



MINUTES
SPECIAL CITY COUNCIL / PLANNING COMMISSION
MEETING
MONDAY, JUNE 23, 2015 5:30 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE

PRESENT:

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

Planning Commissioner John Davis
Planning Commissioner Stephen Ensberg

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
Associate Planner Luis Torrico

ABSENT:

Planning Commissioner M. Yunis Rahi
Planning Commissioner David Bratt

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 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

Associate Planner Torrico provided a history of the prior study sessions and development requests from Walburn development for the subject property. He described the project as 28 lots on 9.43 acres using the SF 7,500 zoning. He reviewed a density study of the adjacent properties. He also reviewed the prior two proposals by the developer. He added that some of the concerns raised previously were the San Dimas Ave. setback, conflicts with existing utilities and conflicts with adjacent equestrian uses.

Mr. Torrico showed illustrations depicting the San Dimas Ave. setback. In response to a question, he stated that the slope would be about the same elevation as the existing slope. In response to a question he stated that there are some common areas within the project and their future maintenance would have to be addressed.

Mr. Torrico stated that the existing utilities are proposed to be relocated eliminating the prior concerns with the location of those utilities. He added that the development would acquire an additional parcel and that addition and a change to a few house locations has eliminated issues with horse keeping on adjacent properties. He added that staff's recommendation is for a zone change of the entire area and not just the proposed project area and this would impact the horse keeping of existing properties but that that can be addressed with an overlay zone.

Mr. Torrico reviewed the various zoning and General Plan amendment options as being; change only the area of the proposed development to single family 7,500 zone, change the zoning of the entire block to single family 7,500 with an horse keeping overlay to allow the continued horse keeping, create a specific plan that would have similar standards as the single family 7,500 but could also allow continued horse keeping for existing lots. In response to a question he explained that current zoning requires a separation of 80' from a house to horse keeping areas on adjacent properties. There was some discussion on ways an overlay zone could be structured to deal with the horse keeping.

In response to a question regarding the existing natural water course Mr. Torrico stated that the developer is proposing to put the water in a pipe and retention basin. He added that how that piped water is handled west of the site is up for discussion and further added that the same is true of the sewer facility.

Mayor Pro Tem Templeman asked that if the entire block is rezoned to not allow for future horse keeping will the City be saying that we would consider going even further west with rezoning. Mr. Stevens responded, no, that the rezone would stop at Cataract and does not promote rezoning of anything further west of Cataract.

Mayor Pro Tem Templeman commented that he likes the way the San Dimas Ave frontage looks and he is concerned with the loss of equestrian properties. He verified that if it goes forward the project would receive comment from the Equestrian Commission.

Mr. Torrico reviewed the 8 Generalized Criteria and Overriding Principals that the City has established to evaluate the request for a zone change. He added that the principals regarding efficient coordination of access and phasing in a geographic area will need to be looked at further and staff would recommend that entire block should be considered.

Mr. Torrico concluded that the Council has four alternatives to consider; to continue the matter for additional information, authorize the initiation of the zone change, authorize the initiation of the zone change with additional direction or to deny the request. He added that staff's recommendation is that the request to submit an application be approved to go forward and that it apply to the entire block.

Stan Stringfellow, representing the applicant provided comments on the staff report. He commented that the average lot size is between 8,900 and 9,400 sq. ft. and the largest lot is

15,500 sq. ft. He added that 1.4 acres of the total is left open space, 20% of the total project. He commented that the entrance off San Dimas Ave. has been realigned from the previous plan based upon the City Engineers review which requires less grading and provides better lines of sight. He commented that at least four of the property owners in the expanded block would support rezoning and eliminating horse keeping ability. In response to a question he stated that minimum lot depth is 100' and the overall project is 3 units per acre. He added that all of the houses would have 3 car garages and room to park 2 cars on the driveway. He added that the average house has only 30% lot coverage.

In response to a question regarding undergrounding of the electrical distribution lines Mr. Stevens responded that staff hasn't fully investigated but believes that they are above the size requiring undergrounding and will likely stay.

In response to questions, Mr. Stringfellow stated that the house size range is 2,400 to 3,800 sq. ft and they are trying to keep the sales cost below \$1 million. In response to a question on phasing he stated that the infrastructure would be done all at once but most likely the home construction would be in phases as they sold.

A resident identified himself as the property owner adjacent to the project and he welcomes the project and cleaning up the area.

Skeeter Man, owner of Oak Valley Equestrian Center, stated that they do not have enough horses boarded to support their business; one reason is due to the lack of trail access from their center.

John Sorcinelli, adjacent resident to the south of the project, commented that he is pleased that the oak trees are being preserved. He added that most of the properties to the south are horse keeping and that the applicant may want to verify that there are no conflicts with the required 80' separation.

Commissioner Ensberg asked if this project could be subject to the new Supreme Court decision which could allow a City to impose low income housing requirements on a project. City Attorney Steres responded that the court case upheld a City's right to have an adopted ordinance requiring low income housing and that San Dimas does not have that type of ordinance in place now.

Raymond Nuno, owner of the nursery, commented that he thinks the project is very nice and that it is difficult to develop his property under the existing zoning due to the 150' frontage requirement.

A resident who is adjacent but outside of the project area commented that they were in favor of the development and the change.

Mr. Stevens commented that staff recommends that they look at rezoning the enter block initially and they can always reduce the area through the process if issues arise with the other properties. He added that he recommends rezoning to SF 7,500 with an overlay zone to address standards to keep existing horse keeping, and that infrastructure standards for the road and utilities be coordinated.

Councilmember Badar made a motion to approve staff's recommendation. Councilmember Bertone seconded the motion.

Mayor Pro Tem Templeman commented he is concerned that the property owners outside the initial developed area may feel the overlay zone will negatively impact them. Mr. Torrico responded that community meetings will be conducted and the City will contact all impacted property owners.

Councilmember Ebner commented that he feels there is enough to go forward but feels that it may be best to stay with the current general plan designation and if looking at the entire area, maybe transition from 7,500 sq. ft. lots for this phase but maybe 8,000 sq. ft. for the future area creating a zone that transitions. He added that he has some concern with the look from San Dimas Ave., maybe it should have houses facing the street, a wall is not as inviting.

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

Councilmember Bertone commented he has the same concerns as Mayor Pro Tem Templeman on the loss of horse keeping lots.

4. AJOURNMENT

There being no further business the meeting was adjourned at 6:45 p.m.

Respectfully submitted,



Ken Duran, City Clerk