



**AGENDA**  
**SPECIAL CITY COUNCIL MEETING**  
**TUESDAY,**  
**MAY 26<sup>th</sup> 2015, 5:30 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 Jeff Templeman  
Councilmember Emmett Badar  
Councilmember Denis Bertone  
Councilmember John Ebner

**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 petition to initiate a general plan amendment and zone change among other development applications to allow the development of a 21 unit single-family residential subdivision for properties located at 299 East Foothill Boulevard. As part of the project the applicant is also requesting to enter into an agreement with the City to purchase approximately 18,000 sq. ft. of excess area of land within and adjacent to the City's Horsethief Canyon Park, and a possible Development Agreement.

**4. ADJOURNMENT**

The next meeting is on Tuesday, May 26, 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 May 22, 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 May 26, 2015*

**FROM:** Planning Department, Marco A. Espinoza, Senior Planner 

**INITIATED BY:** Saxon & Company Development

**SUBJECT:** A petition to initiate a general plan amendment and zone change among other development applications to allow the development of a 21 unit single-family residential subdivision for properties located at 299 East Foothill Boulevard. As part of the project the applicant is also requesting to enter into an agreement with the City to purchase approximately 18,000 sq. ft. of excess area of land within and adjacent to the City's Horsethief Canyon Park, and a possible Development Agreement.

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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.

On April 14, 2015, Saxon & Company Development requested the opportunity to have a Study Session to review their proposed housing project at 299 East Foothill Boulevard. The project would require the following applications: a General Plan Amendment and Zone Change as well as other development applications. The requirement of the General Plan Amendment and the Zone Change allow for the developer to request a study session with the City Council and the Planning Commission. The Council granted the applicant's request to have a study session which is before you.

The applicant is proposing to develop the site with 21 single-family residential lots within a non-gated community that will have two passive common use lots. The subject site is approximately 6.4 acres and would have a General Plan Land Use Classification of "Single Family Low" (3.1 to 6 units to the acre). The lots would be a minimum of 7,500 sq. ft. in size with an average lot size of 8,411 sq. ft. The project would have one entrance off an extension of North Walnut Avenue

which would be dedicated to the City. The remaining portion of the project would be accessed from one main private street. The applicant would like to rezone the site to “Single Family Residential” (SF-7,500). The project would also include a request to purchase approximately 18,000 sq. ft. of surplus park land at the base of a slope.

## **ANALYSIS**

### **Site and Surrounding Characteristics**

The site is currently zoned Light Agricultural (AL) and Open Space (OS) and housed a private equestrian facility which is now closed. There are several stable buildings, horse arenas and outbuildings on the site, none of which are historic. There is a wireless facility on the site that has been designed as a water tower that will remain in addition to its associated mechanical building; all other structures will be demolished. There currently is not a complete fence along the north property line which allows for public access to the multi-use trail in Horsethief Canyon Park.

The site is located on the north side of Foothill Boulevard and has approximately 80 feet of frontage along the street. The only access to the site is from Foothill Boulevard. The site is surrounded by different zones and land uses; to the north is Horsethief Canyon Park, to the east and south is the County Flood Control Channel and an office complex; to the west are single-family residential properties that allow for horse keeping (SFA –16,000 & 20,001).

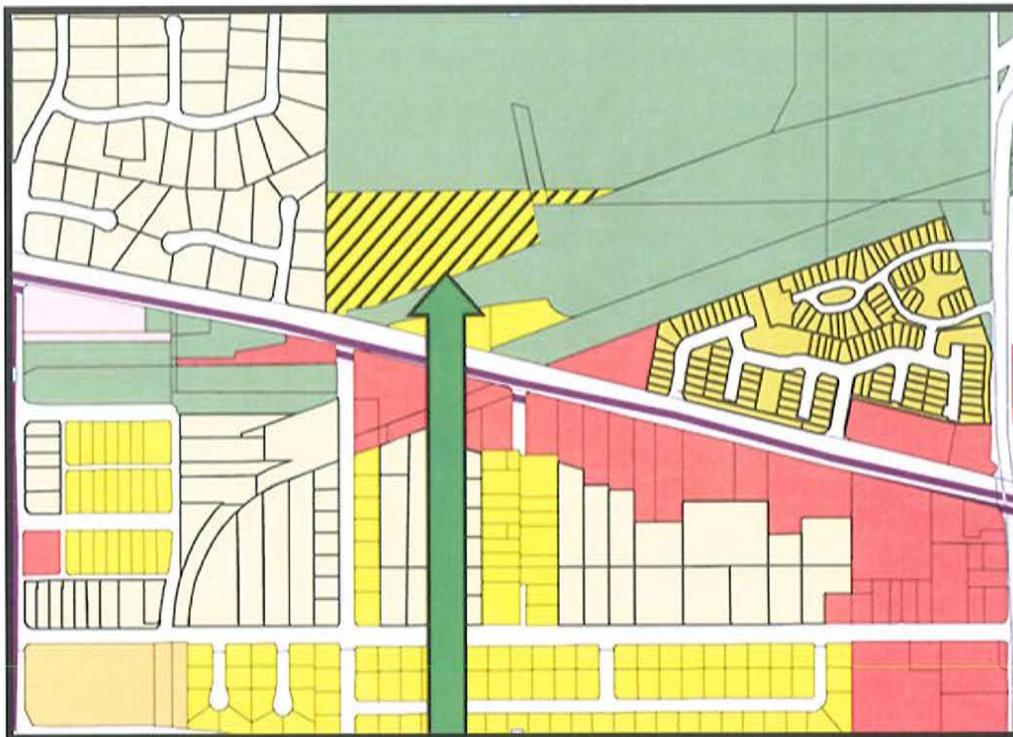


**Subject site highlighted in blue**

**Surrounding Uses Legend**

	Use	Zone	General Plan
North	City park – Horse Thief Canyon Park	Light Agricultural (AL) & Open Space (OS)	Open Space
South	Office & commercial uses and Flood control channel	Specific Plan No. 9, Area 4 – Highway Retail	Single-Family Low & Open Space
East	Flood control channel	Open Space (OS)	Open Space (OS)
West	Single family residential homes	Single Family Agriculture (SF-A 16,000)	Single Family Very Low (0.2-3)

**General Plan Land Use Map**



**Land Area Proposed for Redesignation Shown in Dash Area**

- From Open Space (OS) to Single Family Low (3.1 to 6 units to the acre)



minimum of 100 feet deep. As shown on the site plan all the lots will be able to meet the front and side yard setbacks. The 12-foot side yard setback on most of the lots will allow for future RV parking; if the HOA regulations allow for it. The maximum lot coverage for the SF Zone is 35% the average allowable lot coverage would be 2,944 sq. ft. This would include the first floor living space, the garage and all other overhead structures such as patios and trellises (see Exhibit E). The 35% lot coverage does not include second stories. The Code does not have a maximum floor area ratio (FAR). However, second floor areas are typically controlled by Findings-Standards of Review within the Development Plan Review Section of the Code. The Standards of Review requires review of compatibility, massing, scale and architectural details of the second floor with the first floor and the neighborhood. The applicant has not submitted house plans but only representation of homes that could be built, the applicant is intending on selling the project to a developer after they have received entitlements. If a developer was to submit two-stories homes at the maximum lot coverage of 35% based on the average lot size of 8,411 sq. ft., the home would be 5,487 sq. ft. with a 400 sq. ft. two-car garage.

The proposed residences will each have a two-car garage with a 20-foot deep driveway. This will allow for the parking of four vehicles on each lot. This type of single-family detached residential development does not require visitor parking. However, since the applicant is proposing the main internal street to be private additional over-night parking may be allowed by the HOA for residents and guests.

The project will also provide a comprehensive fencing plan for the perimeter of the project and between each of the lots. The fence will be constructed of a decorative block material with a finish cap.

As part of the project there will be a Tree Removal Application requesting to remove 53 of the existing 56 trees. A tree survey has notes that only 46 of the 53 trees identified qualify as "Mature Trees" and of those 46 only 17 are in fair to good health. The other 29 can be exempt from review for removal under Code Section 18.162.080.G because the trees are dead, diseased, or dying. The three (3) trees proposed to be preserved in place are two Coast Live Oaks and one Carrotwood. One of the Oaks and the Carrotwood will be preserved in place along the proposed multi-use trail; the other large Oak will be in the rear yard of Lot No.15.

As mentioned the applicant would like to enter into a purchase agreement with the City for approximately 18,000 sq. ft. excess park land. The land is only accessible and usable to the proposed development. The subject land runs along the north property line of the existing equestrian facility. Patrons of the park do not have accessible access to this area nor is it usable because the park is at the top of slope and the excess land is at the toe of the slope rendering it nonfunctional for park use. Inclusion of this land within the project actually

eliminates a potential nuisance condition which might occur if it is not included. The City will retain a storm drain easement for a portion of the property being conveyed. The applicant has also discussed the possibility of entering into a Development Agreement with the City but at this time there are no specific details for consideration; they would just like to keep that option open for the future.

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) & Precise Plan	
5.	Tree Removal	
6.	Development Agreement	
7.	Environmental Review	Required for these types of projects

### Comparison with Adjacent Neighborhood

The subject site is adjacent to SF-A (16,000 & 20,000) zoned properties (see Zoning Map on page 4) to the west, which allow agricultural animal keeping including horses. The lots range in size from 16,000 sq. ft. to 20,000 sq. ft. The homes on the north side of Maverick Drive are approximately 40,000 sq. ft.; however, about half of each of the lots are unusable hillside. These lots were developed in 1979. The homes are developed as one, one and half, and two stories. The homes vary in size from 1,983 sq. ft. to 2,966 sq. ft. but on average it appears that most of the homes are about 2,500 sq. ft. There are a few homes that have added additional living space and are as large as 3,282 sq. ft. Even though this existing neighborhood can accommodate horse keeping it has been designed to look like a standard residential neighborhood. The only real sign of possible horse keeping are the horse trails that front some of the properties.

The nearest homes that are zoned Single-Family 7,500 are about 500 feet south along the east side of Walnut Avenue up to the 210 freeway. The homes on the west side of Walnut Avenue were developed as 7,500 sq. ft. lots but are currently zoned Single-Family Agriculture 16,000. These homes are one and two stories and are on average 1,900 sq. ft. and were built at varying times in the last 60 years. Some of the homes comply with current interior yard setbacks of 5' and 12' and others do not.

The Chart below compares the development standards of the Single-Family Residential Agricultural (SF-A 20,000) Zone and the Single-Family Residential (SF-7,500) Zone with the applicant's proposal.

<b>Development Standards Matrix</b>			
	Single-Family Agriculture 20,000 Zone (SF-A)	Single-Family 7,500 Zone (SF-7,500)	Proposed Development Single Family Zone (SF-7,500) Zone
General Plan	Single-Family Very Low (0.2 – 3 d/u acre)	Single-Family Low (3.1 – 6 d/u acre)	Single-Family Low (3.1 – 6 d/u acre)
Actual density for adjacent neighborhood and proposed project	Single-Family Very Low (0.2 – 3 d/u acre)	Single-Family Low (3.1 – 6 d/u acre)	3.28 d/u acre within the Single-Family Low (3.1 – 6 d/u acre)
Lot area min.	20,001 sq. ft.	7,500 sq. ft.	Min. 7,500 sq. ft. 7,513 – 10,991 sq. ft.
Lot width min.	150 ft.	70 feet	70 ft. min. 67 to 106 feet * Will need to increase width of the lots that do not meet the minimum
Lot depth	N/A	N/A	* 100 feet minimum
Building height max.	35 ft. / 2 stories	35 ft. / 2 stories	35 ft. / 2 stories *Breakdown not provided
Front yard setback min.	20 ft. min.	20 ft. min.	20 ft. min.
Side yard setback min.	5 ft. on one side and 12 ft. on the other min.	5 ft. on one side and 12 ft. on the other min.	5 ft. on one side and 12 ft. on the other min.
Rear yard setback min.	N/A	N/A	N/A
Lot Coverage	35% Max	35% Max	35% Max
Parking within garage	2 spaces min.	2 spaces min.	Required - 2 spaces min. Provided – 2 spaces in garage and 2 in driveway
Unit size / Bedrooms	N/A	N/A	N/A No information provided by the applicant.
Floor area ratio	N/A	N/A	Based on 8,411 SF average lot size 70%
Open space	N/A		27,209 sq. ft. of common open space

## Analysis

In reviewing the comparison of the applicant's proposal with the development standards of the Single-Family Residential Zone (SF-7,500), 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 current zone of the property allows for only one house on the site. The homes adjacent to the project site have a zoning classification of Single-Family Agriculture 16,000 and 20,000 and General Plan Land Use designation of Single-Family Very Low (0.2 to 3 units to the acre). The applicant is proposing a zoning classification and land use classification that would allow for a higher density level of 3.28 units to the acre, which would be under the land use classification of Single-Family Low (3.1-6 units to the acre). The proposed zoning would be Single Family Residential 7,500. The nearest properties that have the same zoning classification are on the east side of Walnut Avenue south of Foothill Boulevard. The proposed density is not compatible with the adjacent residential development; however, as shown on the Zoning Map (Page 4) the combination of the Single-Family Residential Zone and the Single-Family Agriculture 16,000 & 20,000 zones have been approved in the neighborhood on the south side of Foothill Boulevard between San Dimas Avenue and San Dimas Canyon Road and north of the 210 freeway.
- b. Lot size – The proposed development includes lot sizes ranging from 7,513 – 10,991 square feet, with an average lot size of 8,411 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 a single-family use which is a compatible use to the adjacent residential neighborhood. In addition the proposed lots will not impact the horse keeping distance requirements; all lots will be a minimum of 80 feet away from the adjacent SF-A zoned lots.
- c. Building height – Even though the applicant is not proposing to develop the site, the intent would be to sell the project to a developer who more than likely would propose a two-story housing development. The applicant would notify potential buyers that the homes would be limited to two stories or 35 feet, whichever is less, as required by the Code. Two-story homes would be compatible with the adjacent neighborhood as they currently are one, one and half, and two stories.

- d. Lot coverage – The applicant’s proposal does not provide an individual lot coverage amount, as no actual homes are proposed at this time; however, the maximum lot coverage permitted in the proposed SF Zone is 35%. The applicant did provide a table (see Exhibit E) that shows the maximum 35% lot coverage allowed for each of the lots. The average maximum lot coverage is 2,944 sq. ft. 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 are larger lots. The project would also comply with the front, side and street side yard setbacks (20’ front yard, 5’ and 12’ interior side yard, and 10’ and 12’ for corner lots).

**2. Integrate with existing uses.**

The site is somewhat unique shape and is surrounded by a four different land uses: a City park to the north, a flood control channel and an office complex to the south and east and single-family horse keeping lots to the west. The proposed development would not have a negative effect on the City park, flood control channel or the office complex. The future residents would more than likely benefit from having the park and the businesses at the office complex in such close proximity.

The proposed land use of residential would be compatible with the adjacent residential neighborhood to the west. The difference of the two areas is the lot sizes as the proposed lots would be on average 8,411 sq. ft. and the existing lots are 16,000 to 20,000 sq. ft.

Another difference is that the properties west of the subject site are zoned SF-A, which allow horse keeping. However, while it’s not uncommon to have SF Zoned properties adjacent to SF-A Zoned properties, the applicant’s proposal did consider the impact of the new development and designed the project to meet the 80-foot distance requirement, thereby avoiding any future conflicts with the ability for the existing properties to maintain horses. The applicant did not propose Single-Family Agriculture 20,000 lots as they think that potential buyers do not have the time or the money to keep horses and the homes would not sell as well as the proposed development.

Staff thinks that a residential development at the site is appropriate and can be property integrated with the existing multiple land uses.

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

- a. The proposed development includes an extension of Walnut Avenue which will be dedicated to the City. The extension will be developed with a multi-use trail along the west side of the street,

ending at the northern property line of the project. The trail will be landscaped with larger size trees to provide privacy screening to the existing neighbors along Longhorn Drive. There will be one main private street within the development with two cul-de-sacs. The development has been designed with an integrated walkway along all the lots for pedestrian access. As mentioned the site is odd shaped and its only access is off an 85-foot wide frontage along Foothill Boulevard. The circulation and overall site design was based on the information and comments made from the previous development. At this time the general street layout would not have a negative effect to the development or the surrounding neighborhood.

- b. The applicant's submittal indicates that Golden State Water has indicated that there is adequate capacity to serve the development site based on the previous project that was for 36 homes. The applicant has indicated that dry utilities are available at the site location. All new utilities would be required to be underground and all existing overhead utilities would need to be underground to the greatest extent possible to the satisfaction of the Assistant City Manager of Community Development. The applicant is working with one of the neighbors to the west to acquire an easement to connect with the sewer.
  - c. As part of this project the applicant would be required to address any runoff from Horsethief Canyon Park. The applicant will need to coordinate the proposed solution with the City, Army Corp of Engineers, California Department of Fish and Wildlife, and LA County Public Works and Flood Control.
- 4. Coordinate phasing in a geographic area (may need to upsize to accommodate needs of surrounding area).**
- a. Coordination of a phasing plan for this site will not be required as it is surrounded by developed lots. The existing uses/development will not change in the foreseeable future.
- 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 and land use makes the subject site functionally and economically obsolete. The development site is an equestrian facility that is now closed; the applicant stated that the facility was unprofitable. If indeed the current use is 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 was involved with the previous project and has reached out to the community regarding the new proposal. At this time the residents are still in support of the new development as they were during the meetings of the old project.

**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 housing stock in San Dimas.

**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 feasibility of rebuilding a new block wall on the property line between the existing residents and the subject site. Currently their block wall is about five feet into the resident's property which houses a concrete v-channel that carries some of the runoff from the park. The intent would be for the channel to be underground, avoiding long term maintenance issues along the new multi-use trail.
  - ii. During the review of the previous project concerns were mentioned regarding homes that were accessed off the extension of Walnut Avenue. The new site layout would have one or possibly two homes that would have access off Walnut Avenue. Staff will work with the applicant to minimize the amount of homes having access to Walnut Avenue reducing traffic safety concerns.
  - iii. Staff will review the need for possible landscaping along the south property line behind the proposed homes. The concern is that a six-foot high block wall along the channel might create a negative visual effect as seen from Foothill Boulevard and that the of addition of landscaping may soften the wall's appearance;

- iv. The applicant is currently proposing the main street within the development as a private street, staff will review this option to determine if it should be changed to a public street or left as proposed.
- v. Review of the project will be presented to the Equestrian Commission for their review and comments based on the loss of the equestrian facility and the proposed multi-use trail.
- vi. Review of the possible mitigation measures to install a four-way traffic signal at the intersection of Walnut Avenue and Foothill Boulevard. This measure is based on traffic studies that have determined that the current operating Level of Service for Foothill Boulevard is a “D” or better during the AM and PM peak hours with the exception of the Walnut Avenue/Foothill Boulevard and San Dimas Canyon/Foothill Boulevard intersections during the peak PM hours which is at a Level of Service “F”. The Levels of Service (LOS) range from A to F with “F” being the lowest level of quality of service.
- vii. The project will require review and submittal of the following studies:
  1. Air Quality Analysis
  2. Biological Resources Assessment
  3. Geotechnical Investigation
  4. Site Assessment
  5. Tree Removal
  6. LID/ MS4 Stormwater Quality Report
  7. Traffic Analysis
  8. Geotechnical Water Investigation
  9. Sewer Study
  10. Dry Utilities Study
  11. Preliminary Hydrology and Hydraulics Study

## **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 direction and / or comments.

4. Deny because the proposed project does not meet the Generalized Criteria/Overriding Principles discussed in this report.

### **RECOMMENDATION**

Staff recommends the applicant be granted the authorization to initiate a general plan amendment, a zone change and all other associated applications including the possibility of entering into a Development Agreement, in addition to entering into discussions with the City to purchase approximately 18,000 sq. ft. of surplus park land required for the proposed residential development.

Attachments:

- Exhibit A – Applicant's letter
- Exhibit B – Reduced size – Conceptual Site plan
- Exhibit C – Reduced size – Conceptual site plan with park access
- Exhibit D – Conceptual Elevations
- Exhibit E – Individual lot information table

The logo for Saxon & Company, featuring the text "SAXON & COMPANY" in a serif font, centered within a light purple rectangular background.

March 30, 2015

Messrs. Larry Stevens & Marco Espinoza  
Assistant City Manager and Director of Community Development/ Senior Planner  
City of San Dimas  
245 E Bonita Ave.  
San Dimas, Ca 91773

**Re: Request to move forward with a General Plan Amendment, Zone Change, Single Family Residential Zone Chapter 18.24 (Very Low Residential 3.1 to 6 Units Per Acre), Development Agreement, Tentative Tract Map, Precise Plan, Tree Removal Permit, MND document, and DPRB Case.**

Dear Mr. Stevens & Mr. Espinoza,

As discussed, San Dimas Urban Village, LP ("SDUV") led by Saxon & Company Development is pleased to provide you the information necessary to present the above referenced items to the Joint Study Session with Planning Commission and City Council members. It is our understanding and assumption that the purpose of this meeting is to discuss the land use, limited development issues, as well as the conceptual architectural plans to be built for this Proposed Project (**Exhibit 1** includes: Minimum Lot Size, Maximum Gross Lot Coverage, Park & Open Space Square Footage Matrix). Also included are Architectural Plans & Architectural Street Scene (**Exhibit 2**). The applicant understands and in the event comments are made by Commissioners and Council members about the project and site design, those comments should not be relied upon should the project be approved to move forward. During the Study Session, we anticipate that City Council will either approve or deny our request to initiate the above referenced items. SDUV's intent is to entitle the Project and soon thereafter select a reputable, well capitalized, private or publically traded builder to develop and build the community.

In preparation for the Study Session, SDUV has prepared an informational package with exhibits for your and City Council's review.

**History of Project Accomplishments**

The proposed project site is located at 299 East Foothill Boulevard and contains approximately 6.4 acres. The site is currently owned by the Ann W Meredith Trust, but has been and will continue to be under contract to be purchased by SDUV for several years. Included in the proposed project site is approximately 17,785 square feet of surplus, City owned, remainder nuisance land that was included in the previous project which was led by the Olson Company. We anticipate working with the City of San Dimas on the new proposed project, "Sycamore Canyon Estates", to reach an agreement to acquire the same or additional area of land from the City of San Dimas to develop this project. This previous project known as "Foothill and Walnut" went through an extensive planning and development process with the

**EXHIBIT A**

City of San Dimas for more than 2.5 years and On November 20<sup>th</sup> 2014, City of San Dimas Planning Commission approved the project for 36 single family homes, on lots ranging from 3,365 to 6,040 square feet at a density of approximately 5.64 homes per acre. The project went to City Council on December 9<sup>th</sup> 2015.

Although all adjacent property owners spoke in support of the development and its benefits, the project was subsequently not approved by City Council. After our project submittal and during the entitlement process, but prior to the Council meeting on December 9<sup>th</sup> 2014, the City developed this study session process, which we are now in front of you today.

**Description of Proposed Project:**

After carefully listening and applying Council members concerns, The Sycamore Canyon Estates proposed project was created. After laborious iterations, the project size and scope has been limited to 21 single family homes with a minimum 7,500' square foot lots (Average lot size is 8,411' square feet).

The lot size range from 7513 to 10,991 square feet and a very low density of only 3.28 homes per acre. All lots will have the following minimum set back requirements pursuant to existing City development guidelines:

- Equestrian Set Back: 80 foot separation from structure to structure (LA County Health Code) on western boundary.
- Front Yard: 20 Feet
- Side Yard: 5 and 12 feet
- Rear Yard: 25 feet

Sycamore Canyon Estates also includes:

- 2 Common Lots- 1 Amenity Park (18,213 square feet) and 1 Passive Park/Open Space (11,084 square feet),
- Westerly Buffer Area (5418 square feet),
- Multi-Use Equestrian Trail and Parkway (3580 square feet) for the benefit of the Proposed Project and entire community of San Dimas. The Multi-Use Equestrian Trail and Parkway as well as Westerly Buffer Area at the entrance of the community, collectively 8998 square feet,
- Community connectivity from Walnut Avenue and Foothill Boulevard through the proposed community.
- The Passive Park/Open Space Lot houses the existing cell tower and its' equipment structures.
- The Amenity Park at the northeast corner of the proposed community, 18,213 square feet, will have picnic tables and other passive amenities.
- The Passive Park/Open Space Lot also provides connectivity to Horsetheif Canyon Park via trails to the north.
- Walnut Avenue will be designed to public standards for the potential, future dedication to the City of San Dimas.
- The community will have a homeowners association ("HOA") to maintain the 2 Common Lots- Amenity Park and Passive Park/Open Space-, Multi-Use Trail and Parkway, interior streets,

- Perimeter, Enhanced Landscaping along the South Property Wall on Foothill Boulevard and other additional items.

**Amendments and Changes Required:**

The approximate 6.12 acre property, excluding the City of San Dimas owned, surplus property, had already been zoned R-7500, but was subsequently modified due to the equestrian use through a series of conditional use permits (CUP). Several residences have always existed on the property.

The San Dimas Equestrian Center business has now been closed and there are no more remaining horses on the property. The property will be developed for an alternative land use and the existing land use is no longer viable nor compatible with current and future needs of the community.

Through several earlier CUPs, and technical land use applications, the site was and continues to be zoned Light Agricultural (AL) and Open Space (OS), modified from the original R-7500.

Here, in the proposed project, Sycamore Canyon Estates, San Dimas Urban Village LP is proposing a community of 21 Spanish and Tuscan Style homes with 7500 minimum square foot lots. The proposed project averages 3.28 homes per acre with lot sizes as large as 10,991 square feet. All homes will conform to the 35% maximum lot coverage ratio and likely be a majority of 2 story homes.

We are requesting a General Plan Amendment and Zone change to “Single Family Low” to allow for development of single family homes on the minimum of 7500 square foot lots and a density level of 3.1 to 6 units per acre. In order to fully approve the project, unless otherwise noted, we anticipate the following items will require approval by Planning Commission and City Council:

1. General Plan Amendment- Single Family Low (3.1-6 units per acre)
2. Zone Change- Single Family Residential (original SF-7500)
3. Tentative Map- 21 Single Family Homes, 2 Common Lots, Westerly Buffer Area & A Multi-Use Equestrian Trail and Parkway.
4. Precise Plan- Foothill Boulevard Scenic Highway Corridor
5. Development Plan Review (DRPB)- 21 Single Family Homes
6. Tree Removal- Per Mike Parker Arborist Study 53 or 56 Trees will be removed. 1 Mature Oak (Lot 15) and 2 Other Trees (Westerly Buffer Area) will be retained on-site.
7. Mitigated Negative Declaration with Mitigation Measures
8. A Development Agreement with the City- SDUV to purchase approximately 17,785 square feet (or more) of City Surplus Land, North of the Proposed Project Site.

**Changed Conditions:**

For many years San Dimas has considered itself to be an equestrian oriented community. In the past 10 years, the communities’ needs and character has changed as a result of changing regulations, State imposed housing requirements, efforts to conserve water and resources, buyer preferences in the market, stagnant incomes, educational costs, macro-economic factors, and other influences. On

balance, all of these factors have contributed to the creation of current and future demand for housing and is materially different from the conventional housing built in the City from the 1960's through 2007.

To the first point above, the property, previously run as the San Dimas Equestrian Center ("SDEC"), is now closed. Due to the sluggish economy and changing market conditions, the demand for equestrian facilities has decreased significantly. It is no longer feasible or desired by the current ownership to continue operating the property as an equestrian facility. As of January 1<sup>st</sup> 2015, SDEC is closed and there are no horses remaining at the property. The property will be developed for an alternative use, and residential housing is the highest and best use for the property.

**Generalized Criteria/Overriding Principles:**

1. Compatibility with surrounding areas by density, building height and housing type.
  - a) On balance, the Proposed Project of 21 homes, 7500 square foot minimum lot size, is compatible with the with adjacent land uses because:
    - i. The Proposed Site is Surrounded by a Variety of Different Land Uses (see below- High Density Residential, Commercial, Very Low Density Residential and City Park and Open Space) that Complement One Another and Create Good Land Use Planning- For Both Current and Future Needs of the Community of San Dimas.
    - ii. The Proposed Architectural Style, Design and Detail (**See Exhibit 2**) will be of the Highest Quality and Significantly Complement the Surrounding Residential and Commercial Land Uses.
    - iii. The Proposed Project Plans to Include 21, Two (2) Story Homes, 2 Different Plans (**Spanish & Tuscan- See Exhibit #2**), 2 or 3 Elevation Types, and 3 to 5 Different Color Schemes and Styles.
    - iv. Project Provides Connectivity to Horsetheif Canyon Park and Retains Consistency with similar, but slightly larger (community to the west without amenities), AND smaller (community to the East) Residential Lot Sizes.
    - v. Project Includes 2 Open Space lots- A Community Park (18,211 square feet) and Passive Park/Open Space (11,084 square feet) for the benefit of the Entire San Dimas Community. A Total of 38,293 Square Feet or .88 Acres of Park and Open Space. *Over 14% of The Proposed Project is Park or Open Space.*
    - vi. Complements and Enhances the Foothill Boulevard Scenic Corridor by Providing Decorative Perimeter Wall (Proposed Decorative Proto II Wall with Cap) and Enhanced Landscaping (Specific Wall Plan to be Designed). Perimeter Wall to be Located on the Southern Perimeter Property Boundary and Off-Set by Several Hundred Feet by the Los Angeles County Flood Control Channel to the South.
2. Surrounding Land Uses to the Proposed Project.

To the East (High Density Single Family): Duplexes and paired home at 8 to 12 homes per acre.

To the South (Commercial): Commercial Business Park and Restaurant Café.

To the North (City Park): Horsetheif Canyon Park (Equestrian facilities, Dog Park and Soccer Fields).

To the West (Very Low Density Residential): Single Family, Minimum 16,000 square foot lots.

2. Integrate with existing uses.
  - a) Offer to dedicate Walnut Avenue to the City of San Dimas for potential future secondary access to Horsetheif Canyon Park.
  - b) The proposed project creates community connectivity via the sites multi-use/horse trail to Horsetheif Canyon Park.
  - c) The proposed project also creates community connectivity from the project park located in the north east corner of the site to Horsetheif Canyon Park.
  - d) The proposed project allows for immediate integration of the existing multi-use/equestrian trail along the north side Foothill Boulevard.
  
3. Provide for orderly and efficient coordination of Access/Circulation/Avenue and utilities and infrastructure.
  - a) The Proposed Project has assisted the City of San Dimas with the Foothill Boulevard widening project by cooperating with construction and granting easements for construction. This will allow for a future potential traffic signal, light pole and other utilities on the north side of Foothill Boulevard and Walnut Avenue.
  - b) The Proposed Project's offer of public dedication of Walnut Avenue potentially provides a secondary access point to Horsetheif Canyon Park.
  - c) The Project provides for potential future traffic signal on the north side of Foothill Boulevard and Walnut Avenue. Project also will pay its "fair share" of traffic fees for the potential future signal.
  
4. Coordinate Phasing in geographic area (potential need to upsize to accommodate surrounding area)
  - a) All utilities are available to the site. There is no need to upsize any utilities.
    - i. Electrical utility lines: Existing overhead power lines will remain in place. There is no feasible solution to underground the existing overhead power lines.
    - ii. Sewer: SDUV has obtained an easement from adjacent private property owner to connect sewer to the proposed project to Longhorn Drive to the West.
    - iii. All other dry utilities (gas, cable, fiber optic & telephone) are available to the site and will be placed underground using best possible efforts to do so.
    - iv. Solutions and design to off-site drainage is already underway, contracted and is currently being analyzed by a Hydrology Engineering Firm with recent experience with LA County Flood Control.

- b) Foothill Boulevard Realignment Project will complete the majority of the necessary frontage Avenue improvements for the Proposed Project prior to any on-site development.

5. Economic vitality for any targeted market

- a) The proposed subdivision shall provide long-lasting economic vitality to San Dimas with future home buyers looking to spend disposable income in nearby City business's and resources.
- b) Target market will include empty nesters, move-up families and professional single individuals looking for an architecturally designed and well-appointed home on a large lot within a community with amenities and close connection to parks and outdoor activities.
- c) Lack of housing supply in San Dimas will create high demand for the homes in Sycamore Canyon Estates.
- d) The Proposed Project's location is ideal; closely located to freeway accessibility, major job center proximity, Horsetheif Canyon Park, and support to neighborhood commercial and retail.

6. Need for and reason to support change

- a) Finalize land plan with offer to dedicate Walnut Avenue to the City of San Dimas for potential secondary access to Horsetheif Canyon Park.
- b) Beautification of the Foothill Boulevard Scenic Corridor with enhanced landscaping and detail along southern property boundary.
- c) The Proposed Project creates connectivity via open space sites multi-use/horse trail to Horsetheif Canyon Park.
- d) San Dimas Equestrian Center is closed as of January 1<sup>st</sup> 2015. If the property remains vacant and undeveloped, it potentially becomes a blighted property within the existing community.
- e) The Current Land Use Designation is not viable and is inconsistent with surrounding uses.
- f) Applicant and owner propose utilizing former R-7500 designation since the equestrian use now deemed an unviable land use.

7. Demonstrated community support for the change

- a) Over 40 public community meetings were held from January 2013 through November 2014 for the Previously Approved (By Planning Commission on November 20<sup>th</sup> 2014) 36 Home, 3200 Square Feet Minimum Lot Size, Project lead by the Olson Company.
- b) Overwhelming community support for the project, even at 48 units (or 8 homes per acre), all community residents spoke in favor of the planning commission approved 36 home project and at the December 9th 2014 City Council meeting.

- c) Community desires new quality housing, since no new immediate housing stock for 35 years.
- d) Adjacent property owners unfriendly towards a "for rent" multifamily or attached project.

8. Demonstrated community benefit that would result from any Change

- a) Buyer demand Proposed Project will create value to the surrounding community: Increased home values, more local demand for retail shops and office space.
- b) Increased Open Space dedication in perpetuity.
- c) Offer to dedicate Walnut Avenue to the City of San Dimas for potential secondary access to Sycamore, Dog Park, and Horsethief Canyon Park circulation.
- d) Beautification of the Foothill Boulevard Corridor with enhanced landscaping along with southern property boundary
- e) The Project creates direct connectivity via sites multi-use/horse trail to Horsethief Canyon Park.
- f) San Dimas Equestrian Center is closed as of January 1<sup>st</sup> 2015. If the property remains vacant and undeveloped, it potentially becomes a blighted property within the existing community.

Given your feedback, comments, and concerns, we look forward to a meaningful study session and a successful project.

Kindly submitted,

*Antonio Saxon*

Saxon & Company Development  
Antonio Saxon





**Conceptual Site Plan 7,500 S.F. Lots**  
 (Showing Potential Connection to Horsethief Canyon Park)

**299 East Foothill**  
 San Dimas, CA  
 Saxon & Company



**WILLIAM HEZMAHALUCH ARCHITECTS INC.**  
 200 HAWAIIAN BULEVARD SUITE 100  
 SAN DIMAS, CA 91764  
 TEL: 909.392.1100 FAX: 909.392.1101  
 WWW.WHARCHITECTS.COM  
 2015037 March 27, 2015



LOT 18

LOT 19

LOT 20

Conceptual Street Scene

299 East Foothill

San Dimas, CA

Saxon & Company

WILLIAM HEZMALALCH ARCHITECTS, INC. © 2015



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ARCHITECTS, INC.  
200 WEST GARDEN STREET SUITE 200 SAN DIMAS, CA 91760  
TEL: 909.391.1000 FAX: 909.391.1007  
www.hezmalalch.com  
March 26, 2015



SPANISH



TUSCAN

Conceptual Front Elevations 67' x 112'

299 East Foothill

San Dimas, CA

Saxon & Company

WILLIAM HERNANDEZ ARCHITECTS, INC. © 2015



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200 BENTLEY AVENUE SUITE 200 SAN DIMAS, CALIFORNIA  
91767 www.williamhernandez.com  
March 24, 2015



SPANISH



TUSCAN

Conceptual Front Elevations 75' x 100'

299 East Foothill

San Dimas, CA

Saxon & Company

WILLIAM HERZHAUACH ARCHITECTS, INC. © 2014



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San Dimas - 299 East Foothill  
 Saxon & Company  
 Prepared by WHA  
 March 26, 2015

2015077

<u>Lot Area</u>	<u>Lot Number</u>	<u>Lot Type</u>	<u>Lot Width</u>	<u>Lot Depth</u>	<u>Lot Area</u>	<u>Max. Allowable Coverage (35%)</u>
	1	B	75'	100'	8145	2851
	2	B	80'	100'	8002	2801
	3	B	80'	100'	7945	2781
	4	B	75'	100'	7615	2665
	5	A	67'	112'	8514	2980
	6	A	64' - 69'	112'	8429	2950
	7	B	75' - 103'	99' - 112'	10420	3647
	8	A	67'	134' - 161'	9373	3281
	9	A	67'	118' - 134'	8367	2928
	10	A	67'	106' - 118'	7678	2687
	11	A	65' - 106'	112' - 126'	10409	3643
	12	A	67'	113.5' - 118'	8086	2830
	13	A	67'	112' - 118'	7748	2712
	14	A	67'	112'	7566	2648
	15	B	90'	113' - 128'	10991	3847
	16	A	67'	115' - 128'	8245	2886
	17	B	75'	100' - 115'	7957	2785
	18	B	75'	100' - 107'	7652	2678
	19	A	67'	107' - 112'	7565	2648
	20	A	67'	112' - 113'	7513	2630
	21	A	72'	113' - 116'	8416	2946
<b>TOTAL</b>					<b>176636</b>	<b>61823</b>
<b>AVG LOT SIZE</b>					<b>8411.24</b>	<b>2944</b>

<u>Open Space</u>	<u>Western Buffer</u>
	5418.4
<u>Multi-Use Trail</u>	
	3579.5
<u>Open Space / Passive Park (Cell Tower/Easements)</u>	
	11084.7
<u>Amenity/Park</u>	
	18211
<b>Total Open Space</b>	<b>38293.6</b>
<u>Development Agreement</u>	
<b>Excess Park Land - Horsethief Canyon Park</b>	<b>17,785 S.F.</b>