



**AGENDA**  
**SPECIAL CITY COUNCIL**  
**PLANNING COMMISSION MEETING**  
**TUESDAY, JANUARY 27<sup>th</sup>, 2015, 5:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBER**  
**CONFERENCE ROOM**  
**245 E. BONITA AVE.**

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**CITY COUNCIL:**

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

**PLANNING COMMISSIONERS:**

David Bratt – Vice Chair  
John Davis  
Stephen Ensberg  
M. Yunus Rahi  
Jim Schoonover - Chair

**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 and zone change to allow the development of a 28 unit single-family residential subdivision for properties located at 741 N. San Dimas Avenue, 811 N. San Dimas Avenue and 182 W. Allen Avenue.

**4. ADJOURNMENT**

The next meeting is on Tuesday, February 10, 2015, 7:00 p.m.



**Notice Regarding American with Disabilities Act:** In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk's Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public inspection at the Administration Counter at City Hall and at the San Dimas Library during normal business hours. In addition most documents are posted on the City's website at [cityofsandimas.com](http://cityofsandimas.com).

**Posting Statement:** On January 23, 2015, a true and correct copy of this agenda was posted on the bulletin board at 245 East Bonita Avenue (San Dimas City Hall), 145 North Walnut Avenue (Los Angeles County Library), 300 East Bonita Avenue (United States Post Office), Von's Shopping Center (Puente/Via Verde Avenue) and the City's website [www.cityofsandimas.com/minutes.cfm](http://www.cityofsandimas.com/minutes.cfm)



# Staff Report

**TO:** Planning Commission, Honorable Mayor, and Members of the City Council *For the Meeting of January 27, 2015*

**FROM:** Planning Department

**INITIATED BY:** Walbern Developments

**SUBJECT:** A petition to initiate a general plan amendment and zone change to allow the development of a 28 unit single-family residential subdivision for properties located at 741 N. San Dimas Avenue, 811 N. San Dimas Avenue and 182 W. Allen Avenue.

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## **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 the request of the applicant, the City Council held a study session on November 25, 2014 in which the applicant made a request 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 located on the west side of San Dimas Avenue south of Allen Avenue. The subject site consisted of four parcels (APN's 8392-013-029, -031, -032, -037) that represented approximately 10.3 acres. The Council denied the request based on the project not complying with the Generalized Criteria/Overriding Principles which included, but not limited to substandard lot sizes and incompatible density.

As a result of the study session, the applicant has revised their submittal to petition a request to initiate a general plan amendment and zone change to allow a 28 unit single-family residential subdivision. The project site has been reduced to include three parcels (APN's 8392-013-031, -032 & -037), which represent approximately 8.83 acres.

**ANALYSIS**

**Site and Surrounding Characteristics**

The proposed residential development will consist of three parcels that total approximately 8.83 acres. The subject site is located on the west side of San Dimas Avenue south of Allen Avenue (see Figure 3). The site will front on and have access from San Dimas Avenue. The current uses on the site include an equestrian center, a nursery and a vacant parcel. The subject site, with exception of the equestrian center, is zoned Single Family Agricultural 20,000 (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 units per acre (see Figure 2).

**Surrounding Uses**

	Use	Zone	General Plan
North	Edison	Public/Semi-Public	Public/Semi-Public
	Single family residential	Single Family Agricultural -16000	Single Family Very Low (0.2-3)
South	Single family residential	Single Family Agricultural -16000	Single Family Very Low (0.2-3)
East	Residential planned development	Single Family – 7,500 (RPD-8.5)	Low / Medium (6.1-8)
West	Single family residential	Single Family Agricultural -20,000	Single Family Very Low (0.2-3)

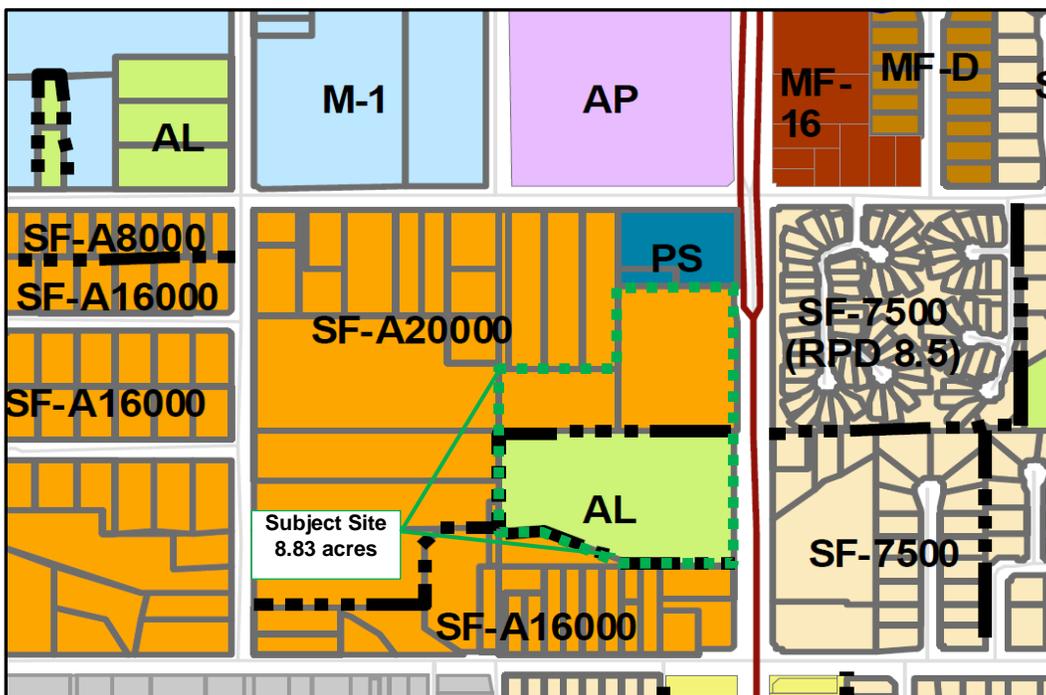


Figure 1 - Zoning map

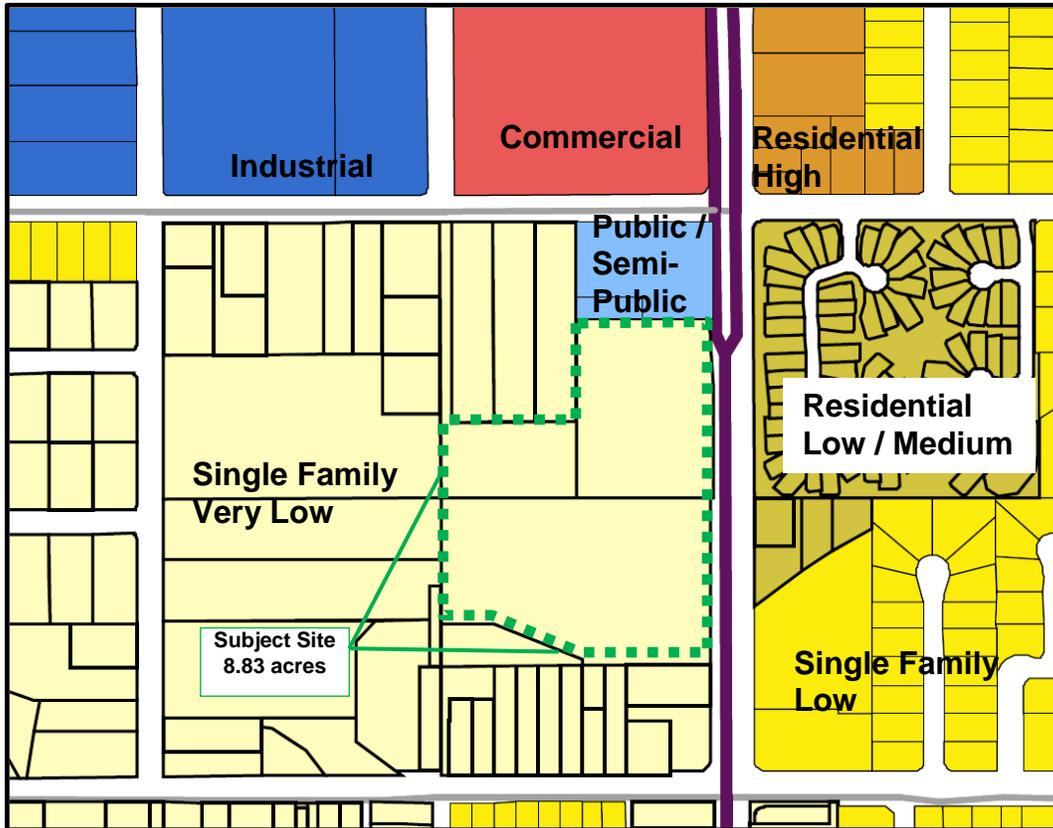


Figure 2 - General Plan



Figure 3 - Aerial

### **Applicant’s Proposal**

The project will consist of a 28 unit single-family subdivision which would consist of one- and two-story single-family detached homes with a gross density of 3.17 units per acre. Lot sizes will measure a minimum of 7,500 square feet to comply with direction from the previous study session. Lots will range from 7,505 to 11,880 square feet. Five house plans are proposed ranging in floor area from 2,044 to 3,867 square feet and will include three, four and five bedroom units. Each unit will include an attached garage, which will consist of two- and three-car garages. The project will comply the Single Family (SF) Zone development standards which include, but are not limited to, maximum lot coverage of 35%, height limit of 35 feet or two stories (whichever is less), 20 foot front yard setback and five and 12 foot side yard setbacks.

The streets within the development are proposed to be public streets which will be accessed from San Dimas Avenue. The development also provides for future access through Cataract Avenue, should the parcels west of the site get developed in the future. In addition, the development includes the preservation of the Oak tree grove as a designated open space area. No community recreational facilities are provided as part of the proposal.

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.	Zone Change (ZC)	
3.	Tentative Tract Map (TTM)	Submitted only after CC’s authorization to submit GP and ZC.
4.	Development Plan Review (DPRB)	
5.	Tree Removal	
6.	Environmental Review	Required for these types of projects

### **Comparison with Adjacent Neighborhood**

The subject site is adjacent to SF-A (20,000) 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 7,500 (SF-7,500) 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).

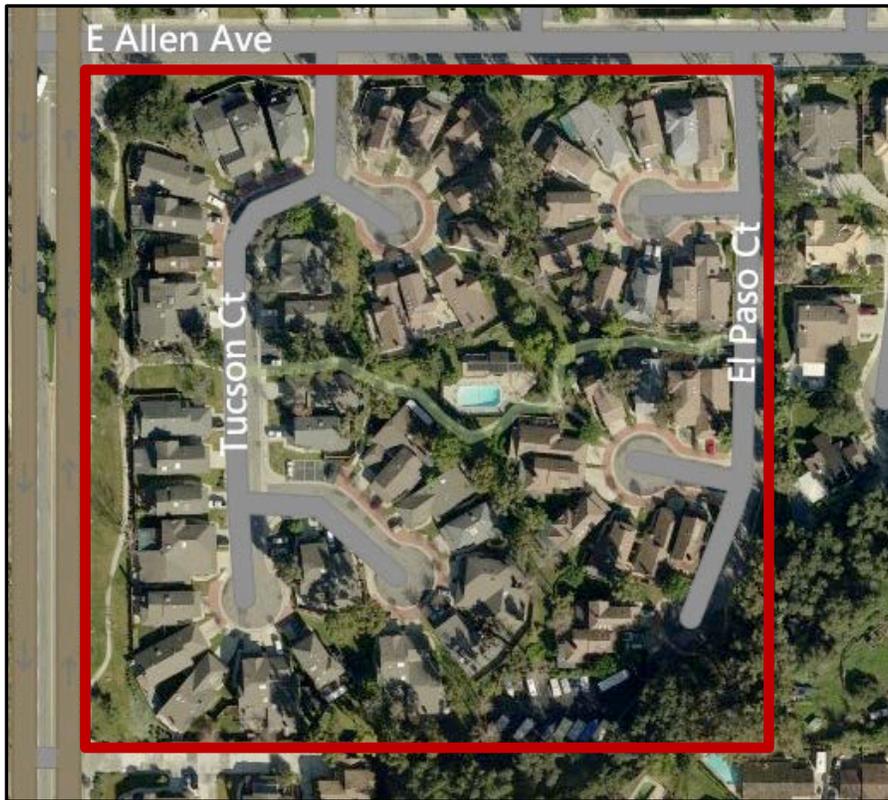


Figure 4 - RPD Aerial



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.

<b>Development Standards Matrix</b>			
	Single-Family Agricultural 20,000 Zone (SF-A)	Existing Residential Planned Development (RPD)	Proposed Development Single Family Zone (SF)
General Plan	Single-Family Very Low (0.2 – 3 d/u acre)	Low / Medium (6.1 – 8 d/u acre)	Single-Family Low (3.1 – 6)
Actual density for adjacent neighborhood and proposed project	0.6 Units to the acre (gross)	6.9 Units to the acre (gross)	3.17 Units to the acre (gross)
Lot area min.	20,001 sq. ft.	2,509 – 4,139 sq. ft.	Min. 7,500 sq. ft. 7,505 – 11,880 sq. ft.
Lot width min.	150 ft.	31 - 40 feet	70 ft.
Lot depth	N/A	82 - 96 feet	N/A
Building height max.	35 ft. / 2 stories (Homes adjacent to west of the subject site – all one-story homes)	35 ft. / 2 stories (43 – 2-story) (23 – 1-story)	35 ft. / 2 stories Breakdown not provided
Front yard setback min.	20 ft.	15 & 20 ft. (lots with 20 ft. setback do not have sidewalks - measured to street)	20 ft.
Side yard setback min.	5 ft. on one side and 12 ft. on the other	0, 5 & 10 ft. (0 setback for attached units)	5 ft. on one side and 12 ft. on
Rear yard setback min.	N/A	10 ft.	N/A
Lot Coverage	35% Max	Avg. 43%	35% Max
Parking within garage	2 spaces	2 spaces & 2 spaces in the driveway (18 guest spaces plus R/V parking)	Required - 2 spaces Provided – 2 & 3 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	No requirement Provided living area Plan 1 – 2,044 SF/3 BD Plan 2 – 3,466 SF/4 BD Plan 3 – 3,651 SF/5 BD Plan 4 – 3,867 SF/4 BD

			Plan 5 – 3,706 SF/5 BD
Floor area ratio	N/A	28 – 54%	Based on 7,500 SF lots 27 – 51%
Open space	N/A		N/A

**Analysis**

In reviewing the comparison of the applicant’s proposal with the development standards of the SF-A Zone, the existing conditions of the surrounding neighborhood, and 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 3.17 units to the acre, which is slightly higher than the permitted density of 0.2 – 3 units to the acre for the adjacent residential uses. The proposed density, which will require a general plan amendment to increase from Single-Family Very Low to Single-Family Low will be compatible and maintain the low-density neighborhood character.
- b. Lot size – The proposed development includes lot sizes ranging from 7,505 – 11,880 square feet, with an average lot size of 8,763 square feet. The proposed lots are significantly smaller than the 20,001 square foot minimum lot size required for the adjacent SF-A 20,000 Zoned properties; however, the proposed lot sizes will comply with the SF development standards and support detached single family uses which is a compatible use to the adjacent residential neighborhood.
- c. Building height – The proposal includes one- and two-story residential structures, which is compatible with the SF Zone and adjacent SF-A Zone. All adjacent single-family residences to the west of the subject site are one-story; however, their subject zone (SF-A) allows two-story homes.
- d. Lot coverage – The applicant’s proposal does not provide an individual lot coverage amount; however, the maximum lot coverage permitted in the proposed SF Zone is 35%. The adjacent SF-A Zoned properties also have a maximum lot coverage of 35%, and the majority of the adjacent residential lots have a lot coverage that is 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. While it’s not uncommon to have SF Zoned properties adjacent to SF-A Zoned properties, 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. Under the applicant’s

proposal there are nine lots adjacent to SF-A Zoned properties; three of which will have significant development impacts due to an existing horse corral. The layout should be revised to address the distance requirements.

- b. The single-family residences located immediately west of the subject site are all one-story. The applicant is proposing one- and two-story homes; however, no breakdown on the number of each was provided. A balanced mixture of each should be proposed to integrate with the adjacent residential uses.
- c. The subject site's zone and adjacent residential lots have a minimum lot size requirement of 20,001 square feet. The applicant is proposing lots ranging in size from 7,505 to 11,880 square feet to comply with the minimum 7,500 square foot lot as directed by the City Council at the previous study session. The proposed lots will measure less than the adjacent lots; however, they will support single-family detached homes which will be compatible with the adjacent single-family residences.

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

- a. The proposed development includes public streets which include landscaped parkway, sidewalk and street parking on both sides of the street. The streets will be required to comply with minimum standards as required by the Public Works Department. Adequate circulation is proposed within the development; however, it does not provide adequate circulation to the adjacent residential neighborhood or the proposed conceptual future development west of the development site.
- b. The proposed development only provides a single access point from San Dimas Avenue; however, it also includes a point of connection to provide future access should the parcels west of the site get developed. In addition, the applicant has included a conceptual layout for the lots west of the development site, which would connect the proposed development with Cataract Avenue.
- c. The proposed layout identifies the existing storm drain which runs east and west through the development. The storm drain which will have to be continued west to Cataract Avenue will impact four of the proposed lots as an easement will be required which will not allow development to occur above the storm drain. Lots 7, 8 and 28 will have the storm drain running along the north and south sides of the lots which will limit development and lot 13 will have the storm drain bisect the site which will make the lot undevelopable. In addition, the storm drain will bisect five parcels in the conceptual layout for the parcels west of the development site. In addition to the storm drain, there is an existing sewer trunk line that runs parallel to the storm drain. This will also have the same

development impacts as the storm drain. The layout should be redesigned to factor in the location of the existing storm drain, including the new extension, and sewer trunk line without impacting development of the site. In addition, new storm water regulations require detention and the plans do not address that fact.

- d. The applicant's submittal indicates that Golden State Water has indicated that there is adequate capacity to serve the development site and they have indicated that dry utilities are available at the site location. However, in order to properly ascertain the impact to the existing infrastructure, the applicant should prepare an infrastructure analysis to include, but not limited to, a sewer capacity study.

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

- a. The proposal includes an access point to the parcels to the west should those parcels get developed in the future. As part of their submittal, the applicant has included a conceptual layout to continue the 7,500 square foot lot development to the west. The plan addresses coordination for future phasing; however, it's laid out in a manner that will minimize and in some cases prohibit development of the future parcels by the location of storm drain and sewer facilities. Both layouts of the subject development and the conceptual future development should be revisited to take into account the location of existing and future utilities and circulation.

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

- a. The applicant is proposing a market-rate development; however, not enough information has been provided to make proper analysis of this criterion.

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

- a. The applicant states that the current zone makes the subject site functionally and economically obsolete. The development site includes an equestrian facility and nursery, both of which the applicant states are unprofitable. If indeed the current uses are no longer economically viable, the reasons to support the requested applications should not be based on economics. Issues such as compatibility, impacts and community benefits should be considered when making such decisions. The applicant's proposal will be compatible from a land use standpoint. While some impacts have been identified in the applicant's proposal, a thorough analysis will be required should the project move forward.

**7. Demonstrated community support for the change.**

- a. The applicant held one community meeting for their previous submittal, which was denied by the City Council. At that meeting residents expressed 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. The applicant scheduled a community meeting inviting 18 property owners to discuss the current submittal; however, the meeting had not occurred at the time that this report was published.

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

- a. The applicant's submittal states that the landowners will benefit, as their land is unprofitable and unproductive. In addition they list as community benefits increased property taxes, development fees and new landscaped parkways along San Dimas Avenue.
- b. The applicant's stated benefits are not community benefits. Examples of community benefits may include a community park, inclusion of affordable housing and other benefits that would benefit the overall community rather than the current landowners.

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

- a. While the submitted site plan is in conceptual form, Staff has identified several areas of concern that should be addressed. Should the project move forward a thorough review will be performed to address, but not limited to, the following items:
  - i. Take into account the location of the existing storm drain to be extended out to Cataract Avenue to minimize or remove development impacts caused by storm drain location,
  - ii. Proposed retention will not be acceptable as the existing storm drain will be required to be extended to Cataract Avenue,
  - iii. Minimize or remove development impacts caused by or to adjacent horse keeping facilities/properties,
  - iv. Front some units along San Dimas Avenue to provide additional connectivity or create larger landscaped setbacks along San Dimas Avenue,
  - v. Provide buffer from Edison parcel to the north of the development site,
  - vi. Point of connection for future phasing shall be relocated to take into account storm drain and sewer location and facilitate better circulation and access for all properties in the area,

- vii. Provide a well-balanced mixture of one- and two-story units to be compatible with adjacent residential neighborhood,
  - viii. Applicant is proposing an open space area; however, there is no discussion of a Homeowners Association or any other entity who will maintain this area.
  - ix. Site plan does not address “flag” portion of APN 8392-013-031.
- b. Staff’s primary concern is whether or not the proposal is adequately integrated with surrounding properties fronting on Allen Avenue and Cataract Avenue. The conceptual design does not address all of the issues or parcels. A neutral infrastructure analysis should be the first step. This analysis should more fully address overall circulation and utilities (sewer, storm drain, etc.). Any rezoning needs to evaluate the entire area.

### **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:

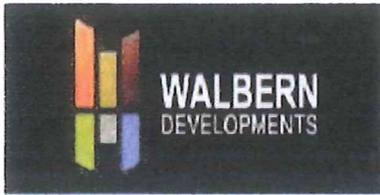
1. Continue in order for Staff and/or the applicant to provide additional information for the City Council and the Planning Commission to consider.
2. Authorize initiation of a general plan amendment and zone change.
3. Authorize initiation with conditions.
4. Deny because the proposed project does not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

### **RECOMMENDATION**

Staff recommends that any consideration to amend the General Plan and Zoning include appropriate evaluation (and possible changes) for other properties in the area bounded on the west by Cataract Avenue and on the north by Allen Avenue. In addition, no changes should proceed until a responsible, neutral infrastructure study is completed.

- Attachments:
- Exhibit A – Applicant’s letter
  - Exhibit B – Aerial of the surrounding neighborhood identifying density levels
  - Exhibit C – Conceptual site plan
  - Exhibit D – Conceptual elevations/floor plans
  - Exhibit E – Applicant’s previous submittals

# EXHIBIT A



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

December 23, 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 (GPA) and Zone Change to Single Family Low  
(3.1-6)  
APN's 8392-013-031, 8392-013-032 & 8392-014-037

Dear Mr. Stevens,

As a result of the Joint Study Session with the Planning Commission and the City Council on November 25, 2014 Walbern Development (Walbern) has revised their previous request and is providing a new conceptual plan in support of the above referenced GPA and ZONE CHANGE to Single Family Low allowing (3.1-6) units per acre. In addition to the conceptual plan we are providing other exhibits in support of this request. The exhibits are illustrative and meant to provide some visual representations of the project. We understand that should comments be made by Commissioners and Council members about the conceptual exhibits that those comments are not to be relied upon in the event the project moves forward.

Prior to the November 25<sup>th</sup> study session, Walbern had meeting with a number of the landowners. The initial meeting was noticed and attended by a member of your staff. The names of the property owners who attended the noticed meeting has been provided to the staff. Additionally, Walbern went door to door to meet with those land owners that did not attend the meeting and has visited with the landowners holding 21.56 acres of the 25.98 acres in the development area. The owners of the majority of the property either support or will not oppose the request for a GPA and ZONE CHANGE. It is the intention of Walbern to meet with the property owners in the area at least one more time before the requested study session.

EXHIBIT A

### **Description of the Proposed Project Site:**

The proposed site consists of a total of three (3) parcels that are predominately flatlands with the exception of the oak covered hillside on the southern boundary that provided a natural barrier and separation from homes along Gladstone Ave. The three parcels represent approximately 8.83 gross acres of the 25.98 acres between San Dimas Ave. and Cataract Ave. Walbern is requesting a GPA and ZONE CHANGE for development of twenty eight (28) 7500+ sq. ft. single family lots with a density of 3.17 units per acre. Street standards, setbacks and floor area ratios are already established in the San Dimas Municipal code (SDMC) for these types of lots. At the request of the Staff, Walbern has prepared a conceptual access/circulation/road study with utilities and infrastructure showing a traffic pattern from San Dimas Avenue through to Cataract Avenue.

The proposed project site is currently being used for a nursery, equestrian center, vacant ground and a residence. The current zoning created economic and functional obsolesces in the project area. The area surrounding the site includes Low/Medium residential to the east; to the north (AP) 30 units per acre and industrial; Single Family Very Low to the south and west. The land to west consist of a few residences and a portion of the land has a nursery and the rest is fallow.

### **Description of the Proposed Project:**

Walbern is proposing a Single Family Low Density Detached 28 unit Subdivision which would feature one and two story homes with two and three car garages. The conceptual design represents a density of  $\pm 3.17$  unit per acre. As currently provided for in the SDMC the maximum height of a single story unit is 25' and the maximum height of a two story unit is 35' with a maximum ground coverage of 35% of the lot. The current SDMC setback requirements are 20' front yard, 5' & 12' side yards. The development is a single access entrance with ingress and egress from San Dimas Avenue. As proposed the development does provide for future access through to Cataract. It is proposed that the development will have public streets and will not provide any community recreational facilities. The back yards of the lots are large enough to allow for swimming pools and other personal recreational facilities.

### **Generalized Criteria and Overriding Principals**

In the last study session we learned of the general criteria being used to evaluate any request for a zone change in the City. Following is our general comments in regard to the criteria.

### **Is the proposed development compatibility with surrounding area by density, building height and housing type?**

The areas immediately west of the proposed project is sparsely developed with the majority of the land to the west being used for agriculture or lying fallow. With a few exceptions, most of the homes to the west and along Allen Ave. were built in the early 1940's to the early 1960's. The homes to the south are visually and topographically separated by the oak covered hillside. Homes to the east are one and two story homes built after 1980 and more consistent with

architectural style and materials used today. The property to the north is mostly industrial and office uses. The proposed development is most compatible with developments to the east completed after 1980. It will integrate nicely with the properties along Allen Ave and allows for the future development of the vacant land to the west. More than 50% of the homes in the surrounding area are on lots that are 7500 sq. ft. or less.

**Will the proposed development integrate with existing uses?**

At present the existing uses of the property for the proposed development are functionally and economically obsolete. That is the reason for the zone change request. The proposed residential use of 3.17 units per acre will integrate nicely with the variety of surrounding residential uses and densities.

**Will the proposed development provide for the orderly and efficient coordination of access, circulation, roads, utilities and infrastructure?**

The conceptual plan that is attached to this submittal contains an access/circulation/road study for the proposed development that shows how the site and the surrounding properties provide for an orderly and efficient roadway design and lot configuration. The conceptual plan provides a 60' roadway circulation plan from San Dimas Avenue westerly to Cataract Avenue.

The conceptual plan integrated the existing sewer main that runs east and west through the property into the project design. The City storm drain that discharges onto the property will be collected into an onsite retention basin with the remainder of the runoff to continue on in its current path westerly to Cataract. Golden State Water has indicated they have adequate capacity to serve the site. Dry utilities are available at the site location.

**Will the development coordinate phasing in a geographic area?**

Sewer transmission lines and storm drain facilities current run through the property and the property to the west. Roadway design incorporates future access from San Dimas Avenue to Cataract. The site drains to the west and the proposed development retains runoff onsite. Initially it appears that sewer, water and storm water and infrastructure can be adequately coordinated for future development of the property west of the proposed project.

**Is the project economically viable?**

Economic viability is a relative concept. Based on a 28 lot development plan, the near term economic forecasts and the fact the property owners have agreed to price reductions to compensate for fewer lot, less revenue and higher per lot development costs, Walbern's analysis is that under reasonable market conditions the project is viable in the 2015 -2016 market window. There are other factors which are unknown at this time that may adversely impact the economic viability of the project such as, the level of conditions imposed upon the

development by the City, the availability of good jobs, interest rates, market conditions at the time of approval and the level of confidence that people have in their economic future.

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

As currently zoned the development site is functionally and economically obsolete. There is a surplus of equestrian lots in the community with a diminishing demand for on lot horse keeping. The cost of compliance with water quality requirements is further discouraging the need for equestrian lots in the City.

There are no equestrian trails instant to the area that access trails in the northern foothills. This area requires riders to ride horses on busy streets, pass under the freeway and cross Route 66 in order to find riding trails. The existing equestrian center and the nursery are both unprofitable. Reason and fairness dictate that this property should be re-zoned for an economically viable use.

**Is there demonstrated support in the community for a change?**

Certainly, those members of the community who want to sell their property are in support of the change. As stated above, Walbern had conducted a community meeting and met with most of the landowners whose property may be affected by any change in the zoning and they are either in support of the change or would not oppose the change. Walbern plans to contact each of the landowners again prior to the study session with the details of the revised plan to lower the density.

**Is there a demonstrated community benefit that would result from a change?**

There is a benefit to the land owners that are currently struggling with land that is unprofitable and unproductive. The development will generate a significant increase in property taxes that will benefit the City as well as the development fees, park fees and school fees that will benefit the Bonita School District.

Businesses, restaurants, churches and local groups will benefit from the new families moving into the community. Landscaping along San Dimas Avenue will provide a more beautiful and finished entrance into the City center.

**General Plan Amendments and Zone Change:**

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 Single Family Low (3.1-6) units per acre***

The proposed change of zoning will not adversely affect adjoining property owners as to the value of their property. There are no public health, safety or general welfare impacts that would prohibit or prevent re-zoning the property to Single Family Low density.

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 allow the filing of an application for a subdivision of the subject property into 28 single family lots and authorize the initiation of a General Plan Amendment and Zone Change to Single Family Low (3.1 -6) units per acre.

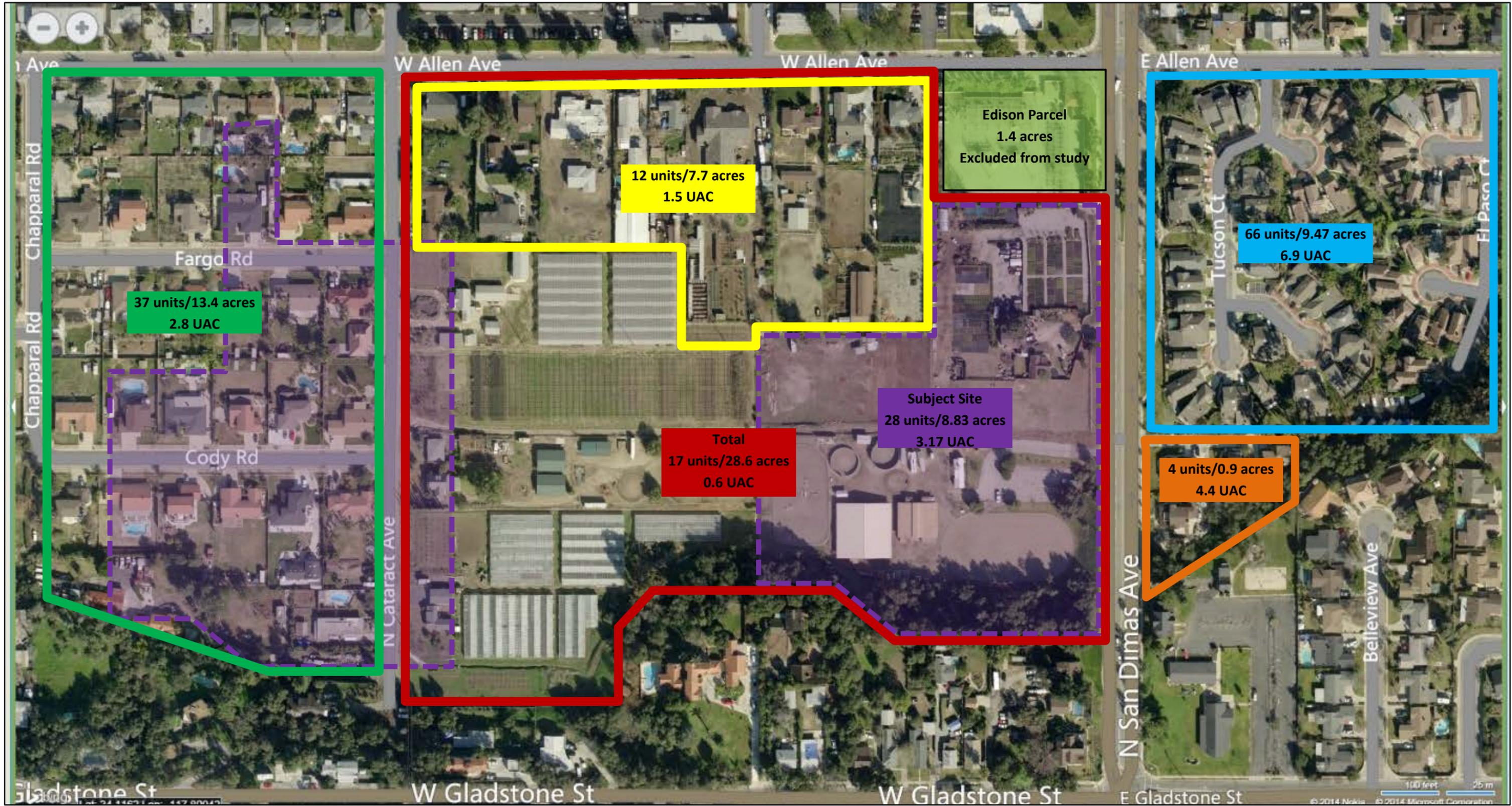
Please feel free to contact me or you can also contact Stan Stringfellow if you have any questions.

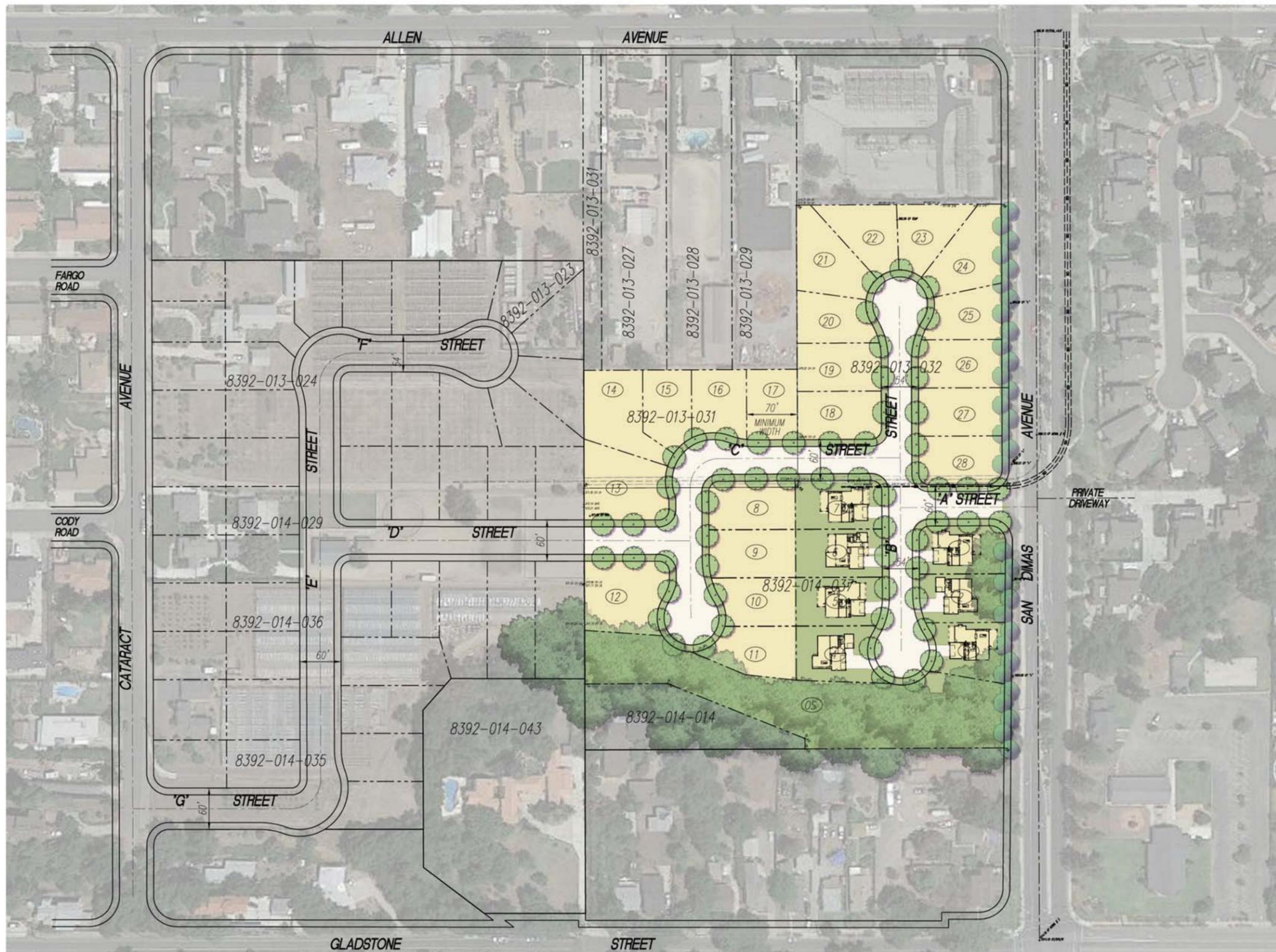
Sincerely,



Stan Stringfellow  
Representing Walbern Development, Inc.

EXHIBIT B





**ZONING**

- 7500-9999sf Lots
- Min. Lot Width: 70'
- Height: 35' max (2 stories)
- Front Yard: 20'
- Side Yard:
  - Driveway side: 12'
  - Other side: 5'
- Corner Lots:
  - Interior side: 5' min
  - Corner side: 10' for corner side
- Ground Coverage:
  - Max. 35% of the total area of a lot or parcel

Typical Plot (floor plans may vary):



**SITE SUMMARY**

- Site Area: ±8.83 Gross Acres
- 70'x108' lots: 28 lots
- Density: ±3.17 du/ac

**SAN DIMAS AVENUE**

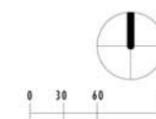
**ILLUSTRATIVE SITE PLAN**



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

San Dimas, California  
 KTG # 2014-0096

12.16.2014



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





PLAN 5R -SANTA BARBARA STYLE

PLAN 4 - CRAFTSMAN STYLE

PLAN 3R -AMERICANA STYLE

PLAN 2 -CRAFTSMAN STYLE

PLAN 1-SANTA BARBARA STYLE

## SAN DIMAS 28



Walbern Development  
28 Monarch Bay Plaza, Suite Q  
Dana Point, CA 92629  
949.276.7570  
walberndevelopment.com

## STREET SCENE

SAN DIMAS, CALIFORNIA  
KTGY # 2012-0553

12/18/2014

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



- Americana Style Material Legend:
- \* Fiber-cement Lap Siding
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Shutters
  - \* Brick Veneer
  - \* Window Dormers
  - \* Wood Fascia and Barge
  - \* Coach Lights



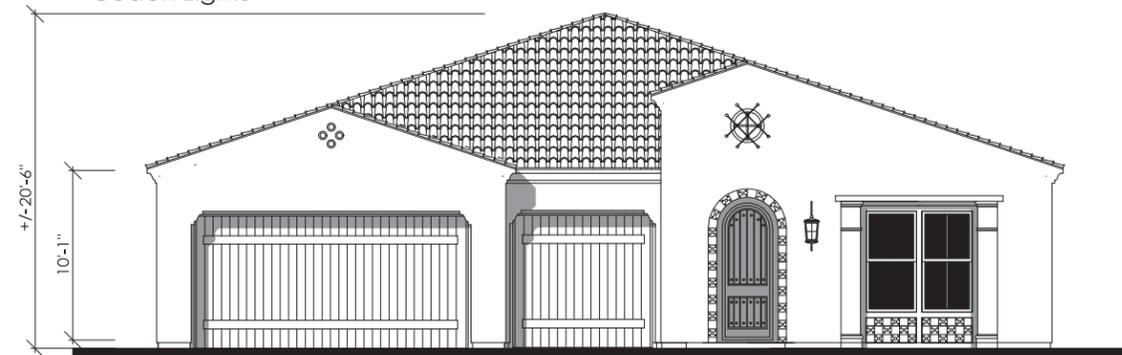
AMERICANA STYLE

- Craftsman Style Material Legend:
- \* Stucco
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Stone Veneer
  - \* Wood Fascia and Barge
  - \* Wood Trellis over Garage Door
  - \* Coach Lights



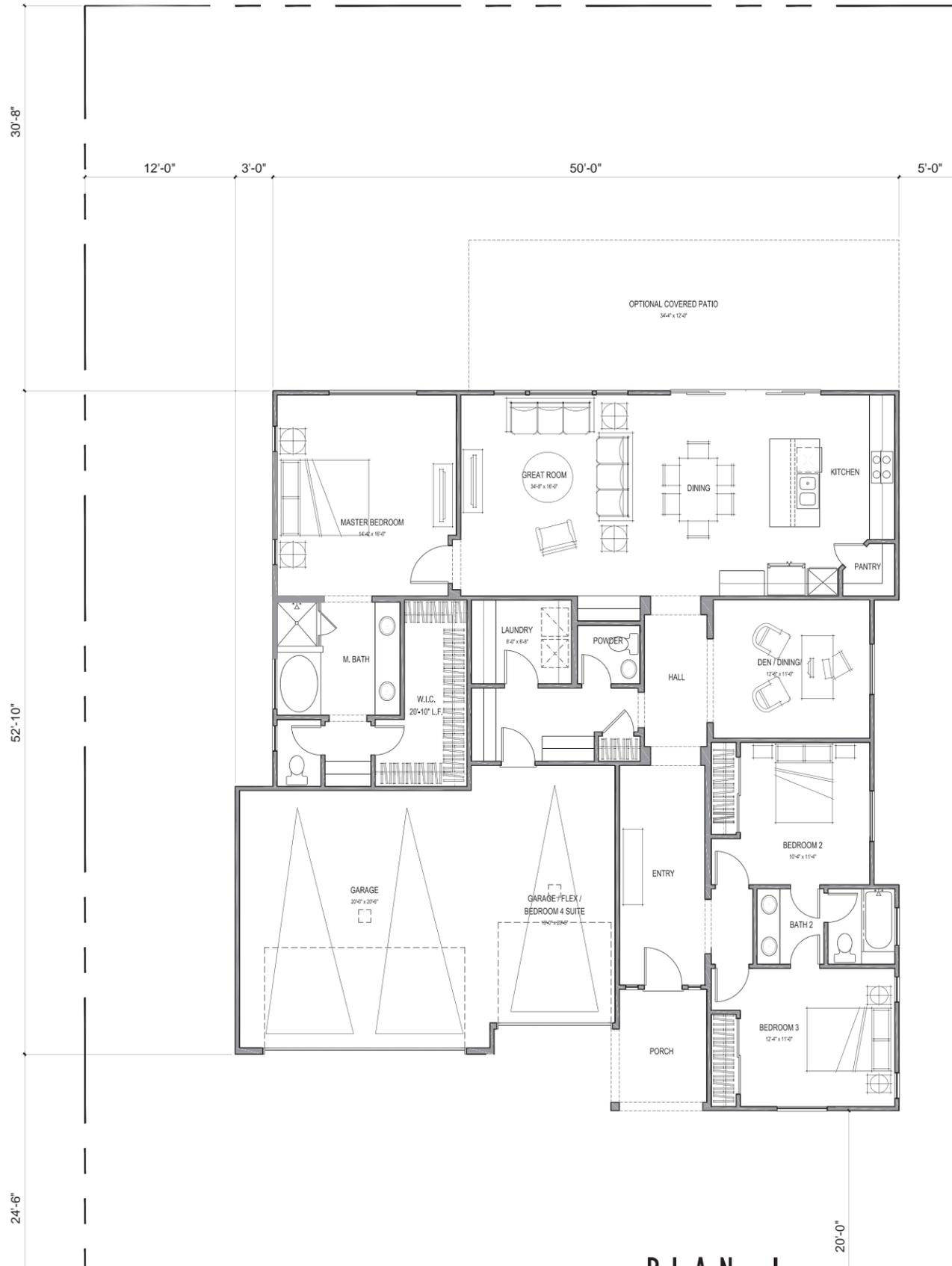
CRAFTSMAN STYLE

- Santa Barbara Style Material Legend:
- \* Stucco
  - \* Concrete "S" Tile Roofing
  - \* Clay Outlookers in Gable End
  - \* Shutters
  - \* Built-Up Stucco Fascia at Entry Door
  - \* Accent Ceramic Tile
  - \* Wrought Iron Balcony
  - \* Wrought Iron Potshelf
  - \* Coach Lights



SANTA BARBARA STYLE

EXHIBIT D



GROSS SF	
1ST FLOOR	2044 SQ. FT.
TOTAL LIVING	2044 SQ. FT.
OPT. FLEX	+217 SQ. FT.
3-CAR GAR.	642 SQ. FT.
GRAND TOTAL	859 SQ. FT.



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SAN DIMAS 28

PLAN I

Walbern Development  
 28 Monarch Bay Plaza, Suite Q  
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 walberndevelopment.com

San Dimas, CA  
 KTGy # 2013-0307  
 12.15.2014

KTGY Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
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- Americana Style Material Legend:
- \* Fiber-cement Lap Siding
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Shutters
  - \* Brick Veneer
  - \* Window Dormers
  - \* Wood Fascia and Barge
  - \* Coach Lights



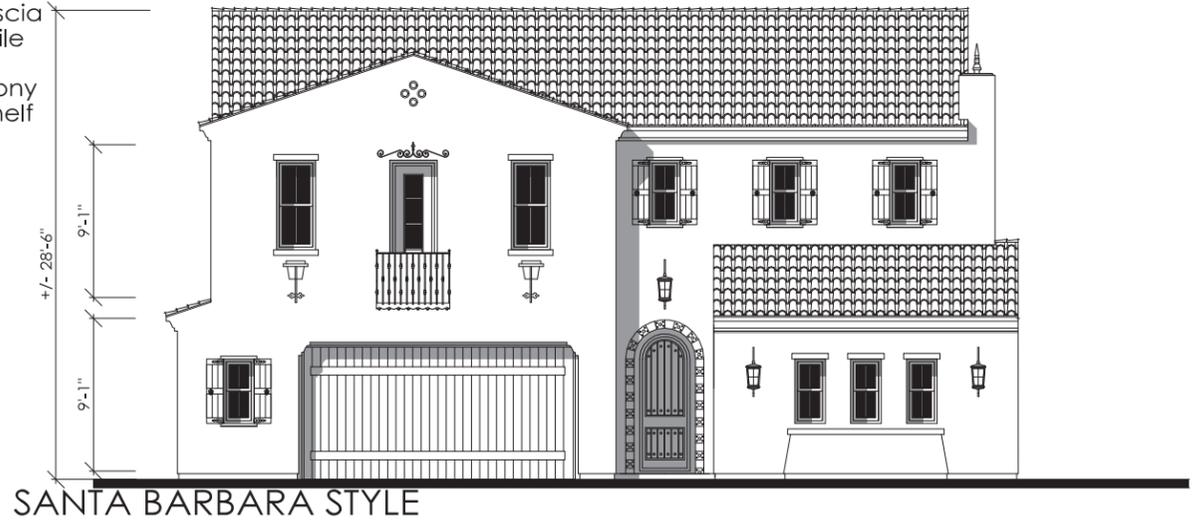
AMERICANA STYLE

- Craftsman Style Material Legend:
- \* Stucco
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Stone Veneer
  - \* Wood Fascia and Barge
  - \* Wood Trellis over Garage Door
  - \* Coach Lights



CRAFTSMAN STYLE

- Santa Barbara Style Material Legend:
- \* Stucco
  - \* Concrete "S" Tile Roofing
  - \* Clay Outlookers in Gable End
  - \* Shutters
  - \* Built-Up Stucco Fascia
  - \* Accent Ceramic Tile at Entry Door
  - \* Wrought Iron Balcony
  - \* Wrought Iron Potshel
  - \* Coach Lights



SANTA BARBARA STYLE

Scale 0 4 8 16



- Americana Style Material Legend:
- \* Fiber-cement Lap Siding
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Shutters
  - \* Brick Veneer
  - \* Window Dormers
  - \* Wood Fascia and Barge
  - \* Coach Lights



AMERICANA STYLE

- Craftsman Style Material Legend:
- \* Stucco
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Stone Veneer
  - \* Wood Fascia and Barge
  - \* Wood Trellis over Garage Door
  - \* Coach Lights

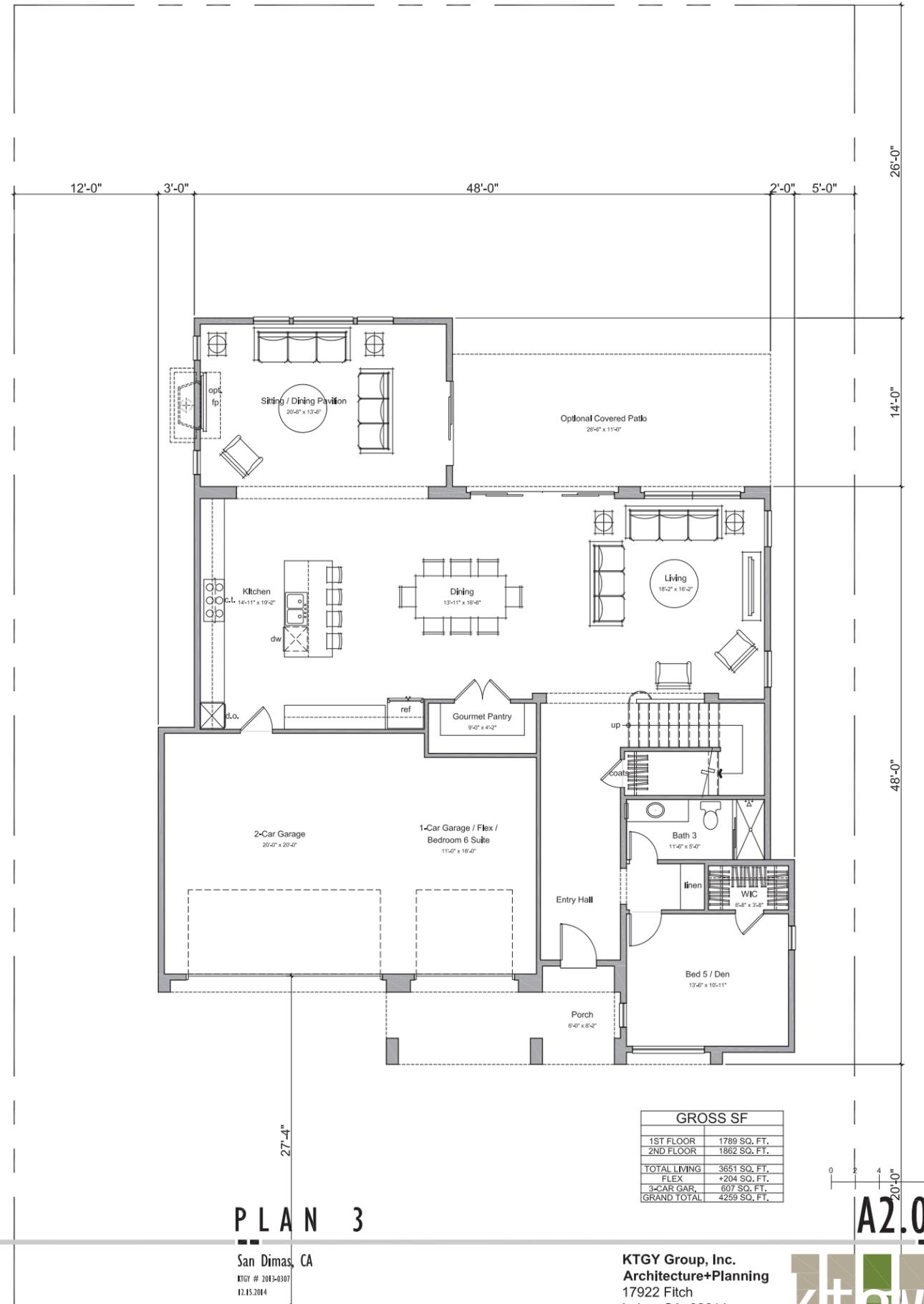
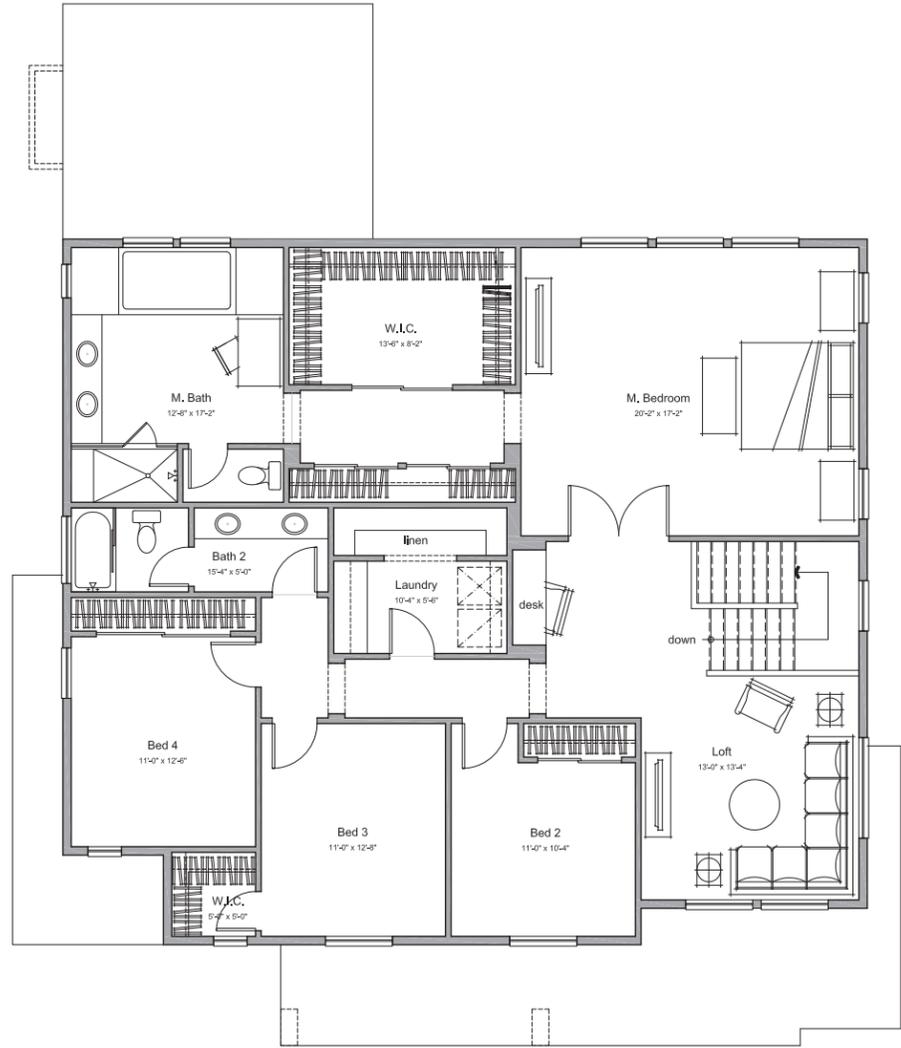


CRAFTSMAN STYLE

- Santa Barbara Style Material Legend:
- \* Stucco
  - \* Concrete "S" Tile Roofing
  - \* Clay Outlookers in Gable End
  - \* Shutters
  - \* Built-Up Stucco Fascia
  - \* Accent Ceramic Tile at Entry Door
  - \* Wrought Iron Balcony
  - \* Wrought Iron Potshelf
  - \* Coach Lights



SANTA BARBARA STYLE



GROSS SF	
1ST FLOOR	1789 SQ. FT.
2ND FLOOR	1862 SQ. FT.
TOTAL LIVING	3651 SQ. FT.
FLEX	+204 SQ. FT.
3-CAR GAR.	607 SQ. FT.
GRAND TOTAL	4259 SQ. FT.



SAN DIMAS 28



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PLAN 3

San Dimas, CA  
 KTG # 2013-0307  
 12.15.2014

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



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- Americana Style Material Legend:
- \* Fiber-cement Lap Siding
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Shutters
  - \* Brick Veneer
  - \* Window Dormers
  - \* Wood Fascia and Barge
  - \* Coach Lights



AMERICANA STYLE

- Craftsman Style Material Legend:
- \* Stucco
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Stone Veneer
  - \* Wood Fascia and Barge
  - \* Wood Trellis over Garage Door
  - \* Coach Lights



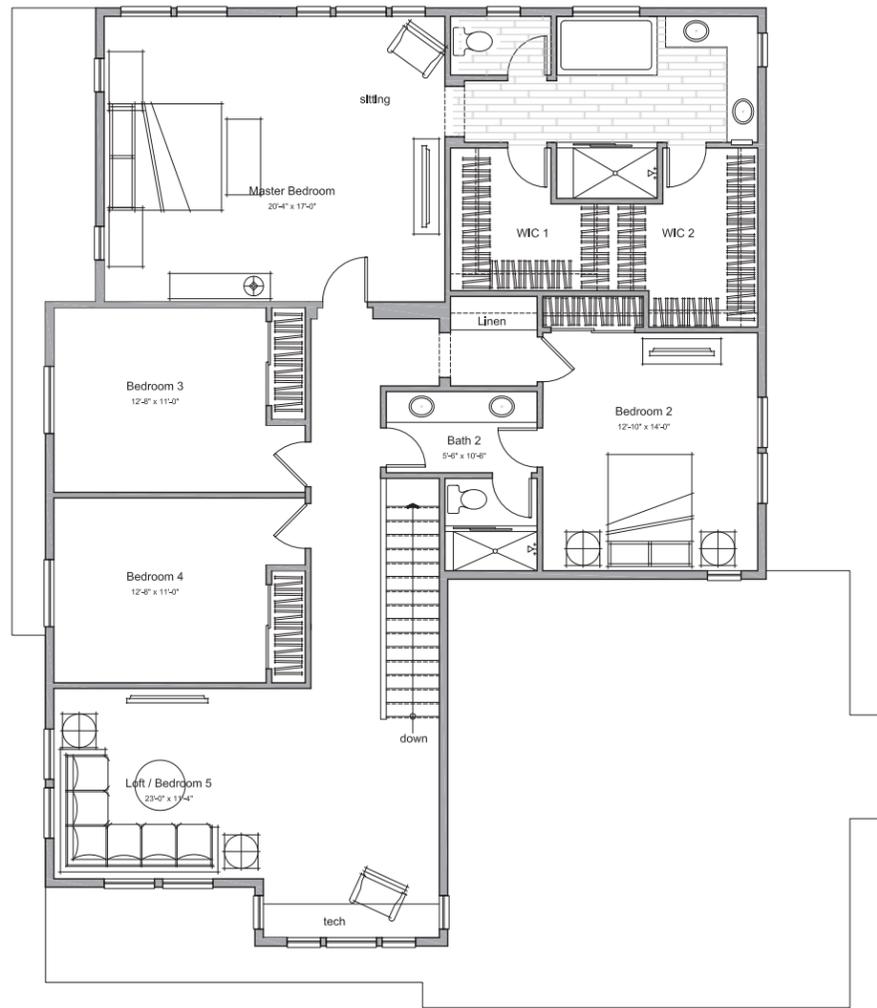
CRAFTSMAN STYLE

- Santa Barbara Style Material Legend:
- \* Stucco
  - \* Concrete "S" Tile Roofing
  - \* Clay Outlookers in Gable End
  - \* Shutters
  - \* Built-Up Stucco Fascia
  - \* Accent Ceramic Tile at Entry Door
  - \* Wrought Iron Balcony
  - \* Wrought Iron Potshel
  - \* Coach Lights



SANTA BARBARA STYLE

Scale 0 4 8 16



GROSS SF	
1ST FLOOR	2008 SQ. FT.
2ND FLOOR	1860 SQ. FT.
TOTAL LIVING	3867 SQ. FT.
GARAGE	472 SQ. FT.
GRAND TOTAL	4339 SQ. FT.



SAN DIMAS 28



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PLAN 4

San Dimas, CA  
 KTGY # 2013-0307  
 12.15.2014

KTGY Group, Inc.  
 Architecture+Planning  
 17922 Fitch  
 Irvine, CA 92614  
 949.851.2133  
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- Americana Style Material Legend:
- \* Fiber-cement Lap Siding
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Shutters
  - \* Brick Veneer
  - \* Window Dormers
  - \* Wood Fascia and Barge
  - \* Coach Lights



AMERICANA STYLE

- Craftsman Style Material Legend:
- \* Stucco
  - \* Concrete Flat Tile Roofing
  - \* Board and Batten accents in gable end
  - \* Stone Veneer
  - \* Wood Fascia and Barge
  - \* Wood Trellis over Garage Door
  - \* Coach Lights

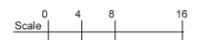


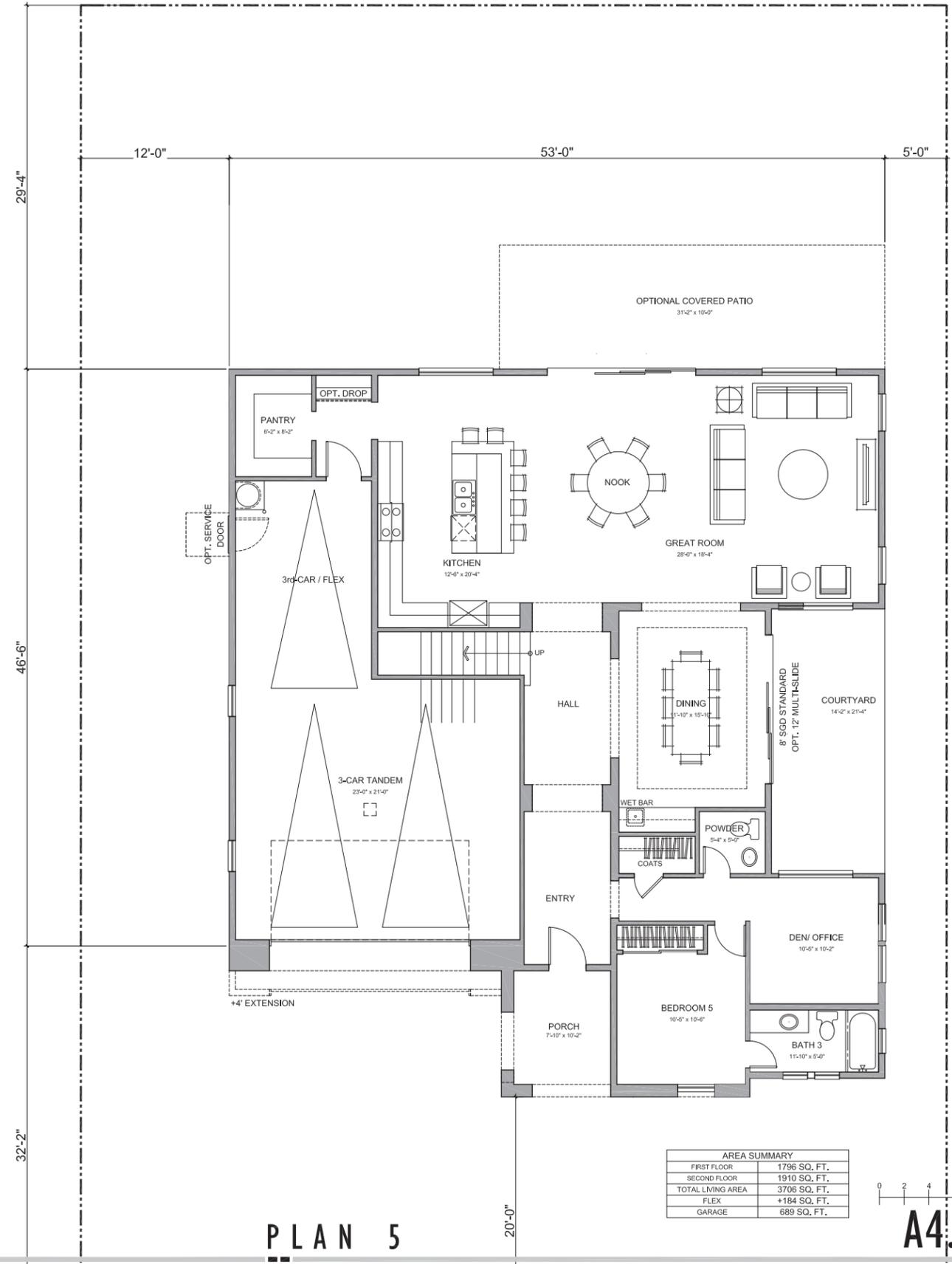
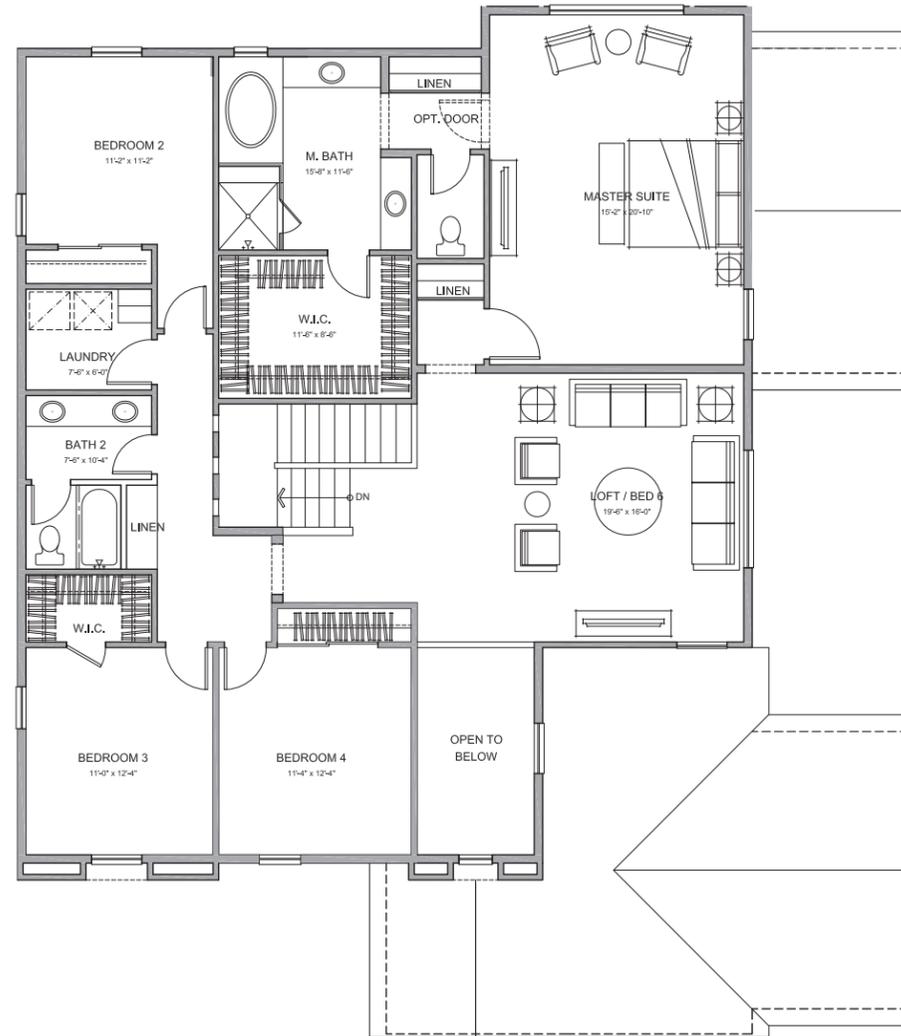
CRAFTSMAN STYLE

- Santa Barbara Style Material Legend:
- \* Stucco
  - \* Concrete "S" Tile Roofing
  - \* Clay Outlookers in Gable End
  - \* Shutters
  - \* Built-Up Stucco Fascia
  - \* Accent Ceramic Tile at Entry Door
  - \* Wrought Iron Balcony
  - \* Wrought Iron Potshelf
  - \* Coach Lights



SANTA BARBARA STYLE





AREA SUMMARY	
FIRST FLOOR	1796 SQ. FT.
SECOND FLOOR	1910 SQ. FT.
TOTAL LIVING AREA	3706 SQ. FT.
FLEX	+184 SQ. FT.
GARAGE	689 SQ. FT.



SAN DIMAS 28

PLAN 5

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Walbern Development  
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San Dimas, CA  
 KTG # 2013-0307  
 12.15.2014

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



# EXHIBIT E



## SITE SUMMARY

Site Area: ±8.8 Gross Acres  
 50'x50' lots (average): 71 lots  
 Density: ±8.1 du/ac  
 Parking  
 142 Garages  
 71 Driveways  
 71 On Street Spaces  
 284 Total Spaces (4.0 sp/unit)

## SAN DIMAS AVENUE

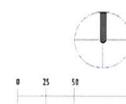
## ILLUSTRATIVE SITE PLAN - ALT A



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

San Dimas, California  
 KTYG # 2014-0096

07.16.2014



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



EXHIBIT E

# EXHIBIT E



SAN DIMAS AVENUE

CONCEPTUAL SINGLE FAMILY PERSPECTIVE

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San Dimas, CA  
KTGY # 2014-0096

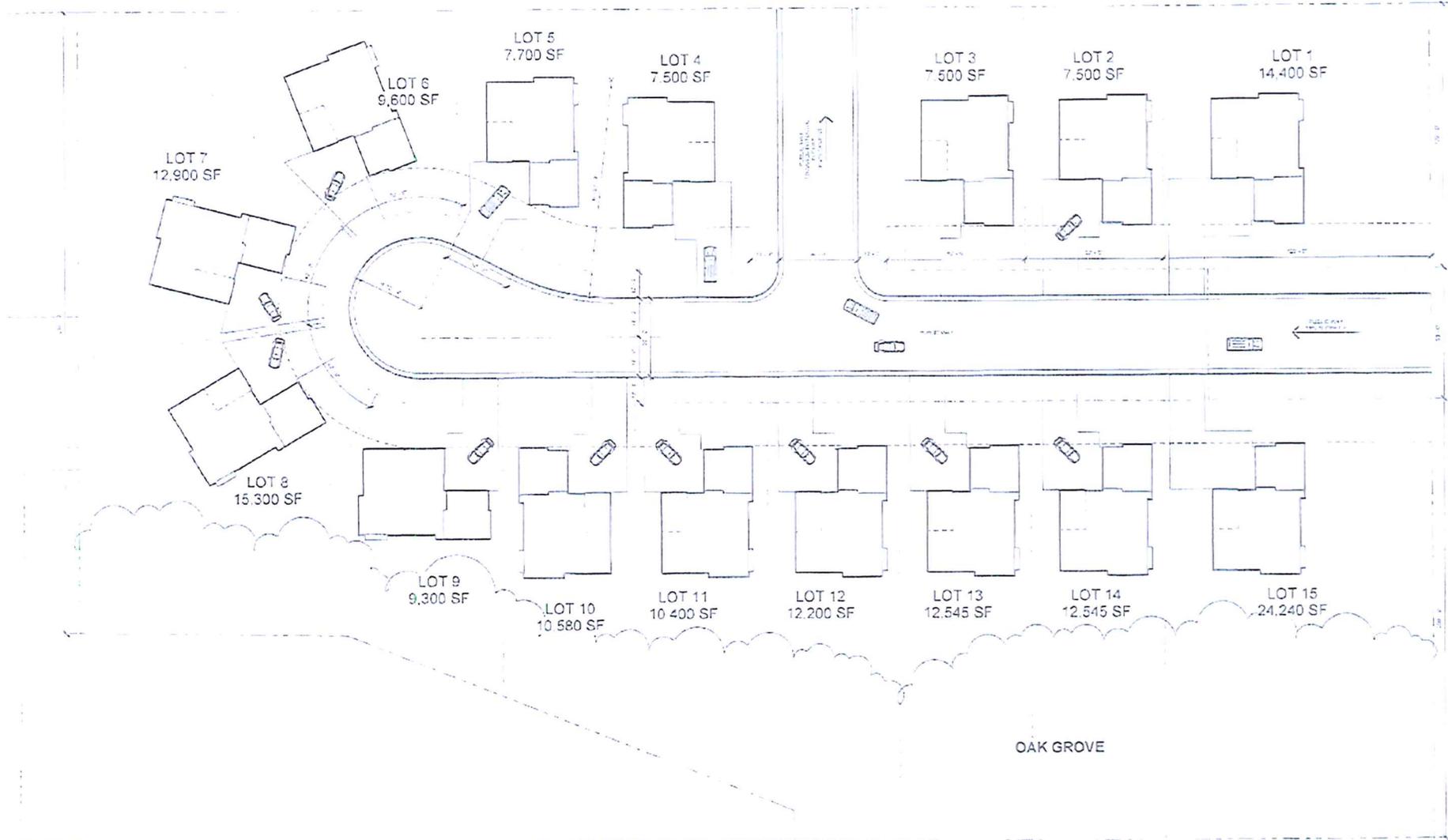
7/23/14

KTGY Group, Inc.  
Architecture+Planning  
17922 Fitch  
Irvine, CA 92614  
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EXHIBIT E

# EXHIBIT E



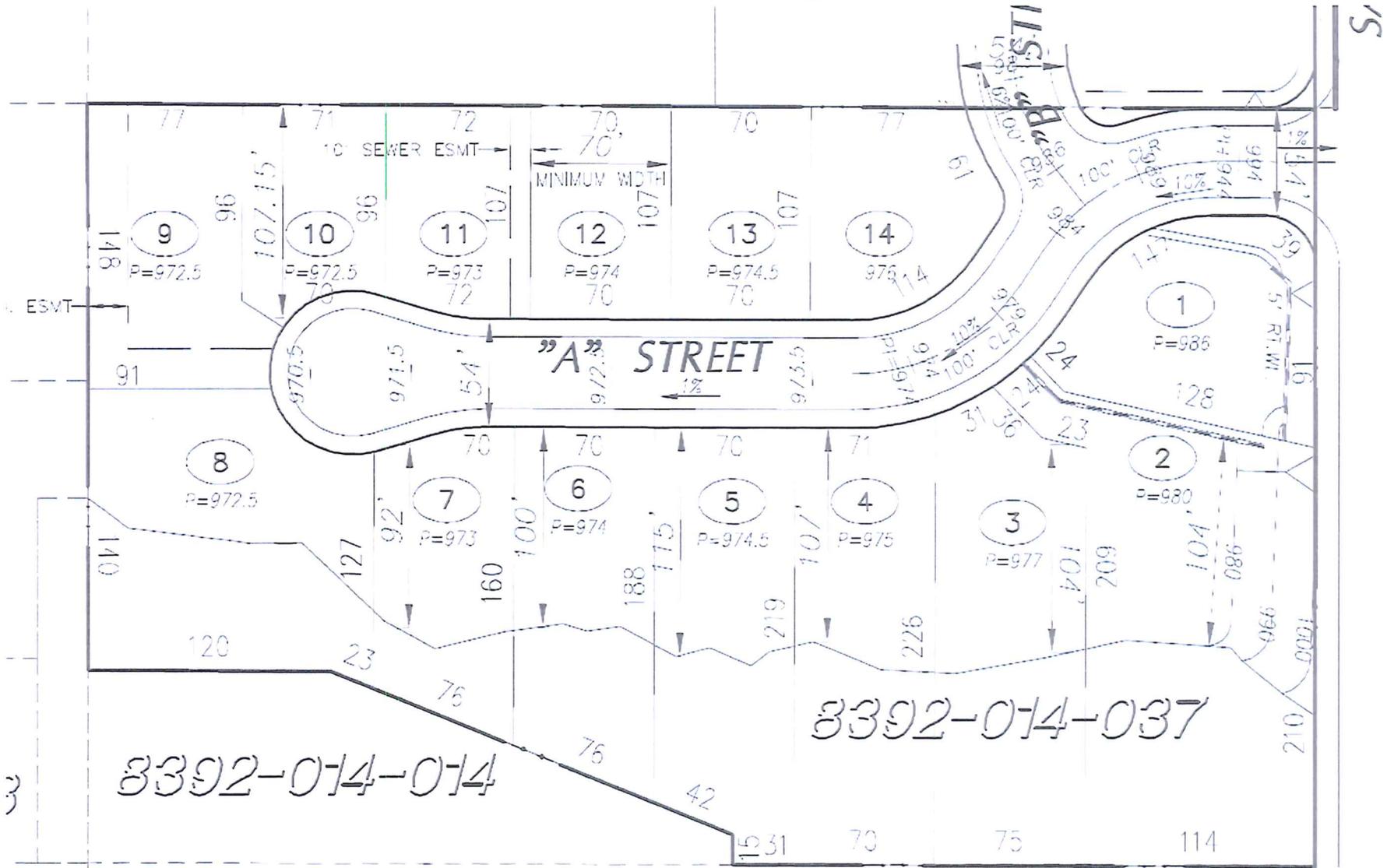
741 SAN DIMAS AVENUE  
PROPOSED SITE PLAN

EXHIBIT E

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 E

EXHIBIT E



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 E

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