



MINUTES
SPECIAL CITY COUNCIL
PLANNING COMMISSION MEETING
MONDAY, NOVEMBER 25, 2014, 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

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

Planning Commission Chair Jim Schoonover
Planning Commissioner Stephen Ensberg
Planning Commissioner M. Yunus Rahi

City Manager Blaine Michaelis
Assistant City Manager Ken Duran
City Attorney Mark Steres
Assistant City Manager for Community Development Larry Stevens
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns

ABSENT:

Planning Commissioner David Bratt
Planning Commissioner John Davis

1. CALL TO ORDER

Mayor Morris called the Special City Council Meeting to order at 5:00 p.m.

2. 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 AVE. AND 200 W. ALLEN AVE. (WALBERN DEVELOPMENT)

Associate Planner Luis Torrico provided a background on the site and current zoning. He described the proposed project as a 75 unit detached single family residential at a density of 7.3 units per acre. He described the details of the project. He described the uses and density of properties surrounding the proposed project area.

Associate Planner Torrico presented comparisons of the proposed project to the Councils previously approved Generalized Criteria/Overriding Principles used in evaluating a residential zone change. He stated that staff recommends that the applicants petition to initiate the zoning amendments be denied because the proposed project does not meet the Generalized Criteria/Overriding Principles as he presented.

In response to a question Mr. Torrico stated that the housing yield under the current zoning is one unit for the agricultural zoning and approximately 7 units for the SFA zoned parcels. Also, in response to a question Mr. Stevens compared the density of the proposed project to that of the proposed Olson project. Mr. Stevens also described the setbacks and open space of the two projects.

Stan Stringfellow, representing Walbern Developments, commented that he is concerned that staff's comments are making a quasi-judicial argument for what should be a legislative matter and that in asking for the study session he was not requesting a decision on a zone change but seeking direction. He added that he is looking at a zone change for a range of 6.1 to 8 units per acre and that this property is a good location for this type of product. He described the general type of housing product.

Mayor Pro Tem Ebiner commented that he did some research and that there are a number of homes currently on the market in San Dimas for under \$600,000.

Mr. Stringfellow commented that he should not have referred to the proposed homes as entry level but they are reasonably priced housing in today's market. He talked about the need for this type and price range of housing.

Matt Waken, representing Walbern Development, described the original concepts they had for the project and in working with staff they have come up with the two story craftsman style concept. He added that they have landowner support and he described the current uses of the properties. He described the density of the housing on surrounding properties and the zoning designations of other surrounding properties. He also commented that another key factor for the project is its proximity to transit locations. He also added that they have contacted adjacent property owners and 83% of them do not oppose the project. He also added that they open to direction on the design.

In response to a question from Councilmember Bertone, Mr. Stevens stated that staff does not oppose a change to residential for this property but the question is at what density. There was further discussion of the densities of the surrounding properties and the density of the proposed project.

(Commissioner Rahi arrived at 5:45 p.m.)

Mr. Stringfellow commented that the discussion is getting into making a quasi-judicial decision. Mayor Morris responded that the Council has established criteria for evaluating requests for zone change and those criteria need to be used against a proposal. He added that one of the criteria was a minimum 7,500 sq. ft. lot size. and if a proposed lot size is lower than that the Council can exercise their discretion to deny the request to initiate a zone change.

Mr. Waken commented that he would hope to leave the study session with direction if not this density than what density would be acceptable.

Mayor Pro Tem Ebiner commented that he feels the idea for reasonable housing is good but that all of the current housing that is on the market in San Dimas that are larger lots is below the proposed pricing.

Councilmember Templeman commented that according to the Equestrian Commissioners one of the reasons that some boarding facilities low tenancy is because the properties are on the market. He added that he likes the current land use and the proposed density is too high.

Mayor Pro Tem Ebiner commented that the floor area ratio of the proposed project is much higher than the properties across the street and that this project should at least match that.

Councilmember Badar commented that he is not opposed to residential but the lots would need to be a little larger.

Commissioner Ensberg commented that he likes the idea of criteria to give the applicants information.

Mayor Morris made a motion to deny the request to initiate a general plan amendment, zone change and municipal code text amendment because the proposed project does not comply with the established criteria. The motion was seconded by Councilmember Templeman.

In response to a question Mr. Stevens commented that any subsequent requests for a revised proposal would go through a similar analysis and process. He added that it is clear that the Council is opposed to the proposed density.

Councilmember Templeman commented that he feels that San Dimas Ave. needs to still look rural. Mayor Pro Tem Ebner concurred. In response to clarification on what rural means Councilmember Templeman suggested maybe with set-backs, fencing type or designed with a rural feel. Mayor Morris reiterated the minimum lot size criteria of 7,000 sq. ft.

The motion to deny the petition was passed with a vote of 5 – 0.

3. 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

Senior Planner Marco Espinosa provided a description of the property and the surrounding properties. He provided a description of the proposed project and its density and the density of surrounding properties. He provided an analysis of the project using the Generalized Criteria/Overriding Principals.

Mayor Morris asked that for the criteria of community benefit if it was determined that a road along the tracks connecting to Amelia was a good idea, if that would be an example of a community benefit. Mr. Stevens responded that enhanced circulation of the area could be a potential community benefit. Mayor Morris commented that if a proposed project is less than the 7,000 sq. ft. single family criteria it must demonstrate community benefit to justify other criteria.

Ben Beasley, representing City Ventures, introduced himself and introduced Rocky Morales the current property owner. He stated that after the denial of their previous proposal they were looking forward to feedback from the Council for a new project. In response to a question he stated that prior to tonight they were not aware of the general criteria principals. He added that they were surprised by staff's recommendation for denial because they didn't realize that they submitted a proposal for consideration.

Eric Everheart, representing City Ventures, commented that they are seeking feedback from the Council as to what they are looking for in a project. He described the demand for housing products for young families. He added that looking for feedback and what they have presented are just concepts.

Denise Ashton, architect for City Ventures, showed variations of previous design alternatives for the site. She showed a concept for a 30 small lot detached project. She commented that there is a market need for this type of product and that it would bring additional people to the downtown. She elaborated on the elements of the concept. She also commented that property could not economically be built with 7,000 sq. ft. lots and added that one of the big constraints is the irregular shape of the lot. She also commented that the property is transitional because it is adjacent to the railroad tracks.

Ms. Ashton presented a list of questions that would be helpful to address to provide direction for them.

A member of the public commented that they would not support two-story homes or on street parking and questioned why they need to have private streets.

A member of the public questioned why there is a need for a homeowners association. Ms. Ashton responded that the Association would be responsible for the maintenance of the private street and other common areas.

A member of the public commented on the small lot size and the high cost of the houses.

Mayor Morris asked if City Ventures had considered duplex still units with shared walls. Ms. Ashton commented that typically you lose values with those types of houses but was interested in the Councils feedback on that concept. Mayor Morris responded that the consideration is not just with the number of lots but also with the floor area ratio.

Councilmember Templeman commented that he does not view the property as transitional because it is north of the tracks and within the existing neighborhood. He added that the product type should mirror the housing product that's there.

Mayor Pro Tem Ebiner commented that he feels that small lots are suitable somewhere but not here. He added that the floor area ratio should be lower and the lots bigger.

Councilmember Bertone commented that if a project does not stick to the 7,000 sq. ft. criteria there needs to be an overriding benefit. Mr. Stevens commented that overriding benefits could be if the feeling that residential is better than the existing industrial, the northerly extension of 2nd St. or if there is a benefit to combining properties with the adjacent apartment property.

Councilmember Badar commented that based upon the plan that has been presented and the criteria the Council needs to deny the request. He made a motion to deny the request to initiate a general plan amendment, zone change and municipal code text amendment because the proposed project does not meet the established criteria. The motion was seconded by Councilmember Bertone. The motion was approved by a 5 – 0 vote.

6. AJOURNMENT

There being no further business the meeting was adjourned at 6:57 p.m.

Respectfully submitted,


Ken Duran, City Clerk