject to a lien in favor of the City to secure any such expense not promptly reimbursed.
 - f. The CC&R's shall include any provision specific as project features and or mitigation measures as appropriate and shall include an approved building envelope of each pad.
 - g. The CC&R's shall include provisions for architectural design guidelines and enforcement thereof.
 - h. In addition to the above, the CC&R's shall include the following:
 - i. The Declaration shall contain language and an exhibit showing exactly what areas are to be maintained in perpetuity by the Homeowner's Association.
 - ii. The Declaration shall contain language prohibiting antenna towers and satellite dish antennas unless permitted by local ordinance and a plan is approved by the Homeowner's Association and the Director of Community Development, showing the location and screening from adjacent residents.
12. Graffiti shall be removed within 72 hours.
13. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
14. The Applicant/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.
15. Six-foot high decorative block walls, in addition to other types of fencing types shall be constructed along and within the project as presented in the

Fencing Plan. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Applicant/Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/fences along the project's perimeter.

16. The Applicant/Developer shall underground all new utilities, and utility drops, and shall underground all existing overhead utilities to the closest power pole off-site (Second Street and Eucla Avenue).

ENGINEERING DIVISION – (909) 394-6240

17. The Applicant/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).
18. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
19. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
20. The Applicant/Developer shall provide sewer, drainage and Reciprocal Access Easements for the development to the satisfaction of the City Attorney, the Public Works Director and City Engineer.
21. The Applicant/Developer shall provide half-width street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	A.C. Pavement	Side-walk	Drive Approach	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
Eucla Avenue (West Half)	x	x	x	x	x	x				X
Eucla Avenue R.R. Crossing (Full Width)	x	x	x							
Notes:	<ol style="list-style-type: none"> 1. Extend curb and gutter, A.C. pavement, and sidewalk improvements to join on southern side of railroad crossing. All proposed crossing improvement must be submitted to and approved by the applicable railroad authority (PUC, Metro, and Goldline Authority). The Developers share of the design and construction cost shall be 50%. 2. Construct catch basin, Filtera System, and lateral at low-point on Eucla Avenue and at the reconstructed catch basin at the north end of the tract to the satisfaction of the Director of Development Services and the City Engineer. 									

22. The Applicant/Developer shall revise the Drainage Report to analyze a 25-year storm condition in relation to the allowable intake of the downstream drainage system and possibility of retaining a larger quantity of rain flow on-site based limitations of the drainages system.

23. Improvement plans and necessary letters of credit, cash, and/or bonds to secure the construction of all streets, storm drains, water, sewer, grading, and equestrian trails shall be submitted and approved by the City Engineer, and the subdivision agreement and other required agreements approved by City Attorney, prior to the recordation of the Final Map.

24. A Final Map prepared by or under the direction of a Registered Civil Engineer or Licensed Land Surveyor must be processed through the City Engineer prior to being filed with the County Recorder.

25. All easements existing at the time of the Final Map approval must be accounted for on the approved Tentative Map. This includes the location, owner, purpose, and recording reference for all existing easements. If an

easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location.

26. Easements for Private Driveways and Fire lanes, equestrian trails, and all utilities, including water, sewer, and storm drains shall be provided on the Final Map to the satisfaction of the City Engineer, City Attorney, and the Director of Development Services.
27. All site, grading, landscape & irrigation, and street improvement plans shall be coordinated for consistency prior to the issuance of any permits.
28. A preliminary title report and guarantee is required and such document shall show all fee interest holders; all interest holders whose interest could ripen into a fee; all trust deeds, together with the name of the trustee; and all easement holders. The account for this title report should remain open until the final map is filed with the County Recorder.
29. The Applicant/Developer shall dedicate corner easement to the City for the existing storm drain on the southeast corner of the subject property.
30. The Applicant/Developer shall provide street lights throughout the development per City of San Dimas decorative street light standard.

PARKS & RECREATION – (909) 394-6230

31. The Applicant/Developer shall comply with City regulations regarding payment of Property Development Tax, and Park, Recreation and Open Space Development Fee per SDMC Chapters 3.24 and 3.26. Fees shall be paid prior to issuance of building permits.
32. The Subdivision Applicant/Developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated. Fees shall be paid prior to recordation.

End of Conditions

EXHIBIT B

ENVIRONMENTAL MITIGATION MEASURES

MITIGATION MONITORING CHECKLIST (INITIAL STUDY PART III)

Project File No.: Tentative Tract Map 72590 (TTM 13-02), Specific Plan 23 Amendment, General Plan Amendment (GPA 14-01), Zone Change 14-01, Municipal Code Text Amendment (MCTA 13-06), Development Plan Review Board (DPRB 13-31), Tree Removal Permit 14-05. Applicant: City Ventures Initial Study Prepared by: Phil Martin & Associates, Inc. Date: May 20, 2014

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
A. Air Quality						
1. Suspend grading operations during high winds (i.e., wind speeds exceeding 25 mph) in accordance with Rule 403 requirements.	BO	C	C	A		4
2. Sweep streets according to a schedule established by the City if silt is carried over to adjacent public thoroughfares or occurs as a result of hauling. Timing may vary depending upon time of year of construction.	BO	C	C	A		4
3. All paints and coatings shall meet or exceed performance standards noted in SCAQMD Rule 1113. Paints and coatings shall be applied either by hand or high volume, low-pressure spray.	BO	B	C	C		2
4. All asphalt shall meet or exceed performance standards noted in SCAQMD Rule 1108.	BO	B/C	B/C	C		2
5. All construction equipment shall comply with SCAQMD Rules 402 and 403. Additionally, contractors shall include the following provisions: <ul style="list-style-type: none"> Re-establish ground cover on the construction site through seeding and watering. Pave or apply gravel to any on-site haul roads. Phase grading to prevent the susceptibility of large areas to erosion over extended periods of time. Schedule activities to minimize the amounts of exposed excavated soil during and after the end of work periods. Dispose of surplus excavated material in accordance with local ordinances and use sound engineering practices. Maintain a minimum 24-inch freeboard ratio on soils haul trucks or cover payloads using tarps or other suitable means. 	BO	B/C	B/C	A		2/4

Mitigation Measures No. / Implementing Action	Responsible for Monitoring	Monitoring Frequency	Timing of Verification	Method of Verification	Verified Date /Initials	Sanctions for Non-Compliance
6. The site shall be treated with water or other soil-stabilizing agent (approved by SCAQMD and Regional Water Quality Control Board (RWQCB)) daily to reduce PM ₁₀ emissions, in accordance with SCAQMD Rule 403.	BO	C	C	A		4
7. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM ₁₀ emissions.	BO	C	C	A		4
8. The construction contractor shall utilize electric or clean alternative fuel powered equipment where feasible.	BO	B/C	C	A		4
9. The construction contractor shall ensure that construction-grading plans include a statement that work crews will shut off equipment when not in use.	BO	C	C	A		4

B. Cultural Resources						
1. An archeologist shall be retained to observe grading and construction activities and conduct salvage excavation of any archeological resources deemed necessary by the archeologist. The archeologist shall be present at a pre-grading conference, establish procedures for archeological resource surveillance during grading and construction, and establish, in cooperation with the City, procedures to temporarily halt or redirect all work to allow the sampling, identification and evaluation of all resources as deemed necessary by the archeologist. If additional or unexpected archeological features are discovered, the archeologist shall report such findings to the Community Development Department. If the archeologist resources are found to be significant, the archeologist shall determine the appropriate actions, in cooperation with the City that shall be taken for exploration and/or salvage. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the Planning Director.	CP/BO	C	Review of report	A/D		3/4

	CP	B	Review of report	A/D	4
<p>2. If any paleontological resource (i.e. plant or animal fossils) are encountered before or during grading, the developer will retain a qualified paleontologist to monitor construction activities, to take appropriate measures to protect or preserve them for study. The paleontologist shall submit a report of findings that will also provide specific recommendations regarding further mitigation measures (i.e., paleontological monitoring) that may be appropriate. Where mitigation monitoring is appropriate, the program must include, but not be limited to, the following measures:</p> <ul style="list-style-type: none"> • Assign a paleontological monitor, trained and equipped to allow the rapid removal of fossils with minimal construction delay, to the site full-time during the interval of earth-disturbing activities. • Should fossils be found within an area being cleared or graded, divert earth-disturbing activities elsewhere until the monitor has completed salvage. If construction personnel make the discovery, the grading contractor should immediately divert construction and notify the monitor of the find. • Prepare, identify, and curate all recovered fossils for documentation in the summary report and transfer to an appropriate depository (i.e., Los Angeles County Museum of Art (LACMA)). • Submit summary report to City of San Dimas. Transfer collected specimens with a copy of the report to the Los Angeles County Museum of Art (LACMA). 	CP	B	Review of report	A/D	4
<p>C. Geology and Soils</p> <p>1. The site shall be treated with water or other soil-stabilizing agent (approved by SCAGMD and RWQCB) daily to reduce PM10 emissions, in accordance with SCAGMD Rule 403 or re-planted with drought resistant landscaping as soon as possible</p>	BO	C	C	A	4
<p>2. Frontage public streets shall be swept according to a schedule established by the City to reduce PM10 emissions associated with vehicle tracking of soil off-site. Timing may vary depending upon time of year</p>	BO	C	C	A	4

of construction.	BO	C	C	A	C	A	4
3. Grading operations shall be suspended when wind speeds exceed 25 mph to minimize PM ₁₀ emissions from the site during such episodes.	BO	C	C	A	C	A	4
4. Chemical soil stabilizers (approved by SCAQMD and RWQCB) shall be applied to all inactive construction areas that remain inactive for 96 hours or more to reduce PM ₁₀ emissions.	BO	C	C	A	C	A	4
D. Greenhouse Gas Emissions							
1. The project developer shall divert at least 60 percent of the demolished and/or grubbed construction materials (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard) from the landfill.	BO	C	C	A	C	A	4
2. Prior to issuance of the first building permit, all project buildings shall be designed to exceed the California Building Code's (CBC) Title 24 energy standard by 15 percent.	BO	B	B	C	B	C	2
3. Prior to the issuance of the first building permit, the project developer shall devise a comprehensive water conservation strategy appropriate for the project and its location. The strategy may include the following, plus other innovative measures deemed appropriate by the Planning Director:	BO	B	B	C	B	C	2
<ul style="list-style-type: none"> • Create water-efficient landscapes within the development. • Install water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls. • Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff. 							

<p>E. Hazards and Waste Materials</p>	<p>1. All on-site dirt with a CHHSL lead level greater than 80 mg/kg shall be removed from the site and properly disposed prior to the issuance of a building permit.</p>	<p>BO</p>	<p>B/D</p>	<p>Review of report</p>	<p>A/B</p>	<p>4</p>
	<p>2. Prior to the issuance of a demolition permit, the project developer shall conduct further investigation of the site, or construct a vapor barrier as recommended in the September 23, 2013 Human Health Risk Assessment to the satisfaction of the City Engineer.</p>	<p>BO</p>	<p>B</p>	<p>Review of report</p>	<p>D</p>	<p>4</p>

<p>F. Hydrology and Water Quality</p>	<p>1. The project development shall implement the following construction activities:</p> <p>a. Storm Water Pollution Prevention Plan (SWPPP) preparation is required for all construction projects one acre or greater and shall be submitted to the City Engineer for review prior to the issuance of grading permits. This SWPPP shall identify Best Management Practices (BMPs) that shall be used on-site to reduce pollutants during construction activities entering the storm drain system to the maximum extent practicable. If construction activity will disturb a ground surface area of 1 (one) acre or the project results in the disturbance of less than 1 (one) acre of soil but is part of a larger common plan of development or site that exceeds 1 (one) acre, then the project is subject to the requirements of the California General Permit for Storm Water Discharges Associated with Construction Activity. A Notice of Intent (NOI) is required to be filed with the State Water Resources Control Board (SWRCB) and a SWPPP is required to be prepared, implemented and available at the job site for review and verification at all times for such projects.</p> <p>b. For projects of any size, an erosion control plan shall be prepared, included with the grading plan, and implemented for the proposed project that identifies specific measures to control on-site and off-site erosion from the time ground disturbing activities are initiated through completion of grading. This erosion control plan shall include the following measures at a minimum: a) Specify the timing of grading and construction to minimize soil exposure to rainy periods experienced in southern California, and b) An inspection and maintenance program shall be included to ensure that any erosion which does occur either on-site or off-site as a result of this project will be corrected through a remediation or restoration program within a specified time frame.</p> <p>c. During construction, temporary berms such as sandbags or gravel dikes must be used to prevent discharge of debris or sediment from the site when there is rainfall or other runoff.</p> <p>d. During construction, to remove pollutants, street cleaning will be performed prior to storm events and the use of water trucks after storm events to control dust in order to prevent discharge of debris or sediment from the site.</p>	<p>BO</p>	<p>B/C</p>	<p>B/C</p>	<p>C/A</p>	<p>2/4</p>
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<p>2. The project/development shall implement the following post-construction operational activities:</p> <p>a. All discretionary development and redevelopment projects that fall into one of the following categories (from subdivisions with 10 or more housing units) are subject to the preparation of a Standard Urban Storm Water Mitigation Plan (SUSMP). If the project falls under one of these categories and prior to issuance of building permits, the permit applicant shall submit to the City Engineer for approval a SUSMP based upon the design requirements as defined in the Manual for the Standard Urban Storm Water Mitigation Plan (SUSMP) September 2002 as published by the Los Angeles County Department of Public Works. Evidence of on-going maintenance of post-construction BMPs will be required in the form of a signed and notarized Maintenance Covenant. A copy of this form is available at the public counter.</p>	BO	B	B	C	2
<p>3. Landscaping plans shall include provisions for controlling and minimizing the use of fertilizers/pesticides/herbicides, landscaped areas shall be monitored and maintained by the Homeowners Association (HOA) to ensure adequate coverage and stable growth, and schematic plans for these areas shall be submitted to the City for review and approval prior to the issuance of grading permits.</p>	BO	B/E	B/E	C/A	2/5
<p>4. Prior to issuance of building permits, the applicant shall submit to the City Engineer for approval of a Water Quality Management Plan (WQMP), including a project description and identifying Best Management Practices (BMPs) that will be used on-site to reduce pollutants into the storm drain system to the maximum extent practicable. The WQMP shall identify the structural and non-structural measures.</p>	BO	B	B	C	2
<p>5. Prior to issuance of grading or paving permits, applicant shall obtain a Notice of Intent (NOI) to comply with obtaining coverage under the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit from the State Water Resources Control Board. Evidence that this has been obtained (i.e. a copy of the Waste Dischargers Identification Number) shall be submitted to the City Building Official for coverage under the NPDES General Construction permit.</p>	BO	B	B	C	2

G. Noise	BO	B	B	B/C	B/C	C	2
1. All rooms shall have a maximum interior noise level of LDN 45.	BO	B	B	B	B	C	2
2. All roof ceiling construction shall include roofing on plywood, batt insulation shall be installed in joist spaces, and all ceilings shall be one layer of gypsum nailed direct.	BO	B	B	B/C	B/C	A/C	2/4
3. All exterior walls shall be 2x4 studs 16" on center with batt insulation in the stud spaces. Exterior walls shall be exterior plaster or stucco and the interiors shall be gypsum.	BO	B	B	B/C	B/C	A/C	2/4
4. All entry doors shall be 1-3/4" solid core flush wood doors with vinyl bulb weather stripping on the sides and top.	BO	B	B	B/C	B/C	A/C	2/4
5. There shall be no mail slots in the entry doors in Buildings 2 and 3.	BO	B	B	B/C	B/C	A/C	2/4
6. There shall be no ventilation openings in the exterior walls or roof/ceilings without approved acoustical baffles.	BO	B	B	B/C	B/C	A/C	2/4
7. Noise test reports shall be submitted to the City prior to the issuance of building permits documenting the required STC ratings for all windows and glass doors. The tests shall be completed in accordance with ASTM E-90. A field noise study shall be completed and submitted to City documenting compliance with STC ratings prior to the issuance of an occupancy permit.	BO	B	B	B	B	C	2
8. Construction or grading shall not take place between the hours of dusk and 7:00 a.m. on weekdays, or Sunday or a city observed holiday.	BO	C	C	C	C	A	4
9. Construction or grading noise levels shall not exceed the standards specified in Municipal Code Chapter 8.36. If noise levels exceed the above standards, then construction activities shall be reduced in intensity to a level of compliance with Municipal Code Chapter 8.36, or halted.	BO	C	C	C	C	A	4
10. The project perimeter block wall shall be constructed as early as possible in the first phase.	BO	C	C	C	C	A	4
11. All haul truck deliveries shall not take place between the hours of dusk and 7:00 a.m. on weekdays, or any time on Sunday or a city observed holiday. Additionally, if heavy trucks used for hauling exceed 100 daily trips (counting both to and from the construction site), the developer shall prepare a noise mitigation plan for approval by the Planning Director denoting any construction traffic haul routes. To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings.	BO	C	C	C	C	A	4

Key to Checklist Abbreviations

Responsible Person	Monitoring Frequency	Method of Verification	Sanctions
CDD - Community Development Director or designee	A - With Each New Development	A - On-site Inspection	1 - Withhold Recordation of Final Map
CP - City Planner or designee	B - Prior To Construction	B - Other Agency Permit / Approval	2 - Withhold Grading or Building Permit
CE - City Engineer or designee	C - Throughout Construction	C - Plan Check	3 - Withhold Certificate of Occupancy
BO - Building Official or designee	D - On Completion	D - Separate Submittal (Reports/Studies/ Plans)	4 - Stop Work Order
PO - Police Captain or designee	E - Operating		5 - Retain Deposit or Bonds
FC - Fire Chief or designee			6 - Revoke CUP
			7 - Citation

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RESOLUTION PC-1514

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL TO THE CITY COUNCIL OF DEVELOPMENT PLAN REVIEW BOARD CASE NUMBER 13-31 AND TREE REMOVAL PERMIT 14-05, A REQUEST TO DEVELOP 47 TWO- AND THREE-STORY TOWNHOMES ON APPROXIMATELY 3.65 ACRES AND THE REMOVAL OF 58 TREES FROM THE SITE LOCATED AT 155 N. EUCLA AVENUE (APN: 8386-006-010, 025, 026, 027, 028 and 029).

WHEREAS, an application was filed for approval of a Development Plan Review Board Case by:

City Ventures
1900 Quail Street
Newport Beach, CA 92660

WHEREAS, the Development Plan Review Board Case is described as:

A request to develop 47 two- and three-story townhomes on approximately 3.65 acres. The residential units will range in size from 1,315 sq. ft. to 1,838 sq. ft. Each unit will have a two-car garage (totaling 94 parking spaces) and an additional 48 on-site parking stalls for residents and visitors.

WHEREAS, the Development Plan Review Board Case applies to the following described real property:

155 N. Eucla Avenue
San Dimas, CA 91773
(APN: 8386-006-010, 025, 026, 027, 028 and 029).

WHEREAS, notice was duly given of the public hearing on the matter and the public hearing was held on July 17, 2014, at the hour of 7:00 p.m., with all testimony received being made a part of the public record: and

WHEREAS, the Planning Commission has received the report and recommendation of such agencies as have submitted information including the written report and recommendation of Staff and the Development Plan Review Board; 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. The project has been classified as not having a significant effect on the environment due to the required mitigation measures imposed.

EXHIBIT F

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

DEVELOPMENT PLAN REVIEW FINDINGS –

- A. The development of the site in accordance with the development plan is suitable for the use or development intended.

The subject property is zoned Specific Plan No. 23, Area III which has been created for the subject residential development proposal. The site will facilitate the development of 47 attached townhomes within nine buildings with four to seven units per building. Each unit will provide for two enclosed parking spaces within individual private garages. The development will also have two common open spaces for leisure recreational uses for the residents. Specific Plan No. 23, Area III will have development standards that will enable the development of the subject project to be aligned with other residential developments in the City and with the architectural Guidelines of the Town Core.

- B. The total development is so arranged as to avoid traffic congestion, ensure the public health, safety and general welfare, and prevent adverse effects on neighboring property.

The subject property is proposed to be developed as a 47 unit, two- and three-story townhome community on approximately 3.65 acres. The residential units will range in size from 1,315 sq. ft. to 1,838 sq. ft. Each unit will have a two-car garage and an additional 48 on-site parking stalls for residents and visitors.

The applicant has worked with the City to align the entrance to the site with Second Street to avoid conflict with traffic on Eucla Avenue and Second Street. The applicant has also worked with adjacent residents to minimize the height of the buildings along Eucla and the north property line by reducing the units in this area to two-story; these were originally proposed as three-story. All windows on the third-story facing north were also removed to provide additional privacy for the adjacent existing neighbors. The project will also serve as a buffer to the adjacent single-family residential properties to the north from the train that is just south of the project. The project itself will have higher quality building materials applied to reduce noise issues from the train. The proposed development has been arranged to avoid traffic congestion, ensure the public health, safety and general welfare, and prevent adverse effects on neighboring property.

- C. The development is consistent with all elements of the general plan and is in compliance with all applicable provisions of the zoning code and other ordinances and regulations of the City.

The proposed development has been designed in accordance with development standards of Specific Plan No. 23, Area III, the amended General Plan Land Use designation of Residential High (12.1 – 16 Units to the acre), and the Town Core Design Guidelines.

WHEREAS, pursuant to San Dimas Zoning Code Section 18.162.070 in recommending approval of Tree Removal Permit 14-05, the following Finding needs to be made:

It is reasonable to remove the tree because of its continued existence at the location prevents the reasonable development of the subject property.

An application has been submitted for the removal of 58 trees. Some of these trees do not meet the definition of "Mature Tree" per the City's Tree Preservation Ordinance but were included to provide a comprehensive overview. All the trees, with the exception of Tree Nos. 1-6, appear to be seedlings. Due to the grading, site improvements, building and road placement, removal of the trees is warranted as the trees cannot be preserved in place nor are they of a quality specimen that they should be replanted on site. There are approximately 20 trees that are questionable if they are on the subject property and/or will have their root system severely affected by the grading for the footing of the new block wall. Many of these trees are on the south property line that abuts the railroad property; two of the trees are on the adjacent apartment complex's property in close proximity to the new wall. Removal of these trees, if required, will require an authorization letters from the property owner prior to removal.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Development Plan Review Board Case Number 13-31 and Tree Removal Permit 14-05 , subject to the applicant's compliance with 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 17th day of July, 2014 by the following vote:

AYES: Bratt, Ensberg, Rahi

NOES: Davis, Schoonover

ABSENT: None

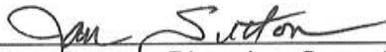
ABSTAIN: None

EXHIBIT F



Jim Schoonover, Chairman
San Dimas Planning Commission

ATTEST:



Jan Sutton, Planning Secretary

EXHIBIT A**Conditions of Approval
For DPRB Case No. 13-31 &
Tree Removal Permit 14-05****PLANNING DIVISION - (909) 394-6250****GENERAL**

1. The Applicant/Developer 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/Developer 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 funds with the City to cover these costs in an amount to be determined by the City.
3. Copies of the signed City Council Resolution of Approval No. ***** and Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.
4. The Applicant/Developer shall comply with all requirements of Specific Plan No. 23, Area III.
5. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.
6. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
7. All parking provided shall meet the requirements of Specific Plan No. 23, Area III and some parts of Section 18.156 (et. seq.) of the San Dimas Municipal Code.

8. The Applicant/Developer 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.
9. The Applicant/Developer shall comply with all Conditions of Approval as approved by the City Council on XXXX, 2014.
10. Graffiti shall be removed within 72 hours.
11. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.
12. The Applicant/Developer shall submit a construction access plan and schedule for the development of all lots for approval by the Directors of Development Services and Public Works; 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.
13. Six-foot high decorative block walls, in addition to other types of fencing types shall be constructed along and within the project as presented in the Fencing Plan. If a double wall condition would result, the developer shall make a good faith effort to work with the adjoining property owners to provide a single wall. Applicant/Developer shall notify, by mail, all contiguous property owners at least 30 days prior to the removal of any existing walls/ fences along the project's perimeter.
14. The Planning Commission reviewed the project as a gated community with a pedestrian/vehicular gate access. The Commission determined that a gated community is not appropriate for the Town Core and voted to delete the gate from the project. The Applicant/Developer shall revise the plans showing the deletion of the front pedestrian/vehicular gate from the project.
15. 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.
16. Residential projects of five or more units shall comply with the state Model Ordinance adopted pursuant to the California Solid Waste Reuse and Recycling Access Act of 1991. This shall include adequate, accessible, and convenient areas for collecting and loading recyclable materials. Recycling programs shall be implemented in coordination with the trash company. Program shall include weekly collection of recyclable material using any combination of bins or 96-gallon waste containers (residential) in sufficient numbers to contain recyclables generated each week.
17. The Applicant/Developer shall comply with the mitigation measures and the mitigation monitoring program to the satisfaction of the Director of Development Services.

DESIGN

18. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on XXXX, 2014, 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.
19. 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.
20. 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.
21. 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.
22. The Applicant/Developer shall install the street and parking lot lighting in accordance with a lighting plan showing illumination levels and lighting distribution, as approved by the Planning Division. Shielding shall be implemented where appropriate to reduce light emissions onto adjoining properties. A lighting plan shall be submitted for review and approval, in addition to a \$1,500 deposit for review of the plans.
23. Gas meters, backflow prevention devices and other ground-mounted mechanical or electrical equipment installed by the Applicant/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.
24. The Applicant/Developer 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.
25. Downspout pipes shall be concealed to the greatest extent possible within architectural features of the building. When downspout pipes exit the building within the landscaped area, a splash pad shall be provided subject to review and approval by the Planning Division.
26. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.

27. Electrical and other service facilities shall be located within an interior electrical room or approved comparable location. All electrical service facilities shall be totally screened from public view, as approved by the Planning Division.
28. The Applicant/Developer shall underground all new utilities, and utility drops, and shall underground all existing overhead utilities to the closest power pole off-site.

LANDSCAPE

29. The Applicant/Developer shall submit to the Planning Division, prior to the issuance of building permits, detailed landscaping and automatic irrigation plans prepared by a State registered Landscape Architect, in addition to a \$2,500 deposit for review of the plans. 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.
30. 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.
31. The Applicant/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.
32. All slopes over three- (3) feet in vertical height shall be irrigated and landscaped as approved by the Planning Division.
33. Final tree preservation plans shall be reviewed and approved by the Development Plan Review Board prior to issuance of building permits.
34. No trees shall be removed other than those indicated on the approved set of landscape plans.

BUILDING DIVISION – (909) 394-6260

35. The Developer/Applicant shall comply with the 2013 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.
36. The Developer/Applicant shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review. Plan checks submitted after June 30th, 2014 will have to be designed to comply with 2013 Building Energy Efficiency Standards

37. The Developer/Applicant shall submit to the Building Division of the City of San Dimas plans to be forwarded for review by the Los Angeles County Fire Department for fire sprinklers and gated entry requirements.
38. The Developer/Applicant shall comply with the latest disabled access regulations as found in Title 24 of the California Code of Regulations and the Americans with Disabilities Act for covered multifamily dwellings and all applicable accessible features that may be required for common use areas and path of travel.
39. Phased occupancy shall not be granted until all improvements required as part of the approval have been completed in full for each phase, and approved or finalized by the appropriate department. A phasing plan shall be submitted for approval by the Director of Development Services prior to issuance of building permits.
40. The Developer/Applicant shall submit a Precise Paving Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
41. The Developer/Applicant shall submit Rough Grading and Precise Grading Plans for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.
42. Prior to the issuance of any grading or building permits, the Developer/Applicant shall submit an 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.
43. Building foundation inspections shall not be performed until a rough grading certification, survey stakes in place, and a final soils report has been filed with the City and approved. All drainage facilities must be operable.
44. Construction calculations house lateral analysis shall be required at the time plans are submitted for plan check. Electrical schematic and load list and plumbing (drainage, water, gas) schematics will be required before issuance of electrical or plumbing permits.
45. Any applicable fees shall be paid to Bonita School District in compliance with Government Code Section 65995.
46. Construction hours shall be limited 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.

47. Prior to removing the existing structures on the property, the Developer/Applicant shall obtain a Demolition Permit from the Building and Safety Division.
48. Connect to public sewer after all applicable City and County fees have been paid and permits issued.
49. Applicant to submit an Edison site electrical plan (if any new transformer or above-ground electrical equipment is proposed) as soon as available for City review. Plan to be coordinated with all other plans (grading, building, and landscape).
50. Applicant to submit a site construction fencing plan that is consistent with the City fencing standards.

ENGINEERING DIVISION – (909) 394-6240

51. The Applicant/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).
52. The Applicant/Developer shall install sanitary sewers to serve the entire development to the specifications of the City Engineer.
53. The Applicant/Developer shall Contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.
54. The Applicant/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 Applicant/Developer shall make a good faith effort to negotiate with the upstream property owner for all required storm drain improvements. The proposed drainage improvements shall be based on a detailed Hydrology Study conforming to the current Los Angeles County methodology.
55. The Applicant/Developer shall provide half-width street improvements on all streets within the limits of the development. Improvements to include curbs and gutters, sidewalks, medians, and paving according to City standards, as shown in the following table:

Street Name	Curb & Gutter	A.C. Pavement	Side-walk	Approach Drive	Street Lights	Street Trees	Equestrian Trail	Median Island	Bike Trail	Other
Eucla Avenue (West Half)	x	x	x	x	x	x				X
Eucla Avenue R.R. Crossing (Full Width)	x	x	x							
Notes:	<ol style="list-style-type: none"> 1. Extend curb and gutter, A.C. pavement, and sidewalk improvements to join on southern side of railroad crossing. All proposed crossing improvement must be submitted to and approved by the applicable railroad authority (PUC, Metro, and Goldline Authority). The Developers share of the design and construction cost shall be 50%. 2. Construct catch basin, Filtera System, and lateral at low-point on Eucla Avenue and at the reconstructed catch basin at the north end of the tract to the satisfaction of the Director of Development Services and the City Engineer. 									

56. The Applicant/Developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster and the City Engineer.
57. The Applicant/Developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
58. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.
59. 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 California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.

60. 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 2012-0006-DWQ (as amended by all future adopted Construction General Permits). 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. 2012-0006-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.
61. For all projects subject to Standard Urban Stormwater Mitigation Plan (SUSMP) regulations, Applicant/Developer must submit a site-specific drainage concept and stormwater quality plan to mitigate post-development stormwater.
62. 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.

63. Los Angeles County Fire Department recommendations shall be incorporated as requested, except that the City Engineer may approve revisions where deemed appropriate provided that said revisions still provide adequate fire safety.
64. The proposed retaining wall on the north property line shall minimize encroachment into the sewer easement. Caisson type footing shall be used.
65. Connect run off from the development to a closed storm drain system for the proposed system of the west side of the development. The developer shall backfill this low area to within one-foot of the highest point of the existing grade.
66. All contractor and employees of subcontractors shall park on site during construction of the project to minimize disturbance to the surrounding residential neighborhood. Designated contractor parking shall be shown on the development plan for approval.

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67. The Applicant/Developer shall provide street trees, with permanent irrigation system, throughout the development. The species, container size and location shall be designated by the City, as approved by the City Arborist.
68. The Applicant/Developer shall comply with City regulations regarding payment of Property Development Tax, and Park, Recreation and Open Space Development Fee per SDMC Chapters 3.24 and 3.26. Fees shall be paid prior to issuance of building permits.

TREE PERMIT REMOVAL 14-05

69. The applicant shall comply with all requirements of the Tree Preservation Ordinance (Chapter 18.162).
70. The approval of the Development Plan Review Board is for the removal of 58 tree(s) located at 155 N. Eucla Avenue, as shown on the submitted site plan.
71. The applicant shall sign and return to the Planning Department the attached affidavit accepting all conditions prior to removal of the trees.
72. Arborists or tree removal companies shall have a valid City business license prior to performing any work in the City.
73. A (2:1) tree replacement ratio is required on the subject property. A minimum of 15 gallon size, shall be replanted on the subject property, as shown on the submitted tree replacement plans.

*For the purpose of replacement trees, fruit trees are not considered canopy trees. Additional trees will be planted as part of the development that will exceed the 2:1 tree replacement ratio.

74. After removal of the tree(s), the tree stump(s) must be ground down to be flush with the surrounding land.
75. The Applicant/Developer shall submit to the Planning Division a letter of authorization of approval to remove any off-site tree(s) from any of the adjacent owners' property whose tree(s) may be affecting the installation of the perimeter wall or footing due to its proximity to the subject site.
76. The applicant shall contact the Building/Planning Department after all the replacement trees and irrigation systems have been installed for Final Inspection and approval.

End of Conditions