



AGENDA
SPECIAL CITY COUNCIL MEETING
PLANNING COMMISSION
TUESDAY, NOVEMBER 25th, 2014, 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVE.

CITY COUNCIL:

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

1. CALL TO ORDER

2. ORAL COMMUNICATIONS

(For anyone wishing to address the City Council on an item on this agenda. Under the provisions of the Brown Act, the legislative body is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda.)

- a. Members of the Audience

3. STUDY SESSION

- a. A petition to initiate a general plan amendment, zone change and municipal code text amendment to allow the development of a 75 unit small-lot residential subdivision for properties located at 741 N. San Dimas Avenue, 811 N. San Dimas Avenue, 130 W. Allen Avenue and 200 W. Allen Avenue. (Walbern Developments)
- b. A petition to initiate a general plan amendment, zone change and municipal code text amendment to allow for the development of 30 single-family detached residences as part of a small lot subdivision at 155 N. Eucla Avenue within the Town Core. (City Ventures)

4. ADJOURNMENT

The next meeting is on Tuesday, November 25th, 2014, 7:00 p.m.

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

POSTING STATEMENT: On November 21st, 2014, A TRUE AND CORRECT COPY OF THIS AGENDA WAS POSTED ON THE BULLETIN BOARDS AT 245 EAST BONITA AVENUE (SAN DIMAS CITY HALL;) 145 NORTH WALNUT AVENUE (LOS ANGELES COUNTY PUBLIC LIBRARY, SAN DIMAS BRANCH); AND 300 EAST BONITA AVENUE (UNITED STATES POST OFFICE).



Staff Report

TO: Planning Commission, Honorable Mayor, and Members of City Council *For the Meeting of November 25, 2014*

FROM: Planning Department

INITIATED BY: Walbern Developments

SUBJECT: A petition to initiate a general plan amendment, zone change and municipal code text amendment to allow the development of a 75 unit small-lot residential subdivision for properties located at 741 N. San Dimas Avenue, 811 N. San Dimas Avenue, 130 W. Allen Avenue and 200 W. Allen Avenue.

BACKGROUND

At the October 14, 2014 City Council meeting, the City Council approved a policy on study sessions for certain land use and zoning changes. The purpose of the study session is to accommodate preliminary consideration by the City Council and the Planning Commission for specified development projects, prior to petition of initiation of associated applications.

At that same meeting, the City Council considered a request by Walbern Developments to schedule a study session for a ± 75 lot residential subdivision located on the west side of San Dimas Avenue south of Allen Avenue. The subject site consists of four parcels (APN's 8392-013-029, -031, -032, -037) which represents approximately 10.3 acres.

ANALYSIS

Site and Surrounding Characteristics

The proposed residential development will consist of four parcels that total approximately 10.3 acres. The subject site is located on the west side of San Dimas Avenue south of Allen Avenue (see Figure 3). Majority of the site will front on San Dimas Avenue and will have access from both San Dimas and Allen Avenues. The current uses on the site include an equestrian center, a nursery, vacant land and a single-family residence. The subject site, with exception of the equestrian center, is zoned Single Family Agricultural 20000 (SF-A). The equestrian center property is zoned Light Agricultural (AL) (see Figure 1). The General Plan designation for the development sites is Single Family Very Low, which has a density of 0.2 – 3 acres per unit (see Figure 2).

Surrounding Uses

	Use	Zone	General Plan
North	Edison	Light Manufacturing	Public/Semi-Public
	North across Allen Avenue		
	Office	Administrative Professional	Commercial
South	Single family residential	Single Family Agricultural - 16000	Single Family Very Low (0.2-3)
East	Residential planned development	Single Family – 7500 (RPD-8.5)	Low / Medium (6.1-8)
West	Single family residential	Single Family Agricultural - 20000	Single Family Very Low (0.2-3)

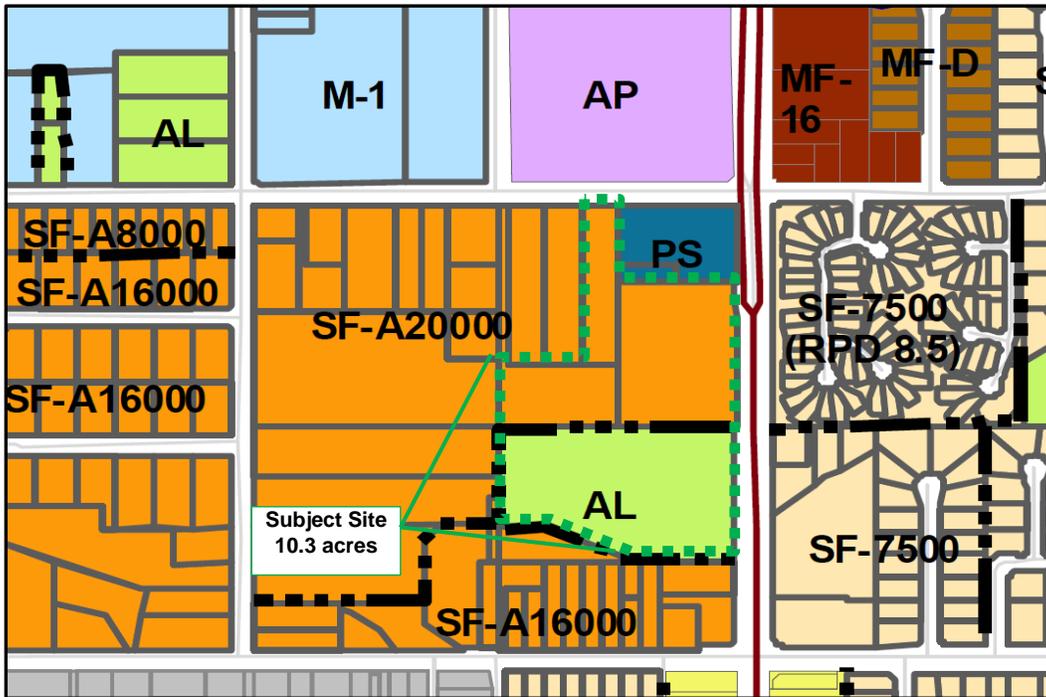


Figure 1 - Zoning map

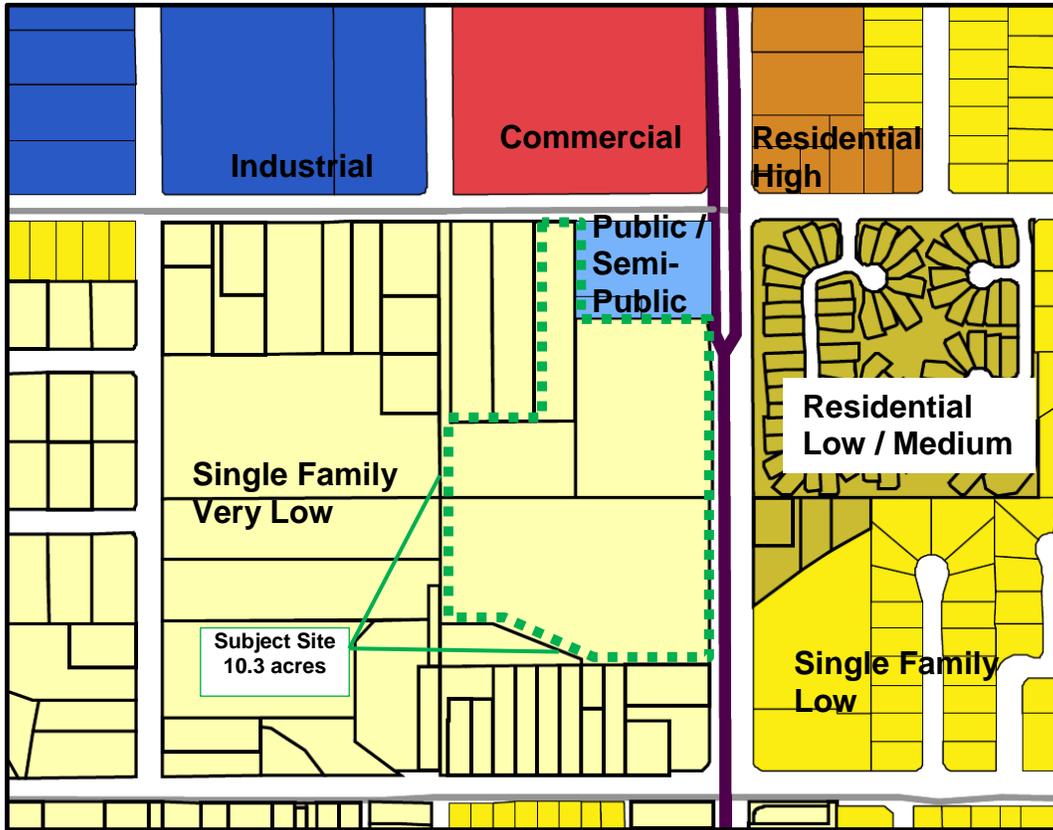


Figure 2 - General Plan



Figure 3 - Aerial

Applicant’s Proposal

The project will consist of a small-lot development with 75 two-story single-family detached homes with a gross density of 7.3 units per acre. Four house/lot plans are proposed with lot sizes ranging from 2,250 to 3,500 square feet, floor area ranging from 1,827 to 2,300 square feet, lot coverage ranging from 42% to 54%, and will include three and four bedroom units.

Each unit will include attached parking for two cars and parking for one car in the driveway. Guest parking will be provided on the streets within the community. The proposed community will also provide recreational amenities to include a swimming pool, playground, basketball courts and other field type sports and community activities. The site plan identifies a total of 114,500 square feet (25%) of open space; however, only 20,000 square feet of it is usable open space, which is where the community’s amenities are located and represent 4% of the entire development area. The remainder of the open space is unusable passive or scenic open space comprised of 50,000 square feet of oak tree grove preserve scenic space and approximately 44,500 square feet of passive space which includes landscaped easements, retention area, landscaped area adjacent to the entry on Allen Avenue and open space frontage on San Dimas Avenue.

The applicant would need to submit the following applications in order to process their request

1.	General Plan Amendment (GPA)	Require City Council (CC) authorization to initiate prior to formal submittal.
2.	Municipal Code Text Amendment (MCTA)	
3.	Zone Change (ZC)	
4.	Tentative Tract Map (TTM)	Submitted only after CC’s authorization to submit GP, MCTA, and ZC.
5.	Development Plan Review (DPRB)	
6.	Tree Removal	
7.	Environmental Review	Required for these types of projects

Comparison with Adjacent Neighborhood

The subject site is adjacent to SF-A (20000) Zoned properties (see Figure 1) to the west, which allow animal keeping including horses and wholesale nurseries. The lots range in size from 0.25 to 4 acres in lot area. They are developed with one-story single-family residences and have a rural setting as the majority of the sites are used for agricultural uses such as horse keeping and nurseries.

The Residential Planned Development community to the east of the subject site, across San Dimas Avenue, is zoned Single Family 7500 (SF-7500) with a Residential Planned Development (RPD 8.5) overlay. The 66 unit residential development was built in 1980 and consists of a mixture of attached and detached single-family residences. The community includes a mixture of one- and two-story (23 – 1-story & 43 2-story) homes (see Figure 5). It's an open community (no gate) with public streets and has two access points from Allen Avenue. In addition, the majority of the community does not have sidewalks. The development has a gross density of 6.9 units to the acre (see Exhibit B); however, the lot configuration and the mixture of one- and two-story homes help to alleviate the massing throughout the entire community. In addition the irregular shaped lots lend themselves to providing side yard setbacks that range from five to ten feet. Lastly, the RPD is located south, across Allen Avenue, from Multiple Family (MF) and Multiple Family Duplex (MF-D) zoned properties (see Figure 1).

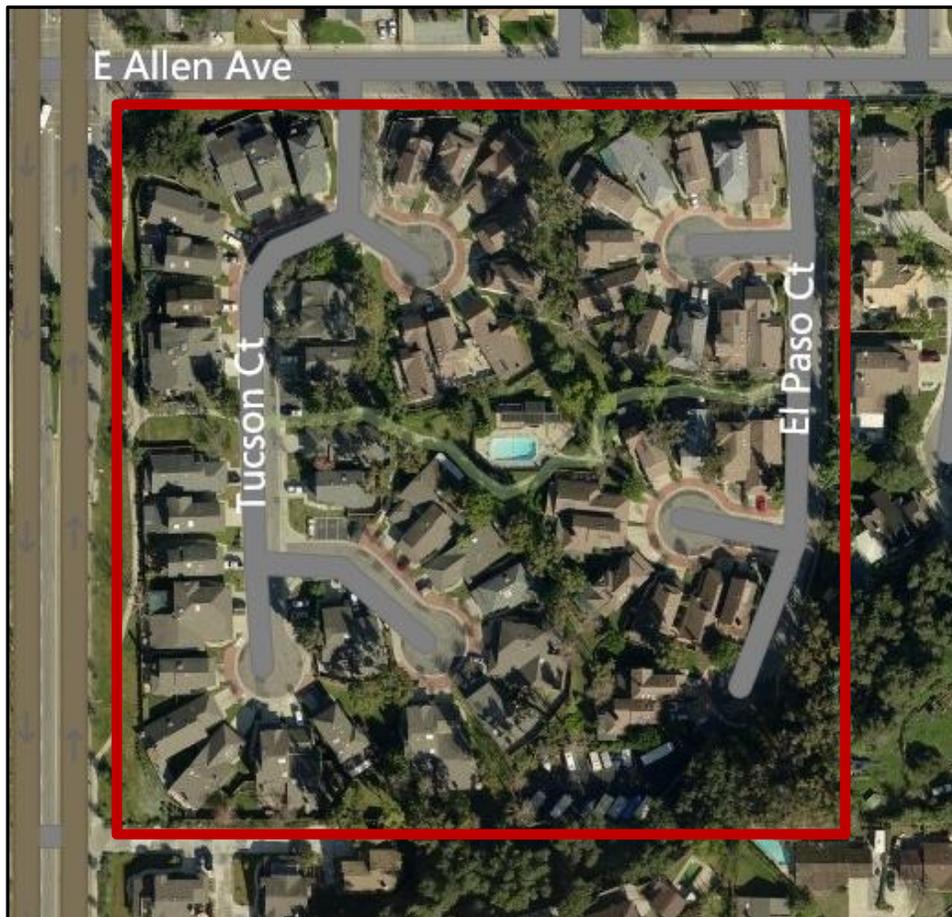


Figure 4 - RPD Aerial



Figure 5 - RPD across San Dimas Ave

The Chart below compares the development standards of the SF-A Zone and the existing RPD development adjacent to the subject site with the applicant's proposal.

Development Standards Matrix			
	Single-Family Agricultural 20,000 Zone (SF-A)	Existing Residential Planned Development (RPD)	Proposed Development
General Plan	Single-Family Very Low (0.2 – 3 d/u acre)	Low / Medium (6.1 – 8 d/u acre)	Low / Medium (6.1 – 8 d/u acre)
Actual density for adjacent neighborhood and proposed project	0.6 Units to the acre (gross)	6.9 Units to the acre (gross)	7.3 Units to the acre (gross)
Lot area min.	20,001 sq. ft.	Provided 2,509 – 4,139 sq. ft.	2,250 – 3,500 sq. ft.
Lot width min.	150 ft.	Provided 31 - 40 feet	45- 70 feet
Lot depth	N/A	Provided 82 - 96 feet	50 feet
Building height Max.	35 ft. / 2 stories (Homes adjacent to west of the subject site – all one-story homes)	35 ft. / 2 stories Provided (43 – 2-story) (23 – 1-story)	All 2-story
Front yard setback min.	20 ft.	Provided 15 & 20 ft. (lots with 20 ft. setback do not have sidewalks - measured to street)	5 and 10 ft. (6 lots have 25 ft. setback - face San Dimas Ave)
Side yard setback min.	5 ft. on one side and 12 ft. on	Provided 0, 5 & 10 ft.	4'-6" and 5 ft.

	the other	(0 setback for attached units)	
Rear yard setback min.	N/A	10 ft.	5 ft.
Lot Coverage	35% Max	Avg. 43%	42 - 54%
Parking within garage	2 spaces	2 spaces & 2 spaces in the driveway (18 guest spaces plus R/V parking)	2 spaces & 1 space in the driveway (75 guest spaces)
Unit size / Bedrooms	N/A	66 Units 14 – 1,040 SF/ 2 BD 9 – 1,295 SF/2 BD 23 – 1,488 SF/3 BD 20 – 1,562 SF/3 BD	75 Units 19 – 1,827 SF/3BD 25 – 1,923 SF/3BD 25 – 2,039 SF/4BD 6 – 2,300 SF/4BD
Floor area ratio	N/A	28 – 54%	65 – 81%
Open space	N/A		114,500 SF -20,000 SF (active) -50,000 SF (scenic) -44,500 SF (passive) (Active space =4% of development site)

Issues of Concern

In reviewing the comparison of the applicant’s proposal with the development standards of the Single Family Agricultural Zone, the existing conditions of the surrounding neighborhood, the Generalized Criteria/Overriding Principles the following items should be taken into consideration:

1. Compatibility with surrounding area by density, building height, and housing type.

- a. Density – The proposed development has a gross density of 7.3 units to the acre, which is significantly greater than the permitted density of 0.2 – 3 units to the acre for the adjacent residential uses. The Residential Planned Development to the east of the subject site has a density of 6.3 units to the acre; however it’s located across San Dimas Avenue and is designed in a manner to provide greater setbacks and less lot coverage than the proposed development (See Exhibit B).
- b. Lot size – The proposed development includes lot sizes ranging from 2,250 – 3,500 square feet, significantly less than the 20,001 square foot minimum lot size required for the adjacent SF-A 20000 Zoned properties. For additional comparison purposes, the Single Family Zone requires a minimum lot size of 7,500 square feet.
- c. Building height – The proposal includes two-story residential structures; however, all adjacent single-family residences to the west of the subject site are one-story.

- d. Lot coverage – The applicant is proposing lot coverage ranging from 42 – 54%. The adjacent SF-A Zoned properties allow a maximum lot coverage of 35% and majority of the adjacent residential lots have a lot coverage that are significantly less as they all have a rural setting to them.

2. Integrate with existing uses.

- a. The properties west of the subject site are zoned SF-A, which allow horse keeping. The applicant's proposal does not consider the impact on the ability to comply with the distance requirements for existing horse keeping facilities or the ability to provide those facilities in the future.
- b. The proposed gated community fails to provide connectivity to the adjacent residential neighborhood.
- c. The single-family residences located immediately west of the subject site are all one-story and the applicant's proposal includes all two-story homes.
- d. The subject site's zone and adjacent residential lots have a minimum lot size requirement of 20,001 square feet and the applicant is proposing lots ranging from 2,250 – 3,500 square feet.

3. Provide for orderly and efficient coordination of access/circulation/road and utilities and infrastructure.

- a. At this time not enough information has been provided to make a proper analysis of these criteria.

4. Coordinate phasing in a geographic area (may need to upsize to accommodate needs of surrounding area).

- a. At this time not enough information has been provided to make a proper analysis of this criteria

5. Economic viability for any targeted market (may need to provide adequate analysis, affordability and/or other guarantees.

- a. The applicant's submittal indicates that they will be providing work force and entry-level housing for the community and that the proposed small-lot development will allow young families to enjoy pride of ownership; however, sales prices have not been submitted.

6. The need for and reason to support a change.

- a. The applicant states that for many years the City has considered itself to be an equestrian community; however, changes in regulations, State imposed housing requirements and a change in buyer profile, there now is a demand for housing that is different from the conventional housing built in the City from the 1960's through 2007. In addition, the applicant's booklet includes a list of benefits to the community that would result from the change.

7. Demonstrated community support for the change.

- a. The applicant held one community meeting with the landowners located west of the subject site and east of Cataract Avenue. The meeting was attended by Staff to observe and not participate. The residents immediately west of the subject site had concerns with

privacy, compatibility, congestion and traffic. They also made it clear that the reason for purchasing their properties was for the open, rural setting of the neighborhood and were concerned how that would be impacted by the residential development. In addition to the community meeting, the applicant has stated that the majority of the landowners holding 21.56 acres of the 25.98 acres west of subject site and east of Cataract Avenue either support or will not oppose the request for the project and its associated applications.

8. Demonstrated community benefit that would result from any change.

- a. The applicant's booklet includes a summary of benefits. Some of the stated benefits include:
 - i. Provision of work force and entry-level housing for the community (applicant has not provided sales prices)
 - ii. Revitalization of an area in need of redevelopment
 - iii. More efficient use of underutilized land
 - iv. Preservation of a 1.5 acre oak grove

9. In addition to the above criteria, the following items shall be considered:

- a. Increased front setbacks for lots fronting on San Dimas Avenue
- b. Increased side yard setbacks, at least on one side, to allow for mechanical equipment, trashcans, etc., and to reduce coverage and massing
- c. Driveway parking for two vehicles
- d. Usable common open space (proposal includes 4% of total development site)
- e. Amount of usable private open space
- f. Inclusion of sidewalks throughout the entire community

ALTERNATIVES

Based on the information presented in this Staff Report and the information presented at the Study Session, the City Council and the Planning Commission shall make one of the following choices:

1. Continue in order for Staff and/or the applicant to provide additional information for the City Council and the Planning Commission to consider.
2. Authorize initiation of a general plan amendment, zone change and municipal code text amendment.
3. Authorize initiation with conditions
4. Deny because the proposed project does not meet the Generalized Criteria/Overriding Principles discussed in this report.

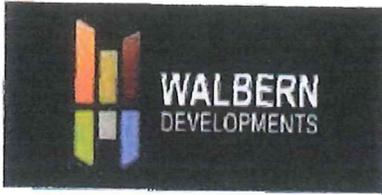
RECOMMENDATION

Staff recommends the applicant's petition to initiate a general plan amendment, zone change and municipal code text amendment be denied as the proposed project does not meet the Generalized Criteria/Overriding Principles discussed in this report.

Attachments:

- Exhibit A – Applicant's letter
- Exhibit B – Aerial of the surrounding neighborhood identifying density levels.
- Exhibit C – Proposed site plan
- Exhibit D – Proposed floor plans
- Exhibit E – Applicant's booklet
- Exhibit F – Applicant's previous submittals

EXHIBIT A



1278 Glenneyre Street, Suite 439
Laguna Beach, California 92651
Office: 949-276-7570

November 6, 2014

Larry Stevens
Assistant City Manager and Director of Community Development
City of San Dimas
245 E. Bonita Ave.
San Dimas, Ca. 91773

Re: Request to initiate a General Plan Amendment, Zone Change and a Municipal Code Text Amendment to create a new specific plan.
APN's 8392-013-031, 8392-013-032, 8392-014-037 & 8392-013-029

Dear Mr. Stevens,

Walbern Development is pleased to provide you the information that you requested on October 15, 2014 in preparation for the Joint Study Session with the Planning Commission and the City Council on November 25, 2014. It is our understanding that the primary purpose of this meeting is to discuss land use issues and not the details of the conceptual plans and exhibits that are being provided to you as part of this request. We understand that should comments be made by Commissioners and Council members about the design that those comments are not to be relied upon in the event the project moves forward. During the study session we anticipate that the City Council will either approve or deny our request to initiate a General Plan Amendment, Zone Change and Municipal Code Amendment to create a new Specific Plan.

In preparation for the Study Session Walbern has prepared a booklet with exhibits that respond directly to your questions. We will refer you to the page as part of this submittal letter.

Walbern conducted an initial meeting with the landowners which was attended by a member of your staff. We have previously provided the names of the property owners that attended the meeting and proof of service to the property owners to whom the meeting notice were sent. In addition to the initial meeting we have gone door to door visiting with the landowners holding 21.56 acres of the 25.98 acres in the development area and they either support or will not oppose the request for a General Plan Amendment, Zone Change and the a Municipal Code Text Amendment to create a Specific Plan.

EXHIBIT A

Description of the Proposed Project Site:

The proposed site consists of a total of four (4) parcels, referenced above that are predominately flatlands with the exception of an Oak covered hillside on the south that provided a natural barrier and separation from development along Gladstone Ave.. These parcels represent approximately 10.29 acres of the 25.98 acres between San Dimas Ave. and Cataract Ave. Walbern is only requesting a zone change and development of a Specific Plan for our proposed site of 10.29 acres however, in discussions with the staff we are aware that the City may want a Specific Plan developed for the larger area between San Dimas Ave. on the east, Allen Ave. on the north and Cataract on the west. The natural hillside barrier covered with Oak trees would separate the proposed development for the homes along Gladstone on the south.

The proposed project site is currently being used for a nursery, equestrian center, vacant ground and a residence. The current zoning is mixed (see the exhibit on page 23) and has created economic and functional obsolesces in the project area. The area surrounding the site includes Low / Medium residential to the east, 30 units per acre to the north and Single Family Very Low to the south and Single Family Very Low that is sparsely developed and is either vacant land or is being use for farming and a nursery.

Description of the Proposed Project:

Walbern is proposing a small lot development with Craftsman style, single family detached, two story homes with a density of 6.1-8 units per acre. The conceptual plan shows 7.3 units per acre. (see the exhibit on page 24 in the booklet). The pro-forma unit size range from a minimum of 1837 sq. ft. with 3 bedroom and 2.5 baths to 2300 sq. ft. with 4 bedrooms and 3.5 baths. Each unit would have a two car garage with parking for 1 car in the driveway and guest parking on the street (see the attachment to this letter for the pro-forma floor plan). The development will feature two entrances, one on San Dimas Ave. and the other on Allen Ave. (see the exhibit on page 24 of the booklet). The Community is envisioned to be self-contained with recreational facilities centrally located to provide swimming, playground, basketball courts and other field type sports and community activities.

Amendments and Changes Required:

The southern portion of the site is currently zoned AL and the northern portion of the site is zoned SF-A20000. ***We are requesting a General Plan Amendment to Low / Medium (6.1-8) units per acre, a Zone Change and a Municipal Code Text Amendment creating a new Specific Plan for the area that allows a density of 6.1-8 units per acre of single family detached units.***

The proposed change of zoning will not adversely affect adjoining property owners as to the value of their property. A review of the adjacent land uses found on page 19 and the zoning map on page 23 of the booklet confirm a number of similar land uses in the immediate area where Walbern is proposing this small lot project providing more than adequate precedent for the requested change to Low / Medium density. There are no public health, safety or general welfare impacts that would prohibit or prevent re-zoning the property to Low / Medium density.

EXHIBIT A

Changed Conditions:

For many years San Dimas has considered itself to be an equestrian community. In the last 10 years particularly that has changed as a result of changing regulations, State imposed housing requirements, efforts to conserve water and resources, preferences of the market, stagnant incomes, educational costs and a changing buyer profile and other influences have all contributed to the creation of demand for housing that is different from the conventional housing built in the City from the 1960's through 2007.

On page 2 of the booklet we have provided a "Summary of Benefits" resulting from the re-zoning of this property to Low / Medium density and the creation of a Specific Plan.

In our review of the suitability of this location for a Low / Medium density project we reviewed a lengthy report prepared by the Urban Land Institute entitled "The New California Dream – How Demographic and Economic Trends May Shape the Housing Market". We felt that this report contained important information for decision makers. Because this was a long report we commissioned Dudek to create a "Cliff Note" version for your review and consideration. This summary can be found on pages 3-17 of the booklet. We believe that the information in this report is valuable and applicable to the current market environment but also to the future generation of home owners in San Dimas. When land use decision are made they should not just consider the present but also address the housing needs of the next generation of home buyers. During the last census San Dimas population contracted by 4%. It is very possible that decline is the result of the next generation of home buyers leaving town because they cannot afford to live in San Dimas.

Compatibility with Adjacent Properties:

The exhibit found on pages 18 & 19 of the booklet clearly indicate that the development is compatible with surrounding developments in the area. In addition, the project location has easy access to the 210 Freeway, the 57 Freeway and is close to Bus services and future Metro services as shown on page 20 of the booklet.

Actively Selling Project:

In one of the Planning Commission Meetings for the Olson Company a question was ask by a Commissioner about actively selling projects. On pages 28 and 29 we have complied a list of projects and location map where small lot developments are actively selling in Southern California. Many of these are very nice upscale communities.

Conceptual Site Plan and Conceptual Building Plans:

A conceptual site plan and Open Space site plan are found on pages 24 and 25 of the booklet.

EXHIBIT A

Walbern is proposing a Craftsman Style two story look with a representative view showing the proposed development along San Dimas Ave. It can be found on page 30 of the booklet. Conceptual floor plans are attached as an exhibit to this letter.

Walbern believes that the proposed project site is an ideal location for this kind of a small lot development. Walbern Development respectfully requests the Council authorize the initiation of a General Plan Amendment, Zone Change and the development of a Specific Plan allowing a small lot development in this location.

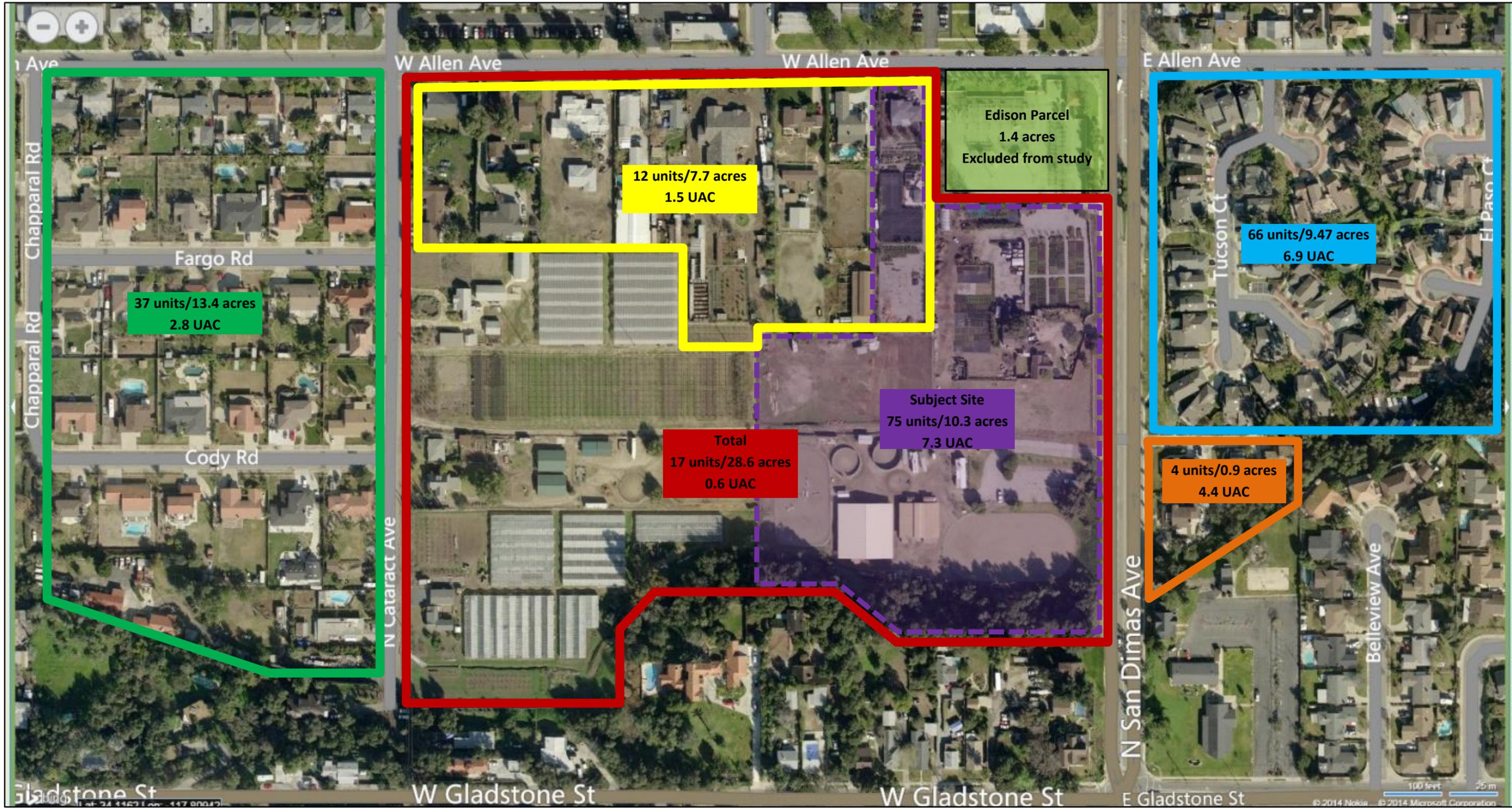
Please feel free to contact me or you can also contact Stan Stringfellow if you have any questions.

Sincerely,



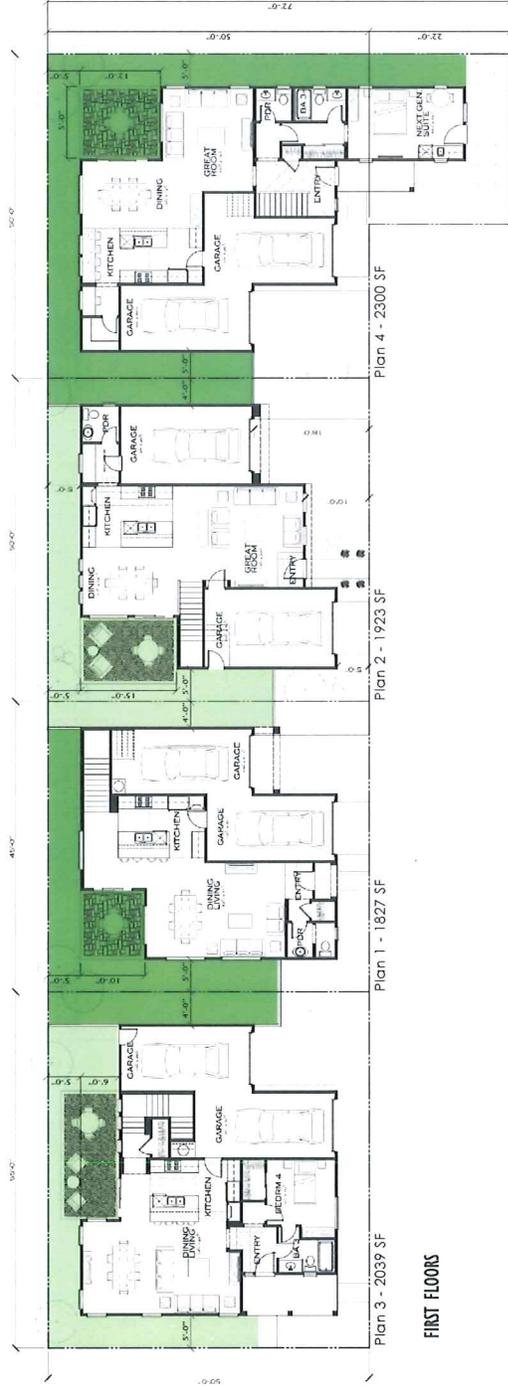
Stan Stringfellow
Representing Walbern Development, Inc.

EXHIBIT B



Due to the size of attachment "C" it is being provided
in a separate handout

EXHIBIT D



FIRST FLOORS



SAN DIMAS AVENUE

CONCEPTUAL FLOOR PLANS

Walbern Development
 29222 Rancho Viejo Road
 Suite 207
 San Juan Capistrano, CA 92675
 949.276.7570
 walberndevelopment.com

San Dimas, CA
 07/14/06

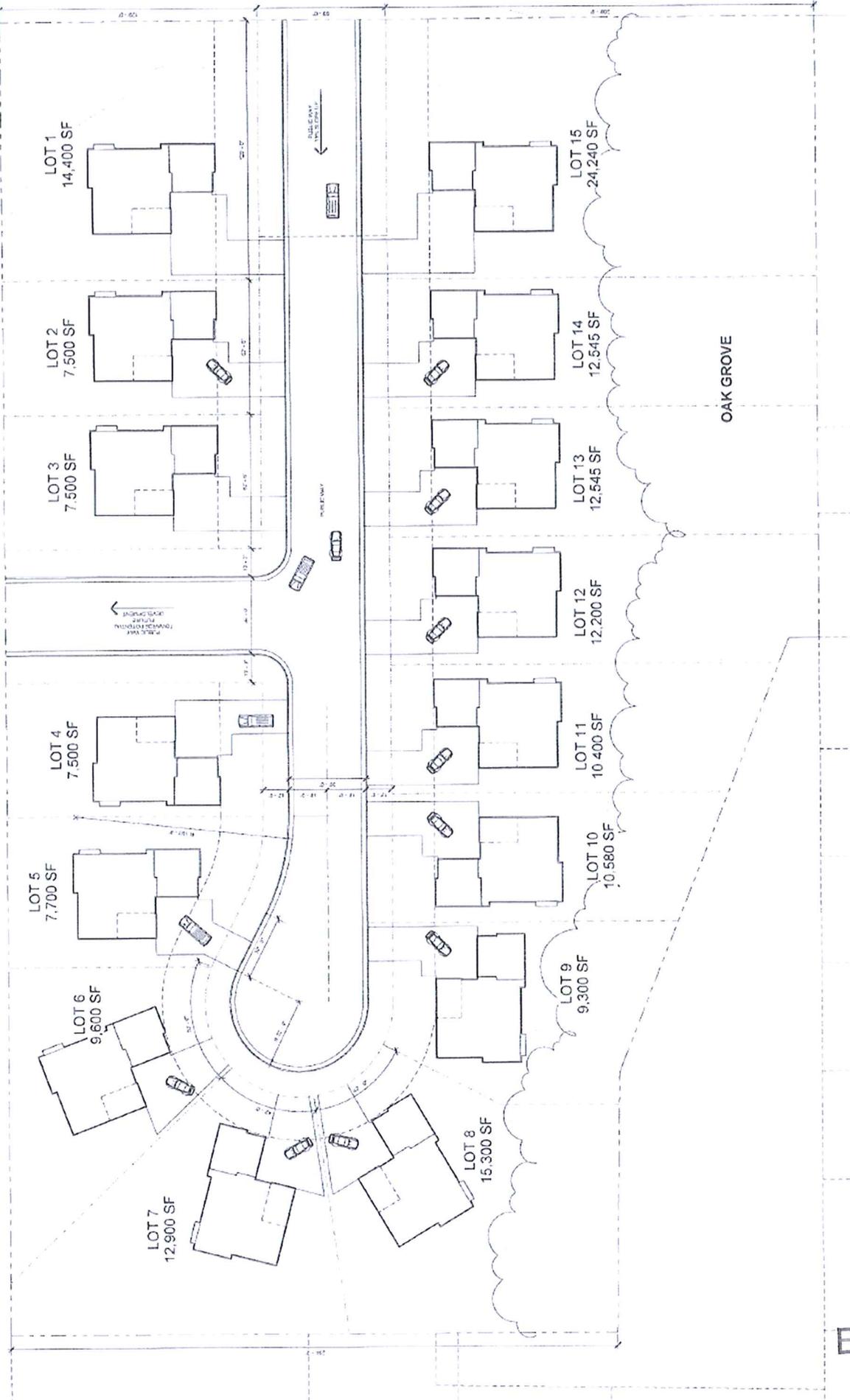
KTGY Group, Inc.
 Architecture+Planning
 17922 Fitch
 Irvine, CA 92614
 949.851.2133
 ktgy.com



EXHIBIT D

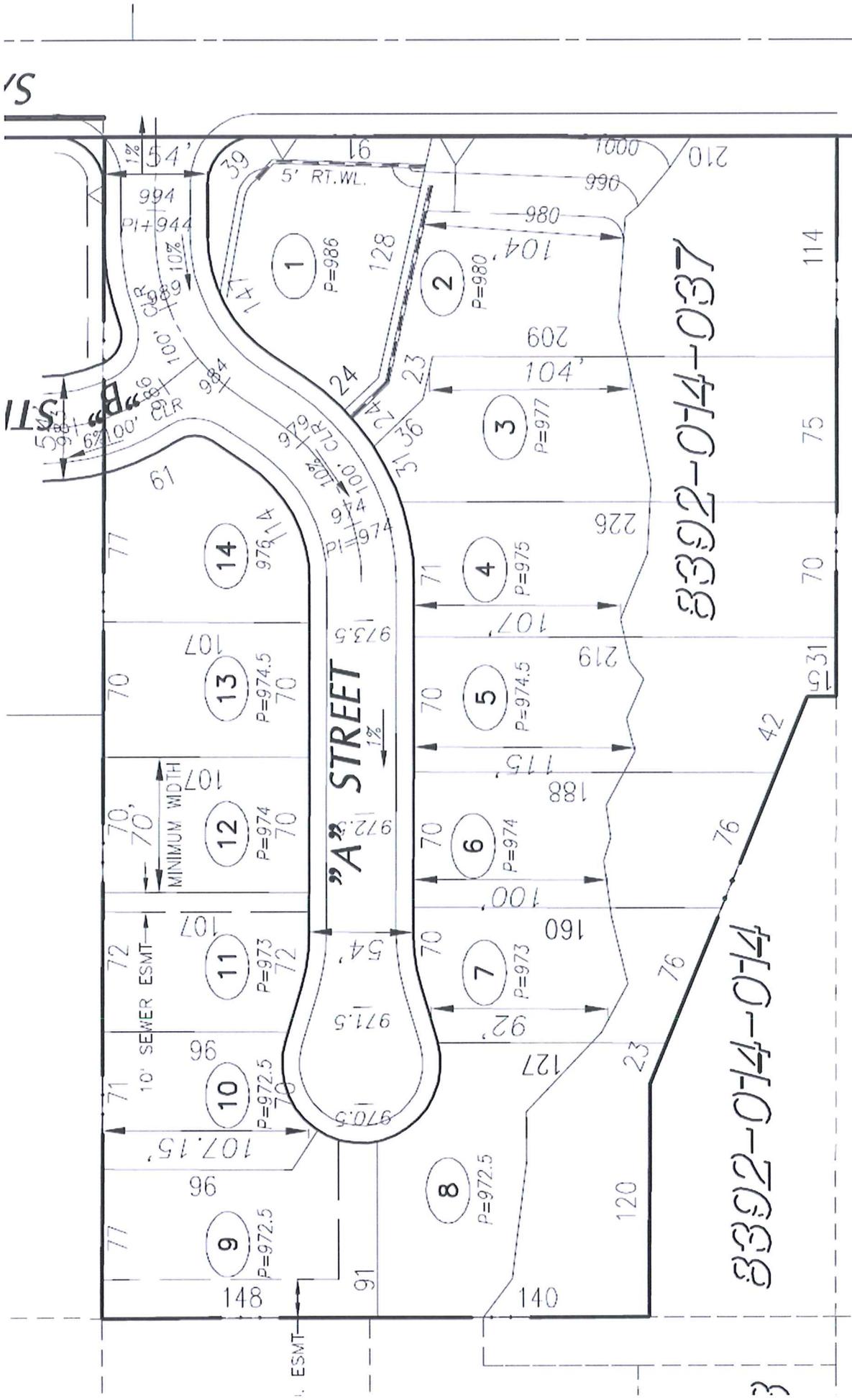
Due to the size of attachment "E" it is being provided
in a separate handout

EXHIBIT F



Previous submittal was only for the equestrian facility (741 N. San Dimas Ave.) and included lots with a minimum lot size of 7500 square feet

EXHIBIT F



Previous submittal was only for the equestrian facility (741 N. San Dimas Ave.) and included lots with a minimum lot size of 7500 square feet

EXHIBIT F

EXHIBIT F



Staff Report

TO: Honorable Mayor, and Members of City Council, and Planning Commission *For the Meeting of November 25, 2014*

FROM: Planning Department

INITIATED BY: City Ventures

SUBJECT: A petition to initiate a general plan amendment, zone change and municipal code text amendment to allow for the development of 30 single-family detached residences as part of a small lot subdivision at 155 N. Eucla Avenue within the Town Core.

BACKGROUND

At the October 14, 2014 City Council meeting, the City Council approved a policy on study sessions for certain land use and zoning changes. The purpose of the study session is to accommodate preliminary consideration by the City Council and the Planning Commission for specified development projects, prior to petition of initiation of associated applications.

At that same meeting, the City Council considered a request by City Ventures to schedule a study session for a residential subdivision located at 155 N Eucla Avenue. The subject site consists of six parcels (APN's: 8386-006-010, 025, 026, 027, 028 and 029) which represents approximately 3.65 acres.

ANALYSIS

Site and Surrounding Characteristics

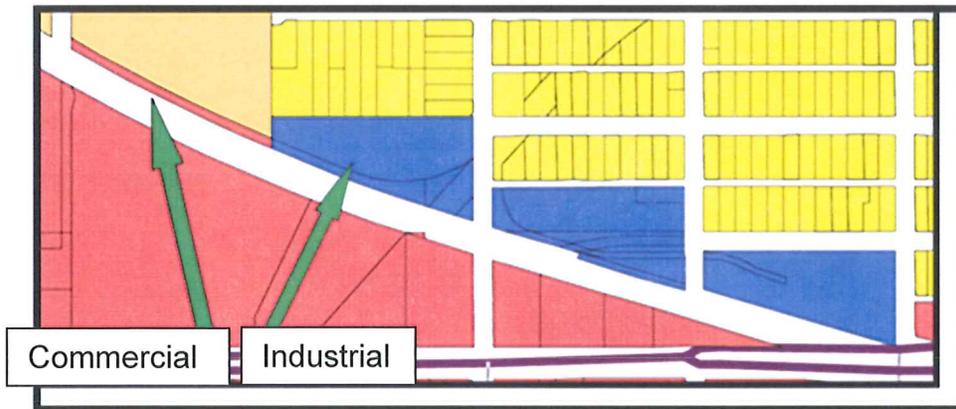
The subject site is located at 155 N. Eucla Avenue which was previously occupied by Henkels and McCoy and currently by Los Angeles Signal Construction Inc. and is used as a contractor's storage yard for their signal light company. The site is currently zoned Specific Plan No. 23, Area I – Business Park and has a General Plan Land Use Designation of Industrial; the appendage portion of the project is zoned Multiple-Family (MF-15) and has a General Plan Land Use Designation of Commercial (see Figure 1.1 and 1.2).

Surrounding Uses

	Use	Zone	General Plan
Subject Site	Contactora Storage Yard – Traffic Signals	Specific Plan 23, Area 1 & Multi-Family	Industrial & Commercial
North	Single-Family Homes	Single-Family Downtown Residential	Single-Family Low (3.1 – 6)
South	Rail Road Tracks, Motels, and Commercial/Office	Creative Growth, Area 1	Commercial
East	Single-Family Homes and Contractor Storage Yard	Single-Family Downtown Residential and Specific Plan 23, Area 1	Single-Family Low (3.1 – 6) and Industrial
West	Multi-Family Apartment Complex	Multiple Family (MF-15)	Medium Residential (8.1 – 12)

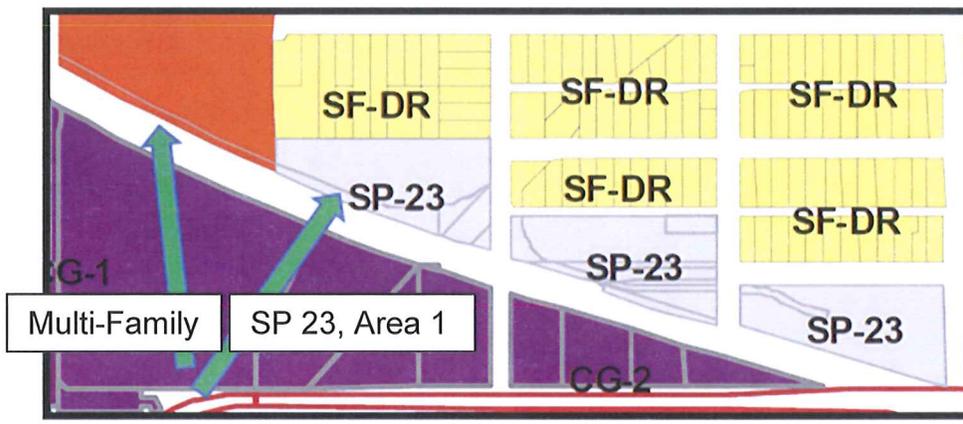
General Plan Land Use Designation Map

Figure 1.1



Zoning Map

Figure 1.2





Applicant’s Proposal

The applicant has submitted a preliminary proposal for 30 detached, two-story single-family residences on a small lot subdivision (2,720 – 2,920 sq. ft. lots). There are six homes facing Eucla Avenue that would be alley loaded and have a 20-foot front yard setback. The remaining 24 homes would be within the interior of the project, accessed by one main private street; no vehicular or pedestrian gates proposed. The homes would range in size from 1,600 sq. ft. to 2,000 sq. ft., with 3 bedrooms and 2.5 baths. All the homes would have a two car garage with a driveway depth of 18 feet to allow for the parking of two additional vehicles on-site. The project would include a common open space that would be located within the appendage portion of the project site which is 23,170 sq. ft. in size.

The applicant would need to submit the following applications in order to process their request:

1.	General Plan Amendment (GPA)	
2.	Municipal Code Text Amendment (MCTA)	Require City Council (CC) authorization to initiate prior to formal submittal.
3.	Zone Change (ZC)	
4.	Tentative Tract Map (TTM)	
5.	Development Plan Review (DPRB)	Submitted only after CC’s authorization to submit GP, MCTA, and ZC.
6.	Tree Removal	
7.	Environmental Review	Required for these types of projects

Comparison with Existing Neighborhood

As mentioned the site is currently zoned for light industrial uses but would be requesting a zone change to allow for single-family residential use. The site is also within the Town Core which has its own design guidelines which emphasize the preservation of the town's historic buildings and the compatibility of new development with the existing architectural styles. The site abuts single-family residences on two of the three property lines of the site. The other side abuts the railroad tracks on the south. The majority of the homes in the surrounding neighborhood are one-story, two bedrooms, and one bath with a detached one/two car garage. The chart below compares the development standards of the Single-Family Downtown Residential Zone with the applicant's proposal.

Zoning	Single-Family Downtown Residential Zone SF-DR	Proposed Development (Specific Plan, Area I)
General Plan	Single-Family Very Low (0.2 – 3 units to the acre)	Proposed Single-Family Low (3.1 – 6 units to the acre)
Actual density for the surrounding neighborhood and proposed project	6.24 Units to the acre *see Exhibit A	8.22 Units to the acre * 9.46 units to the acre without appendage
Lot area min.	7,000 sq. ft.	2,720 – 2,920 sq. ft.
Lot width min.	50 ft.	40 feet
Lot depth	125 ft.	68 – 73 feet
Building height Max.	30 ft. / 2 stories	2 story
Front yard setback min.	20 feet	1 st floor – 18 ft. 2 nd floor – 10 ft.
Side yard setback min.	5 ft. on one side and 10 ft. on the other	5 ft. and 5 ft.
Rear yard setback min.	3 feet	10 ft.
Lot Coverage max.	35%	36.6 – 42.6%
Parking within garage	2 spaces	2 spaces
Floor Area Ratio (FAR)	N/A	Plan 1 – 58% Plan 2 – 68%
Common Open Space	N/A	24,915 sq. ft. (6.38% of project area) 23,170 sq. ft. usable 1,745 sq. ft. non-usable
Guest Parking	N/A	2 Spaces in driveway (total 60 spaces)
RV Parking	10' side yard setback may provide for RV parking but it is not required.	None provided side yard setback is 5'

Issues of Concern

In reviewing the comparison of the applicant's proposal with the development standards of the Single-Family Downtown Residential Zone, the existing conditions of the surrounding neighborhood, and the Generalized Criteria/Overriding Principles that the City Council approved, the following items should be taken into consideration:

- 1. Compatibility with surrounding area by density, building height, and housing type.**
 - a. Density – The density of the proposed project (minus the appendage) is 3.22 units to the acre higher than the surrounding neighborhood which is not compatible with the existing neighborhood.
 - b. Lot size – Proposed lots are smaller than 3,000 sq. ft., not even half the size of the minimum required size of 7,000 sq. ft. for the SF-DR zone.
 - c. Building height – All the units are proposed as two-story, there are only 12 homes that are two-story and one, one and a half-story within the adjoining neighborhood of 165 homes surveyed (see Exhibit A).
 - d. Lot coverage – Proposed lot coverage would exceed the allowable 35% within the SF-DR zone. The majority of the lots in the area have less than 35% lot coverage.
 - e. House/Garage design – Most of the garages are proposed as attached upfront, street facing which is a standard modern subdivision design and does not comply with the Design Guidelines of the Town Core.
- 2. Integrate with existing uses within the Town Core –** The following items should be considered for a residential development in the Town Core. The following items should be part of any housing development within the Town Core.
 - a. The residence front façade should face the street and not have a side entry main door.
 - b. Residences fronting onto a public street should comply with the front (20') and side yard setbacks of the Town Core (5' and 10').
 - c. Residences fronting onto a public street should have the same story height of the homes on the adjoining streets. Second story heights should be allowed based on percentage of existing second stories.
 - d. Residences fronting onto a public street shall have "usable" front porches based on the proposed architectural style of the home.
 - e. Residences that front onto a public street shall not have solid walls or fences within the front yard setback.
 - f. Garages should be alley loaded. If alley loaded is not possible, garages should be detached and placed behind the home.

- g. Housing projects that consist of more than five residences should have a mixture of the following architectural styles that are reflective of the Town Core: Craftsman Bungalow, Colonial Revival, Spanish Colonial Revival and Queen Anne.
- h. Residences should be designed with a raised foundation.
- i. Eave overhangs should be appropriately sized for the proposed architectural style of the home.
- j. The project site should have sidewalks that connect with the existing walkways in the neighborhood.

- 3. Provide for orderly and efficient coordination of access/ circulation/road and utilities and infrastructure** – The project entrance has been aligned with Second Street as required by the City Engineer to lessen traffic circulation concerns. The project would also be required to provide street and parkway improvements along the frontage of the project site. The site will provide connection to the public sewer and all utilities will be underground from the nearest poll off-site.
- 4. Coordinate phasing in a geographic area (may need to upsize to accommodate needs of surrounding area)** – At this time not enough information has been provide to make a proper analysis of this criteria.
- 5. Economic viability for any targeted market (may need to provide adequate analysis, affordability and/or other guarantees** – The applicant mentions in their project statement that they will be providing a housing stock for young adults (ages 25-44 yrs.) which is a population that has decreased in San Dimas based on the City’s Housing Element. The applicant thinks that their product that will be priced at a level that will entice this age group to buy one of their homes due to its Downtown location and close proximity to major arterials. No other further analysis was provided for economic viability of the project.
- 6. The need for and reason to support a change** – See the applicant’s project statement, Exhibit B.
- 7. Demonstrated community support for the change** – The applicant has had one community meeting regarding the proposed project. A number of the residents attending the meeting were opposed to the project. Since then, they have organized to created “The Neighborhood Committee for Fair Development” and have submitted an letter stating that they have a petition with over 60 signatures opposing a zone change (see Exhibit D). A few felt that the developer had improved the project compared to their previous submittal of 47 townhomes. One of the residents who spoke was in favor of the project and thought that housing was a better use of the land than the current use.
- 8. Demonstrated community benefit that would result from any change** – Other than providing new housing stock that is limited in the City and the potential of removing a light industrial land use that is no longer appropriate in the Town Core, the applicant has not demonstrated any other community benefit the project would provide.

ALTERNATIVES

Based on the information presented in this Staff Report and the information presented at the Study Session, the City Council and the Planning Commission shall make one of the following choices:

1. Continue in order for Staff and/or the applicant to provide additional information for the City Council and the Planning Commission to consider.
2. Authorize initiation of a general plan amendment, zone change and municipal code text amendment.
3. Authorize initiation with conditions
4. Deny because the proposed project does not meet the Generalized Criteria/Overriding Principles discussed in this report.

RECOMMENDATION

Staff recommends the applicant's petition to initiate a general plan amendment, zone change and municipal code text amendment be denied as the proposed project does not meet the Generalized Criteria/Overriding Principles discussed in this report.

Attachments:

- Exhibit A – Aerial of the surrounding neighborhood identifying density levels and story heights.
- Exhibit B – Applicant's Project Statement
- Exhibit C – Proposed site plan
- Exhibit D - Opposition Petition from "The Neighborhood Committee for Fair Housing"





City Ventures

To: City Council, City of San Dimas
CC: File
From: Adam Lunzer, Development Manager
Date: 11/10/2014
Re: Proposed Project Statement - 155 N. Eucla Avenue Study Session

Dear Council Members,

City Ventures is proposing a medium density community of (30) single family detached homes for the property at 155 N. Eucla Avenue, Assessor's Parcel Number(s) #8386-006-010 and 8386-006-025 through 8386-006-029.

The proposed project would require various amendments and applications including the following:

- General Plan Amendment: A request to amend the General Plan Land Use Designation to Residential Medium to allow for a density level of 8.1 to 12 units per acre.
- Municipal Code Text Amendment: A request to amend Specific Plan No. 23 by creating a new "Planning Area III" that will allow residential development.
- Zone Change: 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.
- Tentative Tract Map: A request to process a Tentative Tract Map for a single family detached subdivision.
- Development Plan Review Board; A request to develop a single family detached subdivision.
- Tree Removal: A request to remove 58 trees from the site.

The proposed density for the 3.65 acre site would be 8.22 units/acre and the homes would be two stories with 3 bedrooms and 2.5 bathrooms. Two garage parking spots and two driveway spots would be provided with each home and the internal private roads could also be used for guest parking. The total parking required is 100 spaces while the project provides 134 spaces. The homes along Eucla Avenue would be alley loaded and maintain a 20' setback from the street ROW. Homes along the northern property line would be setback a minimum of 12' and homes along the southern property line would be set back 5' to 17'. The typical lot would vary in size from 2,720 sf to 2,920 sf and the homes would be approximately 1,600 sf to 2,000sf (Lot Coverage at 36.6% & 42.6%) The architectural style of the community would be craftsman and would have 3 products with multiple color schemes.

Allowing medium density residential use at this site will better serve the local community as it places more housing closer to the commercial area of Bonita Avenue. It will eliminate the "eyesore" that is the current LA Signal Construction Yard and will bring forth improvements to Eucla Avenue, the railroad crossing and the existing overhead utilities along the northern property line of the site.

To the north and east of the site lies the Town Core residential neighborhood, to the south is the Railroad ROW and Foothill Village Shopping Center and to the west is the Trails at San Dimas apartment complex. This project is compatible with the existing neighborhood as it is a similar use at a slightly higher density than the homes in the Town Core. The architectural style will be representative of the Town Core and the project will be open to the community with no vehicular or pedestrian gates.

The Circulation Element recognizes the need for regional coordination for transit and commuter provisions. Understanding the potential for future commuter rail in the city (i.e. Gold Line) creates a unique opportunity to add more housing within one mile of the current proposed station on San Dimas Avenue. Allowing medium density residential on this property will encourage a more walkable/bikeable community as residents make use of the commuter rail station.

According to the Housing Element, from 2000-2010, the population in the city decreased by 5%. This decrease represents a departure of Young Adults (Age 25-44yrs) and their children age 0-17 years, which in 2010, collectively made up 43% of the population. Market rate for-sale housing adjacent to major arterials in San Dimas's downtown is ideal for these age groups and getting young families back to the city.

Thank you for the opportunity to submit these materials for our scheduled study session. Please contact me with any questions.

Best Regards,



Adam Lunzer
Development Manager
City Ventures
949-258-7545

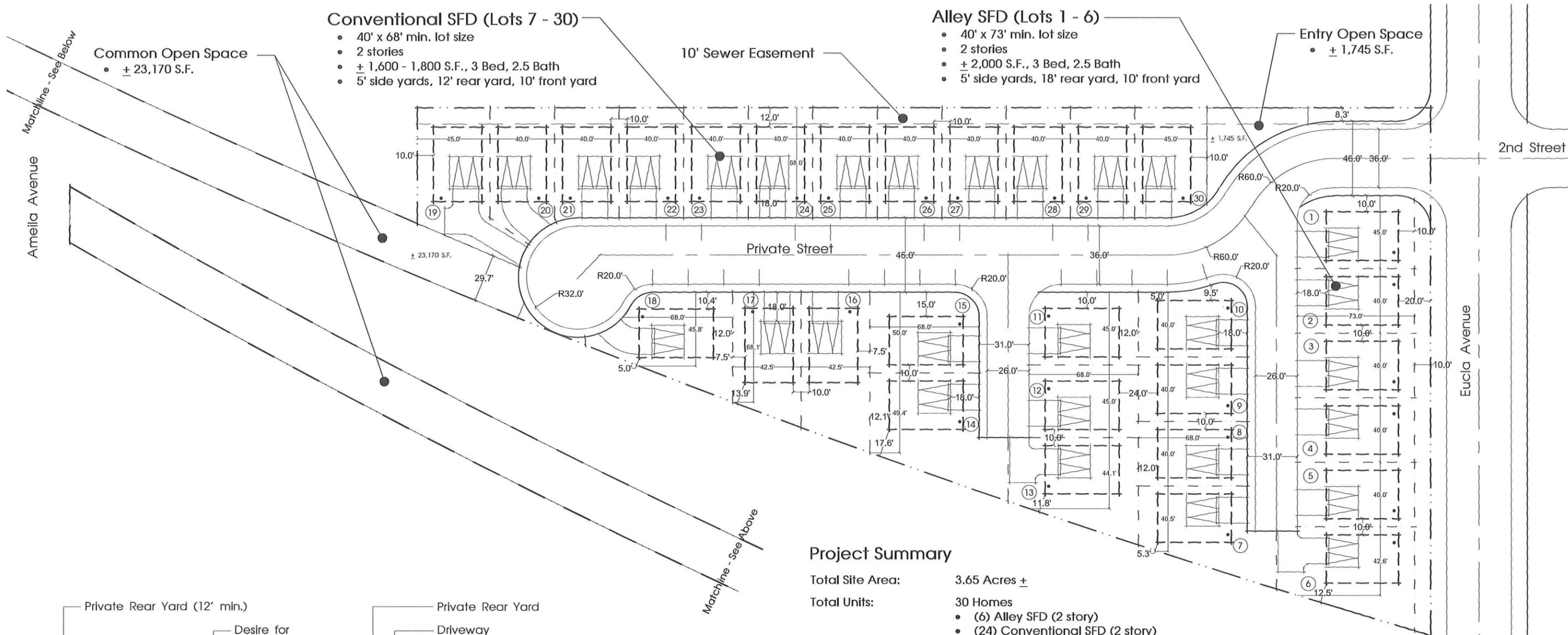
Conventional SFD (Lots 7 - 30)

- 40' x 68' min. lot size
- 2 stories
- ± 1,600 - 1,800 S.F., 3 Bed, 2.5 Bath
- 5' side yards, 12' rear yard, 10' front yard

Alley SFD (Lots 1 - 6)

- 40' x 73' min. lot size
- 2 stories
- ± 2,000 S.F., 3 Bed, 2.5 Bath
- 5' side yards, 18' rear yard, 10' front yard

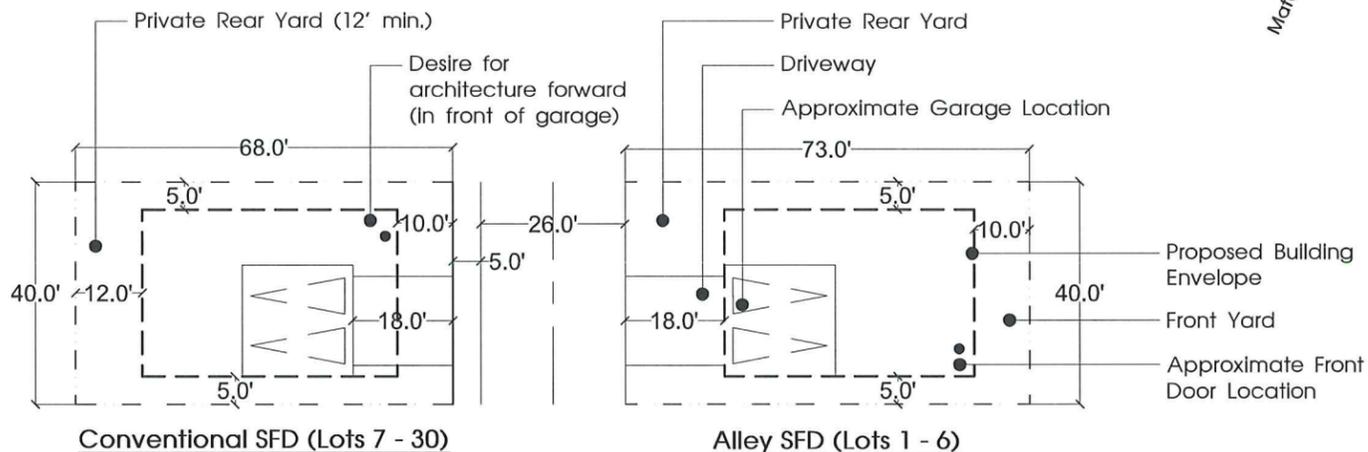
- Entry Open Space**
- ± 1,745 S.F.



- Common Open Space**
- ± 23,170 S.F.

Project Summary

- Total Site Area:** 3.65 Acres ±
- Total Units:** 30 Homes
 - (6) Alley SFD (2 story)
 - (24) Conventional SFD (2 story)
- Net Density:** 8.22 Homes per Acre
- Parking:**
 - Required:** 100 Spaces (3.33 per home)
 - 3 Bedroom: 30 x 3 = 90 Spaces
 - Guest: 30 x 0.33 = 10 Spaces
 - Provided:** 134 Spaces Total (4.46 per home)
 - Garage: 60 Spaces
 - Driveways: 60 Spaces (2 spaces per drive - 16' x 18')
 - Parallel: 14 Spaces (8' x 22')
- Common Open Space:** ± 24,915 S.F.
 - 10' Min. Dimension



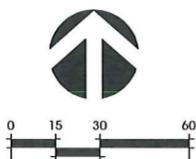
Typical Setback Diagram

Notes:

1. Site plan is for conceptual purposes only.
2. Site plan must be reviewed by planning, building, and fire departments for code compliance.
3. Base Information per civil engineer.
4. Civil engineer to verify all setbacks and grading information.
5. Building Footprints might change due to the final design elevation style.
6. Open space area is subject to change due to the balcony design of the elevation.
7. Building setbacks are measured from property lines to building foundation lines.
8. Gate designed per City of San Dimas standards.

WILLIAM HEZMALHALCH ARCHITECTS, INC. © 2014

Conceptual Site Plan
North Eucla Avenue Site
 San Dimas, CA
 City Ventures



WILLIAM HEZMALHALCH ARCHITECTS, INC.
 2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
 949 250 0607 www.wharchitects.com fax 949 250 1529
 2011325 November 10, 2014

*Rec'd
Nov 20, 2014*

We, the residents surrounding the property of 155 N. Eucla, have decided after many neighborhood discussions of the City Ventures proposal to send to you this list of sound reasons why we oppose this development and potential zoning change to the 155 N. Eucla property.

We all know that you have heard these points many times before but we feel it is important for you to have these reasons of opposition all on one sheet before you to discuss and analyze our concerns before the study session on the 25th.

We have a signed petition from well over sixty residents in opposition. This will be presented at the next council meeting to go on record, but only if the decision is made to allow City Ventures to proceed with a new proposal.

- The Neighborhood Committee for Fair Development

EXHIBIT D

The Neighborhood Committee for Fair Development

A Petition to Oppose A Zoning Change

of

155 N. Eucla, San Dimas, CA

THE CURRENT DEVELOPER OF THE PROJECT AT 155 N. EUCLA HAS PROPOSED A HOUSING DENSITY BEYOND THE SURROUNDING NEIGHBORHOOD, WITH TWO STORY TRACT STRUCTURES THAT WILL NOT FIT OR BLEND WITH THE PREDOMINATELY ONE STORY HOMES ADJACENT TO IT.

THE CURRENT DEVELOPER OF THE PROJECT AT 155 N. EUCLA WILL CREATE PRIVACY ISSUES FOR THE ADJACENT HOME OWNERS BY CONSTRUCTING THESE TWO STORY STRUCTURES.

THE CURRENT DEVELOPER OF THE PROJECT AT 155 N. EUCLA WILL REQUIRE, WITHOUT GOOD REASON, THAT THE CITY OF SAN DIMAS CHANGE CURRENT COMMERCIAL ZONING TO A ZONING WHICH IS NOT THE SAME AS THE SURROUNDING NEIGHBORHOOD.

THE CURRENT DEVELOPER OF THE PROJECT AT 155 N. EUCLA WILL REQUIRE AS A PART OF THEIR PROJECT THE REMOVAL OF OVER 50 MATURE TREES ALONG THE SOUTHERN BOUNDARY OF THE PROJECT AREA, AND EUCLA, REMOVING A SOUND AND SITE BARRIER SERVING THE SURROUNDING NEIGHBORHOOD AS A BUFFER TO THE RAILROAD RIGHT-OF-WAY AND RAILROAD OPERATIONS.

THE CURRENT DEVELOPER OF THE PROJECT AT 155 N. EUCLA WILL PROMOTE AND HASTEN THE INCREASE OF WATER RATES FOR ALL RESIDENTS OF SAN DIMAS BY INTRODUCING A LARGE GROUP OF USERS TO ALREADY STRAINED WATER ALLOCATIONS.

THE CURRENT DEVELOPER OF THE PROJECT AT 155 N. EUCLA HAVE PRESENTED TRAFFIC STUDIES WHICH MAY BE FLAWED RAISING THE QUESTION THAT THEIR FINDINGS DO NOT PROPERLY REPRESENT CURRENT AND FUTURE PROPOSED TRAFFIC PATTERNS WHICH COULD CREATE UNSAFE AUTO AND PEDESTRIAN ROUTES TO LOCAL SCHOOLS, SHOPPING, ENTERPRISE, AND OTHER PUBLIC FACILITIES.

THE CURRENT DEVELOPER OF THE PROJECT AT 155 NO. EUCLA WOULD DISTURB THE NATURAL FLOW OF SURFACE DRAINAGE OF STORM WATER WHICH IS IN THE EXCESS OF THE CITIES CAPABILITY TO PROPERLY DIRECT IT TO COUNTY FLOOD CONTROL FACILITIES BY IMPROPERLY DIVERTING IT AND PUTTING NEIGHBORING HOMES AND RESIDENCE AT RISK OF FLOODING...

B. GOALS AND POLICIES

This section of the Housing Element sets forth the goals and policies the City intends to implement to address San Dimas' housing needs.

EXISTING HOUSING

GOAL 1

Conserve and Improve Existing Housing in San Dimas

POLICIES

Policy 1.1: Preserve the character, scale and quality of established residential neighborhoods.

Policy 1.2: Provide rehabilitation and home improvement assistance to lower income households and evaluate increasing assistance amounts and expansion to moderate income households.

Policy 1.3: Undertake comprehensive code enforcement throughout the City and target beautification efforts in older neighborhoods to improve the quality of life and condition of housing within these neighborhoods.

Policy 1.4: Work with property owners, tenants, and non-profit purchasers to facilitate preservation of assisted rental housing at-risk of conversion to market rents.

Policy 1.5: Encourage retention and affordability of mobile homes and continue to work with mobile home park owners and residents through the Mobile Home Accord.

Policy 1.6: Continue to promote rental assistance opportunities for San Dimas residents.

ADEQUATE HOUSING SITES

GOAL 2

Provide Adequate Housing Sites to Accommodate Regional Housing Needs

POLICIES

Policy 2.1: Facilitate the development of mixed-use and higher density residential projects in appropriate areas by establishing mixed-use and higher density zoning regulations.

GOALS STATEMENT L-9:

ENHANCE A UNIFIED AND A HIGH QUALITY VISUAL IMAGE
FOR THE CITY

OBJECTIVES:

POLICIES:

9.1 Preserve the visual identity and character of existing neighborhoods.

9.1.1 Underground utilities to improve the visual environment.

9.1.2 Beautify the existing railroad rights-of-way.

9.1.3 Direct future development in a cohesive manner and promote the visual identity of the City's important districts such as the Town Core, Civic Center, and Downtown.

9.1.4 Promote the arts in San Dimas through the development of a "Arts in Public Places" program.

9.1.5 Preserve important view corridors.

9.2 Preserve the City's unique natural features and historic structures.

Plan Proposal: None

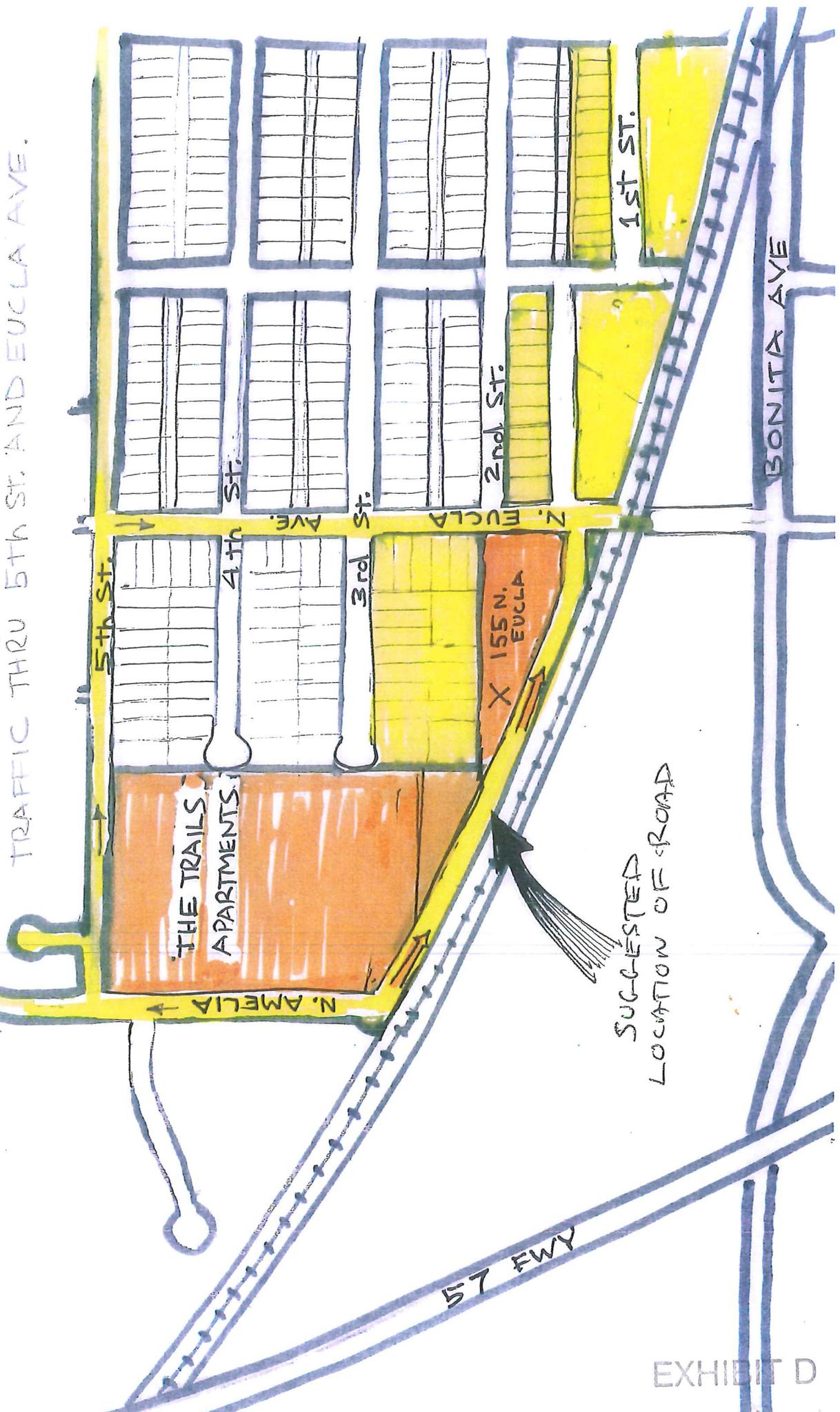
Implementation Measures: b, f, g (see page II-59)

Land Use Element - Goals / Implementation Matrix

GOALS / IMPLEMENTATION	a	b	c	d	e	f	g
L-1 Maintain the rural small town low density atmosphere of San Dimas.	■	■					■
L-2 Preserve the integrity of the foothills, including the northern foothills, Puddingstone Hills, and Way Hill.		■			■		■
L-3 Ensure that all portions of the City are adequately served with essential services, utilities, and recreational and open space facilities.							
L-4 Plan and create an urban form that efficiently utilizes urban infrastructure and services. Plan for orderly growth rather than "leap frog" development.				■			■
L-5 Provide well planned commercial centers and nodes. Discourage "strip" commercial development.				■		■	
L-6 Revitalize and improve downtown as a community focus.							
L-7 Maintain existing mobile homes to meet the need for affordable housing stock for the citizens of San Dimas.			■	■			
L-8 Ensure adequate community participation in planning for the future of San Dimas.							
L-9 Enhance an unified and a high quality visual image for the City		■				■	■

GLADSTONE

THE NEIGHBORHOOD COMMITTEE
FOR FAIR DEVELOPMENT PROPOSAL
FOR AMELIA CONNECTION TO EUCLA AS
A SOLUTION FOR ELIMINATING SPEEDING
TRAFFIC THRU 5TH ST. AND EUCLA AVE.



SUGGESTED
LOCATION OF ROAD

Farmworker Housing

Only 27 San Dimas residents are employed in farming, fishing or forestry, representing less than .1 percent of the City's labor force. Given the extremely limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

3. Site Improvements

Developers of single-family residential tracts in the City are required to install arterial and local streets: curbs, gutters, sidewalks; water lines: sewer; street lighting; and trees in the public right-of-way within and adjacent to a tract. These facilities are in most cases dedicated to the City or other agencies that are responsible for maintenance. There may be imposed as a condition of approval a requirement for public improvements installed by a developer to benefit adjacent properties by providing supplemental capacity, in which case the City enters into an agreement with the developer for reimbursement for provision of this excess capacity.

CONNECT AMELIA
TO EUCLA

Circulation Element - Goals / Implementation Matrix



Goals / Implementation	a	b	c	d	e	f	g	h	i	j	k	l	m	n	o	p	q	r	s
C-1. Provide a street network to move people and goods safely and efficiently throughout the City of San Dimas.	■	■	■	■	■	■												■	
C-2. Promote a public transportation system that is safe, convenient, efficient, and meets the identified needs of the City of San Dimas.							■	■											■
C-3. Promote safe alternatives to motorized transportation that meets the needs of all City residents.									■	■	■	■							■
C-4. Provide an adequate supply of private off-street and public parking to meet the needs of residents and visitors to the City.													■			■			
C-5. Manage peak hour traffic flow and change demand on the circulation system to reduce traffic congestion where necessary and feasible.														■	■				