



MINUTES
SPECIAL CITY COUNCIL/ PLANNING COMMISSION
MEETING
MONDAY, JANUARY 27, 2015 5:30 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 5:30 p.m.

2. ORAL COMMUNICATIONS

None.

3. A PETITION TO INITIATE A GENERAL PLAN AMENDMENT, ZONE CHANGE AND MUNICIPAL CODE TEXT AMENDMENT 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 AVE (WALBERN DEVELOPMENT)

Associate Planner Luis Torrico explained that the applicant had previously submitted a request to initiate zoning amendments for a 75 lot small-lot residential subdivision on the subject property. On November 25, 2014 the City Council held a study session to consider the request and denied the request based upon the project not complying with the Generalized Criteria/Overriding Principals which included, but not limited to substandard lot sizes and incompatible density.

Mr. Torrico explained that the applicant has revised their submittal and requests to initiate a general plan amendment and zone change to allow a 28 unit single-family residential subdivision. He added that the project site has also been reduced to 8.83 acres. Mr. Torrico

provided an overview of the land uses and zoning of the adjacent properties. He also provided an overview of the current proposal.

Mr. Torrico then presented a summary of the analysis of the proposal using the Generalized Criteria/Overriding principals for initiating residential zone changes as discussed in his staff report. Mr. Torrico also discussed other potential areas of concern also identified in the staff report. Mr. Stevens elaborated on the constraints of existing underground infrastructure on the site and the need for consideration for all infrastructure on the site and how they would integrate with surrounding parcels that are not a part of this current proposal.

Mr. Torrico added that the applicant held a community meeting which included some adjacent property owners and there appeared to be no opposition for the project from those present. Mr. Stevens added that there may be a benefit for an independent infrastructure study for the entire neighborhood, not just the proposed parcels.

Mayor Morris inquired about the distance requirements from the proposed lots to adjacent existing equestrian lots. Mr. Stevens responded that the Health Department requirement is that structures must be 80' from the horse keeping property line. Mayor Morris responded that he couldn't approve the project as proposed because it couldn't be built keeping the 80' separation for a number of the lots. Mr. Stevens responded that there may be a few ways to address that issue.

Councilman Templeman inquired about the set-backs on San Dimas Ave. and expressed his concern that there are adequate set-backs. Councilman Ebner also expressed concern for the orientation of the homes on San Dimas Ave.

There was Council discussion on the number of units, the ability to build that number of units due to the need for the horse keeping separation, the streetscape of house orientation on San Dimas Ave., the implications of a zone change on adjacent properties that would not be a part of this specific project and the potential of eliminating horse keeping properties to the west of this site.

Stan Stringfellow, representing Walburn Development, provided a history of the various proposals they considered from the site starting with looking at 128 units to the current proposed 28 units. He added that their analysis indicates that there is a surplus of equestrian property in the community. He responded to the issue of the need for the separation from existing equestrian property by stating that there are some options that can be considered including redesign of the site plan, but would like some direction from the Council on those options.

In response to a question regarding his thoughts on the need for an independent infrastructure study, Mr. Stringfellow commented that he sees a need for a hydrology study but the question is who performs and pays for it. He added that they have contacted the County and requested information on the sewer capacity.

Mr. Stringfellow commented that the big question for the Council is will they allow 7,500 sq. ft. lots on this site.

Councilmember Ebner commented that he was impressed that they had redesigned the project but he feels that there are a lot of issues to address. Councilmember Bertone commented that he does not have a problem with 7,500 sq. ft. lots but would have a problem with diminishing rights

of nearby equestrian lots. Mayor Morris commented that he may not have a problem with the 7,500 sq. ft. lots but would like to see a revised plan that addresses the 80' setback issue.

Mr. Stringfellow asked whether, if he can resolve the setback issue, the Council is okay with 7,500 sq. ft. lots and willing to give the authorization to go forward with the application.

Councilmember Templeman commented that he would need to see a new lay out before giving any authorization to proceed.

Councilmember Bertone asked Mr. Stevens for his opinion. Mr. Stevens responded that it appears that the majority of the Council desires to see the feasible concepts that address the horse keeping set-back issue and San Dimas Ave. buffer issues. He suggested that the applicant provide additional information on those issues for staff to evaluate before bringing it back to the Council for consideration.

After some further discussion Councilmember Badar made a motion to continue the matter pending additional information on the horse keeping set-back and San Dimas Ave. buffer issues. The motion was seconded by Councilmember Bertone.

Owner of the Oak Valley Equestrian Center commented that horses are leaving town because people are not keeping horses anymore and that he can't afford to keep his property as an equestrian center.

Property owner adjacent to the proposed site said that his property was once considered as a part of the project but isn't now but he is not opposed to the project.

Ray Nuno, owner of one of the parcels in the project, said that with the current zoning requirement for a minimum 150 foot frontage for a residential lot is hard to build under the current zoning. He added that he thinks the proposed project is a good approach.

John Sorcinelli commented that any development needs to address the preservation of the wilderness area to the south.

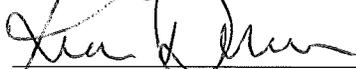
Gil Gonzalez commented that he feels continuing the item is misleading the applicant that he may get an approval to proceed.

Councilmember Ebner reiterated that he is leery of 7,500 sq. ft. lots over all of the property but he hasn't seen enough to make a decision. Councilmember Bertone commented that he concurred.

Mayor Morris asked for a vote on the motion. The motion carried on a vote of 5-0.

4. AJOURNMENT

There being no further business the meeting was adjourned at 6:58 p.m.



Ken Duran, City Clerk