



**AGENDA**  
**SPECIAL CITY COUNCIL**  
**PLANNING COMMISSION MEETING**  
**TUESDAY, NOVEMBER 10<sup>th</sup>, 2015, 5:00 P. M.**  
**SAN DIMAS COUNCIL CHAMBER**  
**CONFERENCE ROOM**  
**245 E. BONITA AVE.**

**CITY COUNCIL:**

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

**PLANNING COMMISSIONERS:**

David Bratt Chair  
John Davis Vice Chair  
Margie Green  
Tomas Molina  
Ted Ross

**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. Request from Alliance Property LLC, JB Development Co. for Zone Change from SF-16,000 to SF-7,500 for properties located near Moore Lane, specifically east of Walnut, south of Juanita and north of Dakota Court.
- b. Receive a report from Staff regarding the scope, purpose and process to initiate and complete a Downtown Study to consider potential land use changes.

**4. ADJOURNMENT**

The next meeting is on Tuesday, November 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)



# Agenda Item Staff Report

**TO:** Planning Commission, Honorable Mayor, and Members of the City Council *For the Joint City Council / Planning Commission Study Session of November 10, 2015*

**FROM:** Planning Department, Jennifer Williams, Associate Planner

**INITIATED BY:** John Begin, JB Development Co. on behalf of Alliance Property, LLC

**SUBJECT:** A petition to initiate a zone change from SF-16,000 to SF-7,500 to allow the development of a single-family residential subdivision for properties located at 300 N. Walnut Avenue (APN 8390-009-013), 343 Moore Lane (APN 8390-009-010), and two additional parcels identified by APN's 8390-009-011 and 8390-009-031

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## **SUMMARY**

*The Applicant is requesting the initiation of a Zone Change from SF-16,000 to SF-7,500 to accommodate a development proposal for a single-family residential subdivision.*

## **BACKGROUND**

On October 14, 2014 the City Council approved a policy on study sessions for certain land use and zoning changes (Exhibit A). The purposes of the study session are to:

1. Accommodate preliminary consideration by the City Council and the Planning Commission for specified development projects prior to application processing
2. Consider petitions for initiation of zone changes or amendments per SDMC 18.208.020
3. Maximize opportunities for meaningful public discussions at the earliest feasible time

At the October 13, 2015 City Council meeting, Staff presented the Applicant's request for a Joint City Council / Planning Commission study session to consider the proposed Zone Change. The item was presented to the City Council solely for the purpose of determining whether the City Council would grant the Study Session and, if so, for scheduling arrangements. Discussion on the request was reserved for the joint Study Session of the City Council and Planning Commission.

## **CONSIDERATIONS**

The Analysis Section within the report will provide information on:

1. Historical planning cases and zone changes associated with the subject area
2. Site and surrounding conditions
3. The Applicant's request and preliminary tract proposal
4. Zoning options for consideration
5. Analysis of Applicant's request in consideration of SDMC and City Council Policy

The Planning Commission and City Council should review the above-mentioned information and consider the Applicant's proposal in terms of the following facts and criteria:

### **The Planning Commission and City Council May Elect to Take a "No Action" Approach**

Per SDMC 18.208, "a petition for a change of zone or other amendment shall be construed as a suggestion only. The commission shall not be required to hold a hearing upon the filing of a petition."

Per the City Council Policy, "the Council is... authorized to determine that there is not sufficient merit to allow an application to proceed to hearing. The Council may also determine that the scope of any requested change or amendment would better serve the public need by either being increased or decreased in area. The Council may direct a community meeting prior to final determinations on these matters."

### **Procedures for Zone Changes and Amendments- SDMC 18.208**

In petitioning for a zone change, it is the **Applicant's** responsibility to demonstrate the following:

1. If there are conditions to warrant other or additional zoning;
2. Whether the proposed change of zone would adversely affect the adjoining property as to value, precedent, or be detrimental to the area;
3. If a change of zone will be in the interest of furtherance of public health, safety and general welfare; and
4. Such other information as the commission deems necessary.

Should the Planning Commission and / or City Council elect to grant the Applicant's request for initiation of the zone change, it will then be under the **Planning Commission** and **City Council's** purview to consider the request in terms of the following at a future noticed public hearing:

1. Whether or not the proposed change of zone or other amendment will adversely affect the adjoining property as to value, precedent or be detrimental to any area;
2. Whether or not the change of zone or other amendment will further the public health, safety and general welfare; and
3. Whether or not the change of zone or other amendment is consistent with the general plan and any applicable special plans.

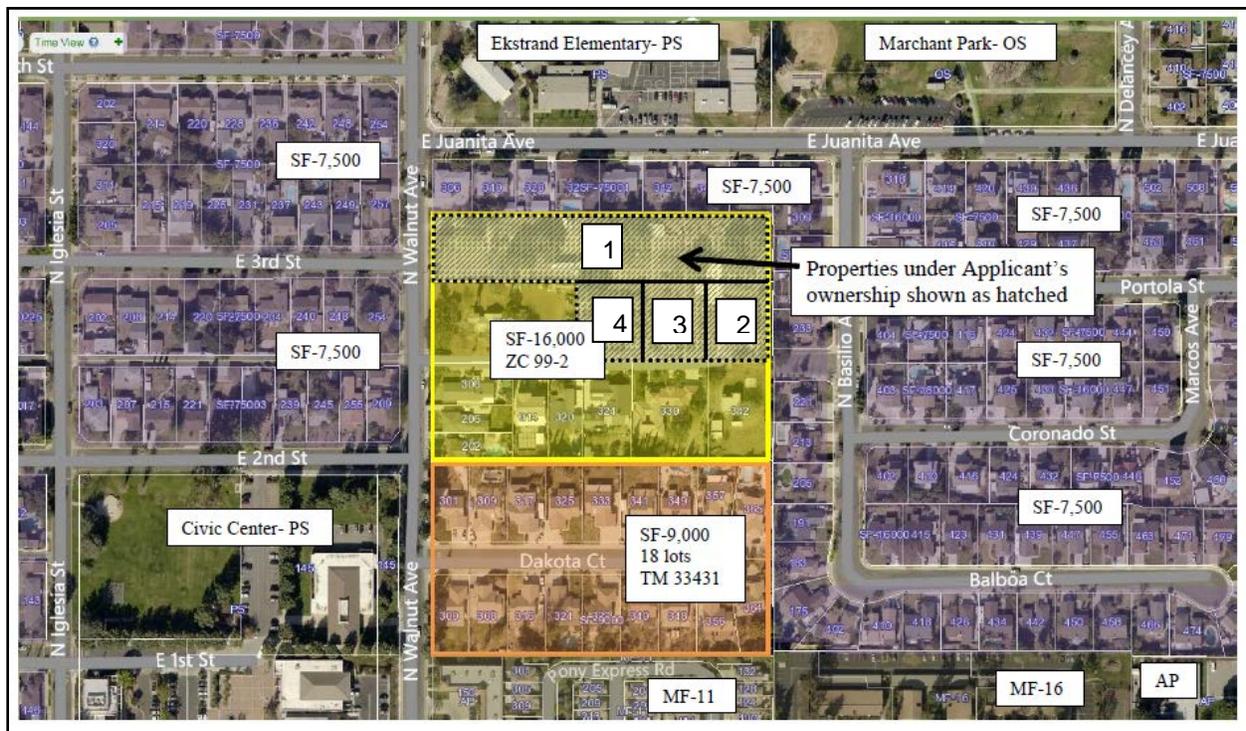
For purposes of encouraging preliminary consideration at Study Sessions, the City Council established the following Generalized Criteria / Overriding Principles:

Generalized Criteria / Overriding Principles per City Council Policy

1. Must be compatible with surrounding area by density, building height, and housing type.
2. Must seamlessly integrate any existing uses that will remain.
3. Must be orderly and efficient particularly to coordinate access/circulation/roads and utilities/infrastructure.
4. Must have coordinated phasing in a geographic area and may need to upsize to accommodate needs of surrounding areas.
5. Must demonstrate economic viability for any targeted market and may need to provide adequate analysis, affordability, and/or other guarantees.
6. Clearly identify the need for and reasons to support a change.
7. Demonstrate community support for the change.
8. Demonstrate community benefits that would result from any change.

**ANALYSIS**

On behalf of Alliance Property LLC, JB Development Co. is requesting consideration of a Zone Change from SF-16,000 to SF-7,500 for properties located near Moore Lane, specifically east of Walnut, south of Juanita, and north of Dakota Court.



The Applicant has acquired 4 properties totaling just under 3 acres:

1. 300 N. Walnut Avenue	APN 8390-009-013	1.76 Acres
2. 343 Moore Lane	APN 8390-009-010	0.36 Acres
3. No Address	APN 8390-009-011	0.36 Acres
4. No Address	APN 8390-009-031	0.36 Acres

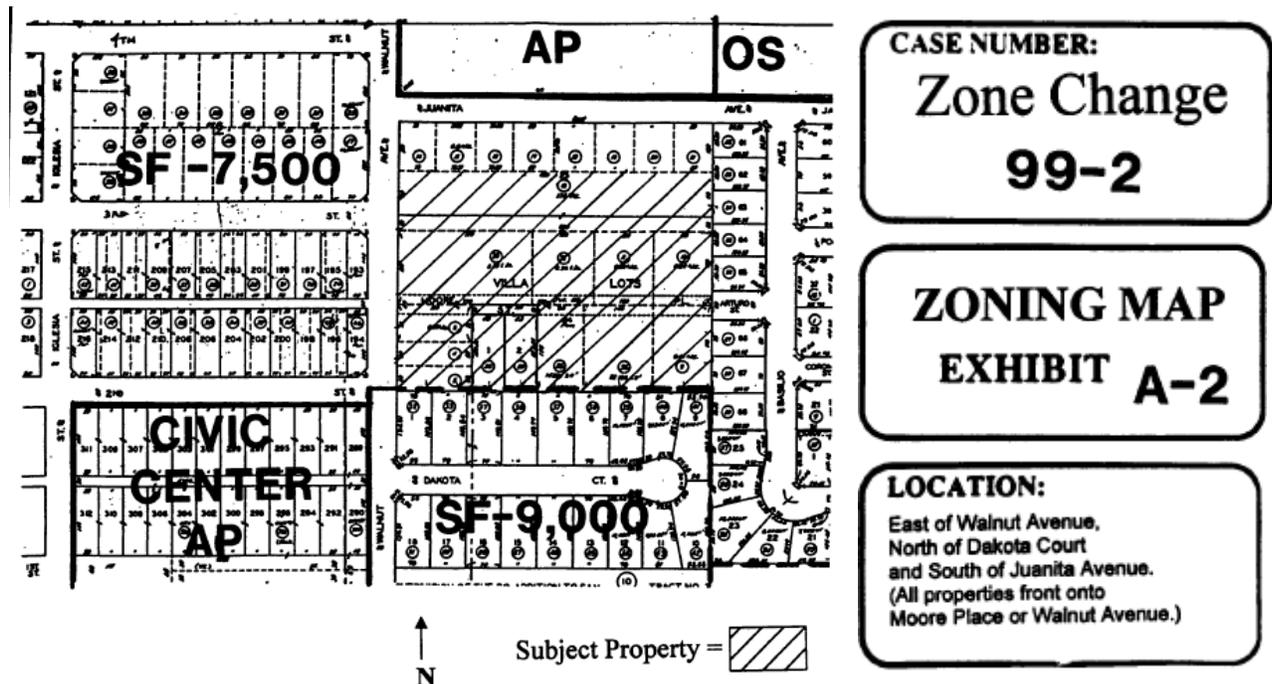
### Historical Zone Change and Tentative Parcel Map Cases Associated with Subject Area

The area had previously been zoned SF-7,500 until 1999 when Zone Change 99-2 downzoned the area from SF-7,500 to SF-16,000. Zone Change 99-2 was a City-initiated zone change for the properties abutting Moore Lane to reduce the potential for future subdivisions within the immediate neighborhood. It was initiated in reaction to three separate Tentative Parcel Map denials for a property that abutted Moore Lane. TPM applications 89-07, 94-01, and 98-02 all proposed to subdivide the property at 330 Moore Lane from one 21,392 square foot lot into two 10,696 square foot lots. The request was denied each time by the City Council for lack of sufficient infrastructure including:

1. Insufficient road width and condition, and inability of project Applicant to correct due to private ownership of Moore Lane;
2. Lack of curb and gutter on Moore Lane creating poor drainage;
3. Inability of project Applicant to provide required Fire Department improvements, including fire hydrant due to undersized two-inch water main;
4. Inconsistency with General Plan policy that “the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access.”

As Zone Change 99-2 increased the minimum lot size from 7,500 square feet to 16,000 square feet, it reduced the potential for future subdivisions and therefore potential impacts on the insufficient infrastructure.

The City Council Ordinance, Planning Commission Resolution, and the Staff Reports and Minutes of the related meetings for Zone Change 99-2 are included as Exhibit B. Also included as Exhibit C are Staff Reports, Minutes, and Resolutions from prior related Tentative Parcel Map applications that spurred the zone change.



**Site and Surrounding Conditions**

The proposed residential development consists of four parcels that total approximately 2.97 acres and is located on the east side of Walnut Avenue north of Moore Lane. The largest parcel, located at 300 N. Walnut Avenue, fronts onto Walnut Avenue while the remaining 3 parcels currently front onto Moore Lane. The preliminary tract design indicates all properties being accessed from a new public street which will function as a continuation of Third Street.

Existing uses on-site include residences and citrus groves. Two residences under the Applicant’s ownership are listed on the City’s Historical Resources Inventory (300 N. Walnut Avenue and 343 Moore Lane). Copies of the Department of Parks and Recreation fact sheets for these homes are included as Exhibit D.

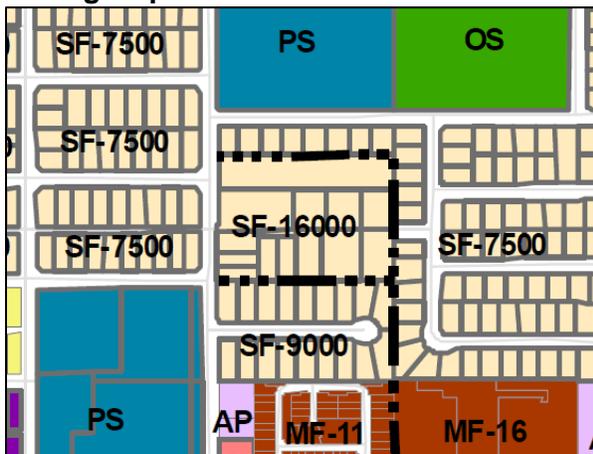
The site also is home to a number of mature trees including Oaks, Eucalyptus, and Citrus trees.

The site is surrounded by developed single-family residences. It is in close vicinity to Ekstrand Elementary School, Marchant Park, and the Civic Center. It is located within and adjacent to the Town Core.

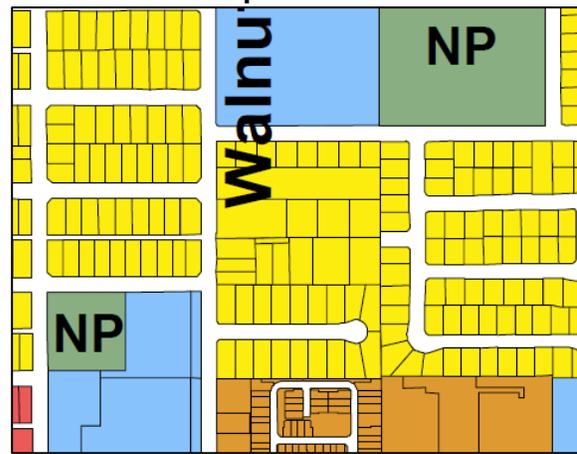
The current uses and Zoning and General Plan Designations for the site and surrounding areas are summarized in the following table:

	Use	Zoning	General Plan
Subject Area	Single family residential and citrus grove	Single-Family 16,000	Single Family Low (3.1-6)
North	Single family residential	Single Family 7,500	Single Family Low (3.1-6)
South	Single family residential	Single Family 9,000	Single Family Low (3.1-6)
East	Single family residential	Single Family 7,500	Single Family Low (3.1-6)
West	Single family residential	Single Family 7,500	Single Family Low (3.1-6)

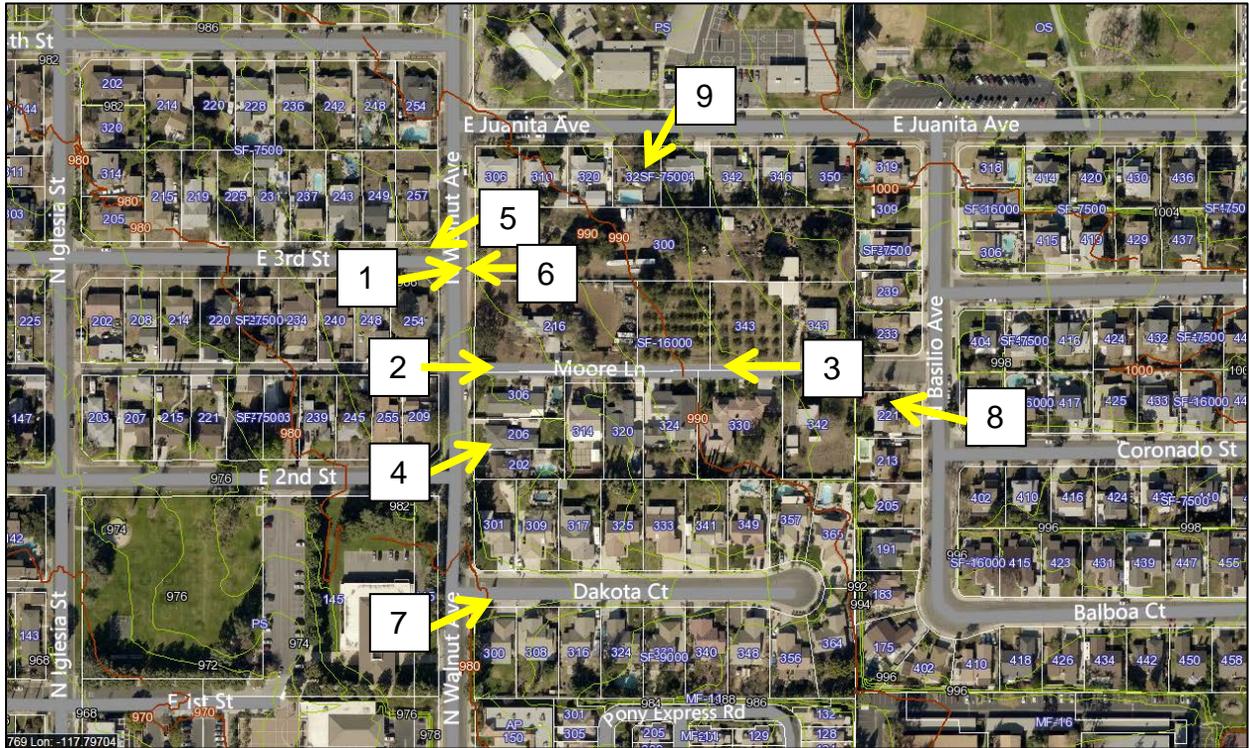
**Zoning Map**



**General Plan Map**



Photos of the site and surrounding area are included in the following pages and are keyed into the photo map below:



1. Looking East onto 300 N. Walnut Avenue



*2. Looking East onto Moore Lane from Walnut Avenue*



*3. Looking West on Moore Lane from Eastern Terminus of Moore Lane*



*4. East Side of Walnut Avenue Between Moore Lane and Dakota Court*



5. Looking Southwest to Third Street from Walnut Avenue



6. Looking West onto Third Street from Walnut Avenue



*7. Looking Northeast on Dakota Court*



*8. Looking Northwest on Basilio Avenue Toward Project Site*



*9. Looking Southwest on Juanita Avenue*



### Applicant's Request

The Applicant is requesting a Zone Change from SF 16,000 to SF-7,500 to accommodate a residential subdivision. The minimum lot size in the SF-7,500 zone is 7,500 square feet and the minimum lot width is 70'. The minimum width of a lot on a cul-de-sac may be reduced to 35', provided that such lot expands to at least the minimum width. There is no minimum lot depth.

The preliminary tract proposal indicates 12 lots at a minimum of 7,500 square feet; however, it is important to note that, while a conceptual layout for the proposed tract is included as Exhibit E for reference, the subdivision design does not currently fully comply with City standards and will require some adjustments and refinement at a later date and at the time of formal application should the City Council choose to initiate the Applicant's request for a Zone Change. This may result in less lots being created than is shown in the conceptual tract layout. Furthermore, the Applicant's request indicates the demolition of two residences that are listed on the City's Historical Resources Inventory at 300 N. Walnut Avenue and 343 Moore Lane and the removal of trees (total number unknown), including Oak trees, to accommodate the development. The Environmental and Subdivision Review Committee, Development Plan Review Board, Planning Commission, and City Council will consider the demolition of the historic residences and tree removals during formal application review. The determination on these items may also affect the tract design and total number of lots.

It is also important to note that the current proposal differs from the prior Tentative Parcel Map applications in that the proposed access and utilities for the subject development would come from a newly developed public street that would be a continuation of Third Street. The proposed development would abandon access rights from Moore Lane and therefore would not result in an increase in vehicular trips on Moore Lane, which again is a private street.

The proposed house plans indicate 2 plans which are both 2 stories in height. Plan 1 is approximately 2,965-square feet plus a 744-square foot 3 car garage. Plan 2 is approximately 3,324-square feet plus a 751-square foot garage. Both plans indicate front entry garages at the front of the house which presents a two-car garage appearance to the street with a tandem third space behind.

No community recreational facilities are provided as part of the proposal.

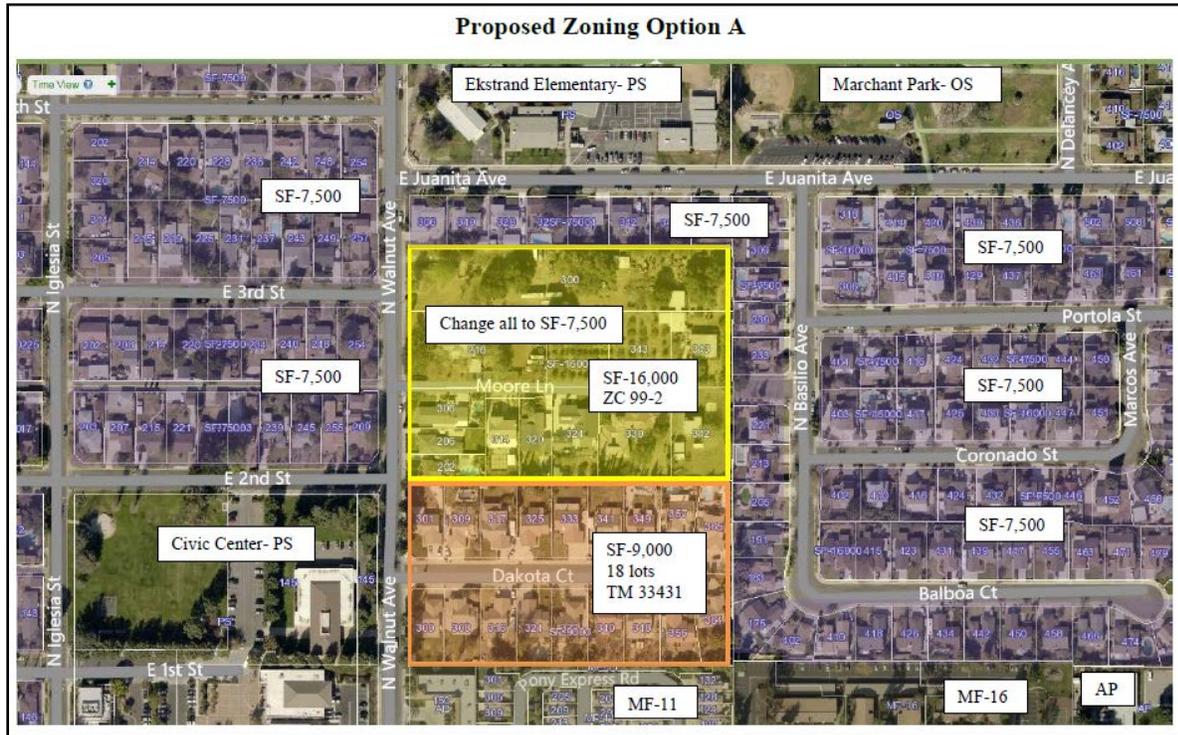
The Applicant would need to submit the following applications in order to process the request:

1.	Zone Change	Requires City Council authorization to initiate prior to formal submittal.
2.	Tentative Tract Map (TTM)	Submitted only after CC's authorization to submit Zone Change.
3.	Development Plan Review Board (DPRB)	
4.	Tree Removal	
5.	Environmental Review	Required based on scope of project and proposed demolition of historic structures.

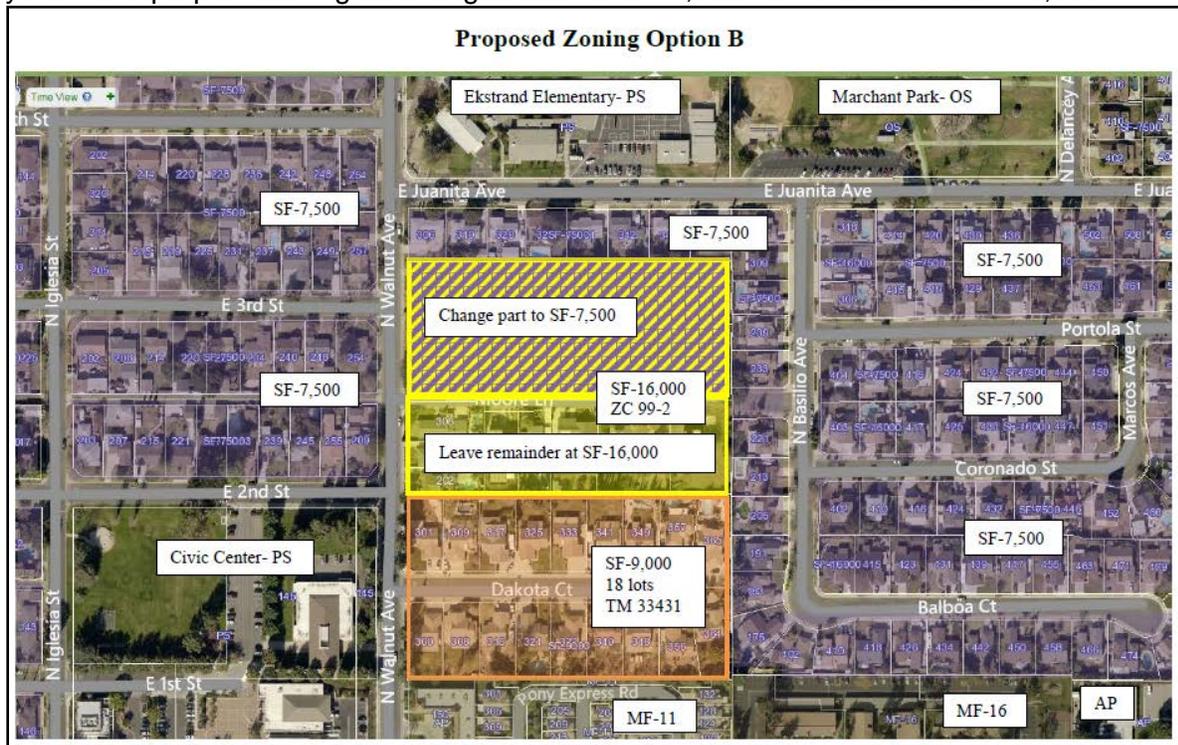
### Zoning Options

Due to the issues raised in the prior Zone Change and Tentative Parcel Map applications, Staff has identified two Zone Change scenarios for consideration as shown on the following page:

Proposed **Zoning Option A** demonstrates the entire area shown in yellow below be changed back to SF-7,500 from the current SF-16,000.



Proposed **Zoning Option B** demonstrates only the properties North of Moore Lane as shown in yellow and purple hatching be changed back to SF-7,500 from the current SF-16,000.



- **Option A**

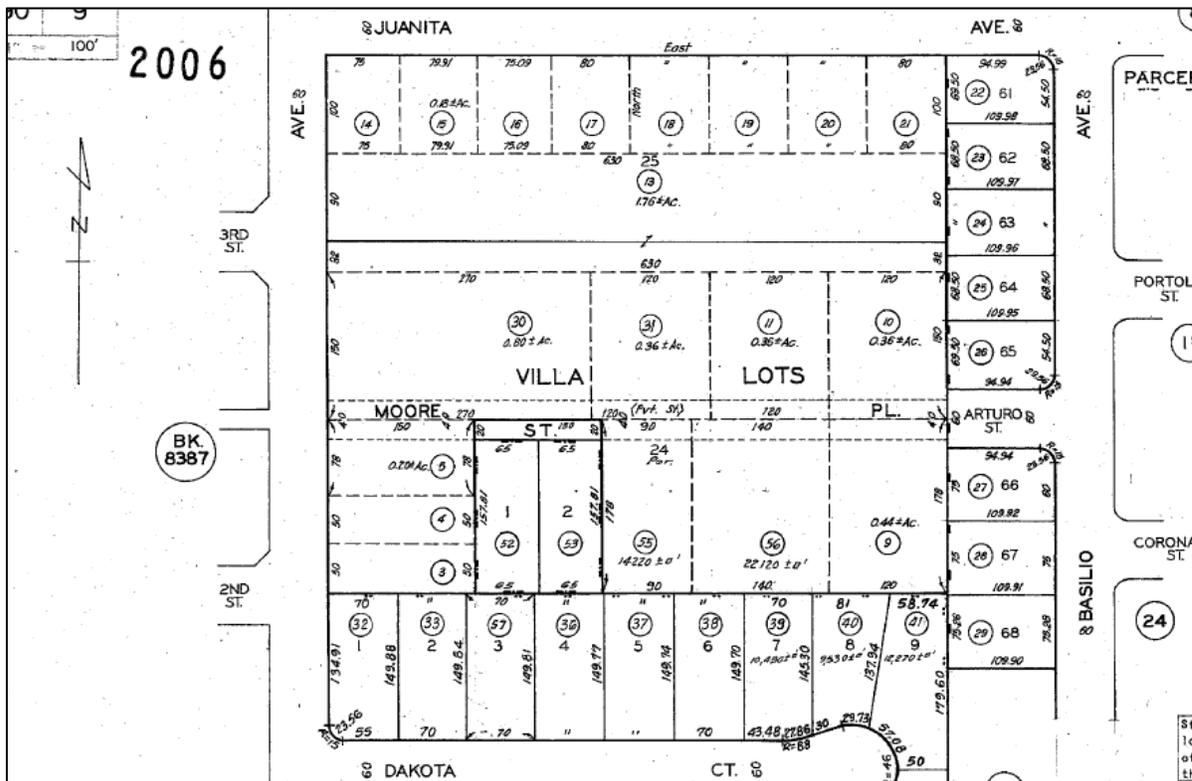
Option A essentially would reverse Zone Change 99-2 and change the entire area back to SF-7,500 (currently 13 parcels). However, this could encourage the potential creation of additional lots taking access from Moore Lane and does not address the problems which spurred the prior Tentative Parcel Map Denials and prior Zone Change.

- **Option B**

Option B would re-zone only the properties north of Moore Lane, which includes four parcels under the Applicant's control and one additional parcel under separate ownership. Should a tract design progress that is in keeping with the Applicant's preliminary proposal it would provide for access and utilities from a new public street/right-of-way. Infrastructure should be installed to anticipate capacity for the future subdivision of the remainder parcel not under the Applicant's control (216 N. Walnut Avenue) which, if rezoned, could potentially be subdivided into 3 lots taking access from the new street.

- **Overlay Zone**

The Planning Commission and City Council may want to consider an overlay zone as an additional tool to address compatibility with the neighborhood and access rights. In addition to the minimum development standards, which provide basic provisions such as maximum lot coverage, maximum height, and minimum setbacks, an overlay zone may be used to better address Floor Area Ratio, and compatibility with existing surrounding development in terms of height, mass, bulk, and site design.



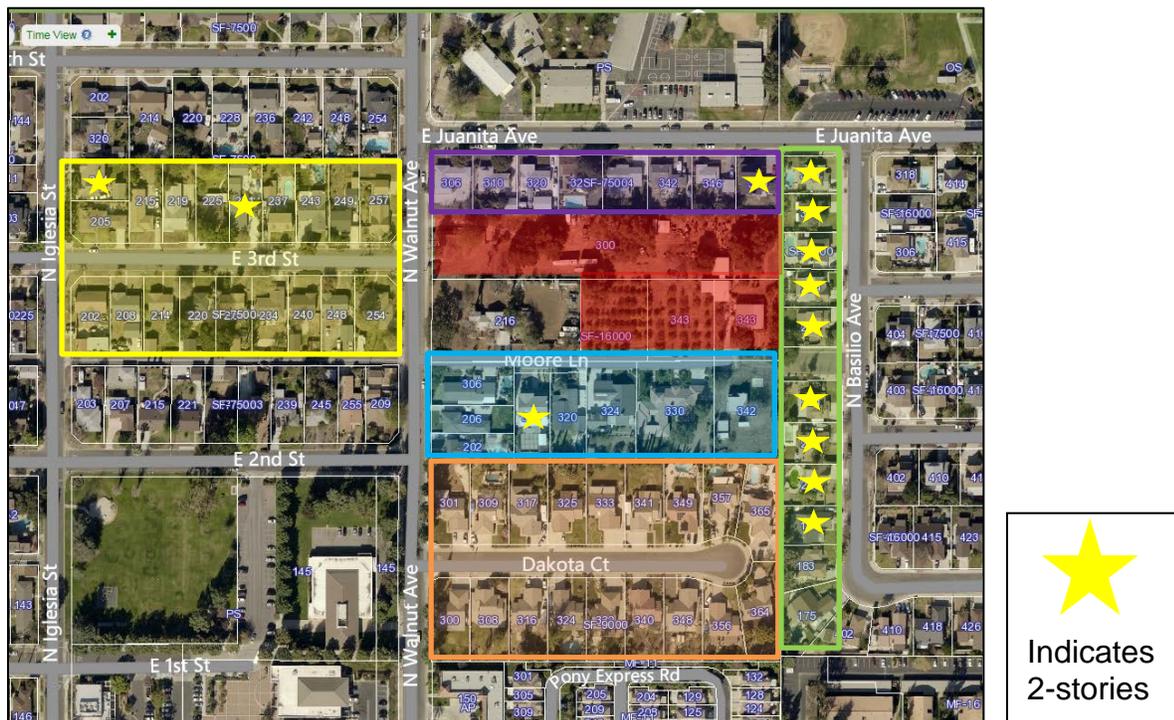
<b>Properties North of Moore Lane</b>	<b>Lot Size (excluding Moore Lane)</b>	<b>Lot Dimensions (excluding Moore Lane)</b>
216 N. Walnut Avenue <i>*Not Under Applicant's Ownership</i>	35,100 sf = .8 Acres	270' x 130'
300 N. Walnut Avenue	76,860 sf = 1.76 Acres	630' x 122'
343 Moore Lane	15,600 sf = .36 Acres	130' x 120'
APN 8390-009-011	15,600 sf = .36 Acres	130' x 120'
APN 8390-009-031	15,600 sf = .36 Acres	130' x 120'
<b>Total North of Moore Lane</b>	<b>158,760 sf = 3.65 Acres</b>	<b>630' x 252'</b>
<b>Properties South of Moore Lane</b>	<b>Lot Size (excluding Moore Lane)</b>	<b>Lot Dimensions (excluding Moore Lane)</b>
202 N. Walnut Avenue	7,500 sf = .17 Acres	150' x 50'
206 N. Walnut Avenue	7,500 sf = .17 Acres	150' x 50'
306 N. Walnut Avenue	8,700 sf = .2 Acres	150' x 58'
314 Moore Lane	10,270 sf = .24 Acres	158' x 65'
320 Moore Lane	10,270 sf = .24 Acres	158' x 65'
324 Moore Lane	14,220 sf = .33 Acres	158' x 90'
330 Moore Lane <i>*Site of Prior Parcel Map Denials</i>	22,120 sf = .51 Acres	158' x 140'
342 Moore Lane	18,960sf = .44 Acres	158' x 120'
<b>Total South of Moore Lane</b>	<b>99,540 sf = 2.29 Acres</b>	<b>630' x 158'</b>

**ANALYSIS OF PROPOSAL IN CONSIDERATION OF GENERALIZED CRITERIA / OVERRIDING PRINCIPLES**

In reviewing the comparison of the Applicant's proposal with the development standards of the Single-Family 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. The proposed density (SF-16,000 to SF-7,500) is generally compatible with the majority of the surrounding area, which includes areas zoned SF-7,500, SF-9,000, and SF-16,000.
- b. The proposed housing type of single-family detached homes is compatible with the surrounding area; however, their height, mass, and scale are not. The proposed development serves as a continuation of Third Street and is on the limits of and is adjacent to the Town Core. The average house size on the Third Street block between Iglesia and Walnut is 1,495 square feet and the average lot size is 8,941. Only 2 of the 19 homes incorporate a 2<sup>nd</sup> story. While the Single-Family (SF) zone permits a building height of 35' or 2-stories, whichever is less, the massing and scale of the proposed residences, all 2-stories in height with sizes ranging from approximately 2,900 square feet to 3,300 square feet, dwarfs the surrounding area.



**Average House and Lot Size and Characteristics of Surrounding Area**

Area	Average House Size	Average Lot Size	Notes
Applicant's Proposal	3,234 sf	7,836	Proposed as all 2 story
Third Street Block between Iglesia Street and Walnut Avenue	1,495 sf	8,941	17 of 19 homes are 1 story
Properties Between Moore Lane and Dakota Court Tract	2,312	12,442	7 of 8 homes are 1 story
Dakota Court Tract	1,657	10,564	All 18 homes are 1 story
Properties on West Side of Basilio Avenue	1,707	8,174	9 of 11 homes incorporate a 2nd story
Properties on South Side of Juanita Avenue	1,583	7,875	7 of 8 homes are 1 story

**2. Seamless integration with existing uses that will remain.**

- a. The proposed project does not demonstrate seamless integration with the existing uses that will remain. As proposed, the development will stand out greatly from the surrounding area. The majority of the single-family residences located immediately in the vicinity the subject site are all one-story. The Applicant is proposing only two-story homes. A balanced mixture of each should be proposed to integrate with the adjacent residential uses. Consideration should also be given to the architecture of the residences in light of the vicinity to the Town Core as well as the presentation of the houses to the street, given that a number of the houses on Third Street one block west have garages that are located in the rear of the site, whether detached and alley accessed or accessed from driveways off of Third Street.
- b. Additionally, the partially improved state of Moore Lane needs to be addressed including appropriate treatment of the back tract wall where it presents to Moore Lane and the provision of a Fire Department turn-around at the terminus of Moore Lane. These items can be addressed during review of the Tentative Tract Map application should the City Council authorize the formal application of the Zone Change.

**3. Orderly and efficient coordination of access / circulation / roads and utilities and infrastructure.**

- a. The preliminary plan demonstrates near alignment with Third Street. Exact alignment could be achieved but would reduce the depth of Lot 1.
- b. The project does not demonstrate minimum standards for development such as a 56' wide right-of-way or required cul-de-sac roadway curb radius or other horizontal curve radii, and curb returns. Parkways are not provided as a buffer between the proposed street and proposed sidewalk as previously requested by Staff. Moore Lane is not sufficiently addressed, including the possibility of a Fire Department turn-around. These items could also be addressed during review of the Tentative Tract Map application.
- c. Infrastructure on Moore Lane is not adequately addressed should the entire area currently zoned SF-16,000 be changed to SF-7,500 and additional lots are subdivided on the south side of Moore Lane. Some of the items are outside of the Applicant's control. Staff has requested that the Applicant provide Title Information for the subject properties fronting Moore Lane and proof of current maintenance responsibility but has not yet received any documentation.
- d. The Applicant stated in his letter that "Will Serve" letters will be obtained from all the utility companies to ensure future service to this new tract without affecting any of Moore Lane's existing utilities and infrastructure. Staff has not received any letters from the utility companies.
- e. Utilities would be required to be undergrounded and utility poles would be required to be removed for any proposed development project.

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

- a. There is not enough information provided to evaluate utilities. In addition to addressing storm drain, sewer, and other utilities, the development will need to anticipate the requirements of the Low Impact Development Ordinance and design implications of the ordinance at formal submittal.
- b. Infrastructure installed should anticipate capacity for the future subdivision of the remainder parcel not under the Applicant's control (216 N. Walnut Avenue) which, if rezoned, could potentially be subdivided into 3 lots taking access from the new street.

**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 development will enhance the area by cleaning up a blighted site, raising the property values, and provide new quality homes for existing residents, and fixing Moore Lane and that a zone change is required to achieve the number of homes required to make the project a successful venture. Per the City Council's direction, the reasons to support the requested applications should not be based on economics but based on items such as compatibility with the surrounding neighborhood, appropriate management of potential impacts on surrounding properties, and community benefits that will be provided by the project should the City grant the request.

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

- a. There has been no demonstration of community support for the change. Based on community feedback on prior applications for subdivisions in the vicinity and prior Zone Change 99-2, the community supported a less dense zoning and preferred the larger lots required by a designation of SF-16,000.
- b. The City Council may direct the Applicant to hold a community meeting to evaluate this criterion further given the time that has passed since the last associate application and the fact that the Applicant's conceptual tract proposal would not put additional strain on the infrastructure on Moore Lane.

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

- a. The Applicant states that the development will enhance the area by cleaning up a blighted site, raising the property values, and provide new quality homes for existing residents, and fix Moore Lane. The Applicant also states that the project will result in the creation of jobs, "correct" the zoning, replace adjoining neighbors' dilapidated rear-yard wooden fencing with permanent decorative block walls, provide curb, gutter, and pavement on Moore Lane, fix raised sewer manholes, raise neighboring property values, clean up property previously used as a junk yard, and increase sales for local businesses in town.
- b. While some of these items may be a benefit to the area, the Council had previously expressed that community benefits be benefits beyond what would be required of a normal tract development and provided examples of community benefits including such items as a community park, improved circulation, the 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 some areas of concern. However, Staff believes that these can be addressed at formal application submittals through the review of the Tentative Tract Map and associated cases. Should the project move forward a thorough review will be performed to address the following issues (among other items):
  - i. Compatibility of proposed housing with surroundings in terms of layout, mass, size, and bulk, including the provision of a well-balanced mixture of one- and two-story

- units to be compatible with the adjacent residential neighborhood and sensitive to project's vicinity to the Town Core
- ii. Appearance from and presentation to Walnut Avenue
  - iii. Presentation to the existing single-family residences on Moore Lane
  - iv. Undergrounding the existing overhead utility lines within/adjacent to the project area
  - v. Provision of a Fire Department turn-around on Moore Lane
  - vi. The Applicant is not proposing a Homeowner's Association; however the project includes the maintenance of a portion of Moore Lane and could include community LID facilities with no discussion as to who will maintain these areas.

## **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 may 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 the Zone Change.
3. Authorize initiation of the Zone Change with additional direction and / or comments.
4. Deny initiation of the Zone Change because the proposed project does not meet the Generalized Criteria/Overriding Principles discussed in this report.

## **RECOMMENDATION**

Staff recommends that the City Council authorize initiation of a Zone Change to Single Family-7,500 for only those properties North of Moore Lane (Zoning Option B), direct Staff to develop an Overlay Zone to ensure that subdivision may only occur if access and utilities are provided from a new public street and that the project is compatible in mass, scale, and site and architectural design as the adjacent neighborhood, and simultaneously grant the Applicant authorization to submit all other associated applications

Respectfully Submitted,



Jennifer Williams  
Associate Planner

- Attachments:
- |             |   |
|-------------|---|
| Exhibit A - | City Council Policy on Study Sessions     |
| Exhibit B - | Zone Change 99-2 Historical Information   |
|             | 1. City Council Ordinance No. 1108        |
|             | 2. City Council Staff Report              |
|             | 3. City Council Minutes                   |
|             | 4. Planning Commission Resolution PC-1206 |

- 5. Planning Commission Staff Report
  - 6. Planning Commission Minutes
- Exhibit C - Tentative Parcel Maps Historical Information- Minutes, Resolutions, and Staff Reports of the City Council and Planning Commission related to:
- 1. TPM 98-02
  - 2. TPM 94-01
  - 3. TPM 89-07
- Exhibit D - DPR Fact Sheets on Historic Residences
- Exhibit E - Conceptual Tract Layout
- Exhibit F - Applicant's Letter



## **CITY COUNCIL POLICY – STUDY SESSIONS**

### **PURPOSE**

1. To accommodate preliminary consideration by the City Council and/or Planning Commission prior to application processing for specified development projects.
2. To consider a petition for a zone change or amendment pursuant to Zoning Code Section 18.208.020.
3. To maximize opportunities for meaningful public discussions at the earliest feasible time.

### **ELIGIBLE APPLICATIONS**

Proposed development projects involving a change in the existing Land Use designation on the General Plan, a change in zoning, a new Specific Plan (or amendment to an existing Specific Plan) where properties are greater than two (2) acres in size.

### **TIMING**

Requests for Study Sessions shall occur during the pre-application stage or immediately upon a determination of completeness for an eligible application.

### **PARTICIPANTS**

As determined by the City Council when establishing a date for a requested Study Session, the Council may determine that the Session shall be held jointly with the Planning Commission.

### **PUBLIC NOTICE**

No mailed notice to surrounding property owners is required other than posting on a published agenda. The Council, at a Study Session, may direct the holding of a neighborhood/community meeting and may withhold its comments and/or petition consideration until such a meeting has been held. Any such meeting shall be hosted by City Staff.

### **SUBMITTAL REQUIREMENTS**

1. A detailed written statement describing the proposed project and all amendments and changes required.
2. A detailed written statement of the reasons for the request setting forth the changed conditions warranting such changes or amendments, describing the potential effects on and compatibility with adjacent and nearby properties, stating public benefits that may occur as a result of the changes and/or amendments, and any other information deemed beneficial to understanding the proposals.
3. A conceptual site plan and conceptual building plans.

## **STUDY SESSION PROCEDURES**

City Staff will prepare a written summary of the proposed changes and a discussion description of land use and/or zoning alternatives. Said discussion shall consider whether the scope of the proposed changes shall be expanded.

The project proponent or any interested party may provide oral or written comments for consideration at a Study Session. Subsequent City Staff reports shall summarize and comments made during the Study session process.

Study Sessions shall not be for the purpose of taking evidence regarding any proposal. Neither the City Council, nor any City Board or Commission, or Staff may rely upon the information obtained or comments made during a Study Session for any final decision, unless such information or comments are reintroduced during a subsequent noticed public hearing on the merits of the proposed changes.

## **LIMITATIONS ON CONSIDERATIONS**

All parties shall understand that no project decisions or direction can be made at a Study Session since those determinations are properly made at noticed public hearings. Nothing in this policy is intended to constitute, permit or result in any binding determination of the rights, interests or entitlements of the City, project proponents or any interested person for any proposal considered at a Study session. Except for the authority set forth in Section 18.208.020, no project proponent shall be bound by any directions, comments or other information resulting from a Study Session and project proponents may, but are not required to modify their proposals. The Council is however authorized to determine that there is not sufficient merit to allow an application to proceed to hearing. The Council may also determine that the scope of any requested change or amendment would better serve the public need by either being increased or decreased in area. The Council may direct a community meeting prior to final determinations on these matters.

## **GENERALIZED CRITERIA/OVERRIDING PRINCIPLES**

1. Must be compatible with surrounding area by density, building height, and housing type.
2. Must seamlessly integrate any existing uses that will remain.
3. Must be orderly and efficient particularly to coordinate access/circulation/roads and utilities/infrastructure.
4. Must have coordinated phasing in a geographic area and may need to upsize to accommodate needs of surrounding areas.
5. Must demonstrate economically viable for any targeted market and may need to provide adequate analysis, affordability, and/or other guarantees.
6. Clearly identify the need for and reasons to support a change.
7. Demonstrate community support for the change.
8. Demonstrate community benefits that would result from any change.

**ORDINANCE NO. 1108**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING OF CERTAIN PROPERTY, -EAST OF WALNUT AVENUE, NORTH OF DAKOTA COURT AND SOUTH OF JUANITA AVENUE (ALL PROPERTIES FRONT ONTO MOORE PLACE OR WALNUT AVENUE)-, FROM SF-7,500 TO SF-16,000.

**THE CITY COUNCIL OF THE CITY OF SAN DIMAS DOES ORDAIN AS FOLLOWS:**

**SECTION 1.** Section 18.16.010 of the San Dimas Municipal Code is hereby amended by amending the Official Zoning Map of the City of San Dimas as shown on Exhibit A.

**SECTION 2.** This Ordinance shall take effect 30 days after its final passage, and within 15 days after its passage the City Clerk shall cause it to be published in the Inland Valley Daily Bulletin, a newspaper of general circulation in the City of San Dimas hereby designated for that purpose.

**PASSED, APPROVED AND ADOPTED THIS 13<sup>th</sup> day of July, 1999.**

  
\_\_\_\_\_  
CURTIS W. MORRIS  
MAYOR OF THE CITY OF SAN DIMAS

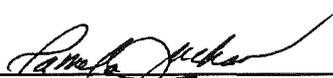
ATTEST:

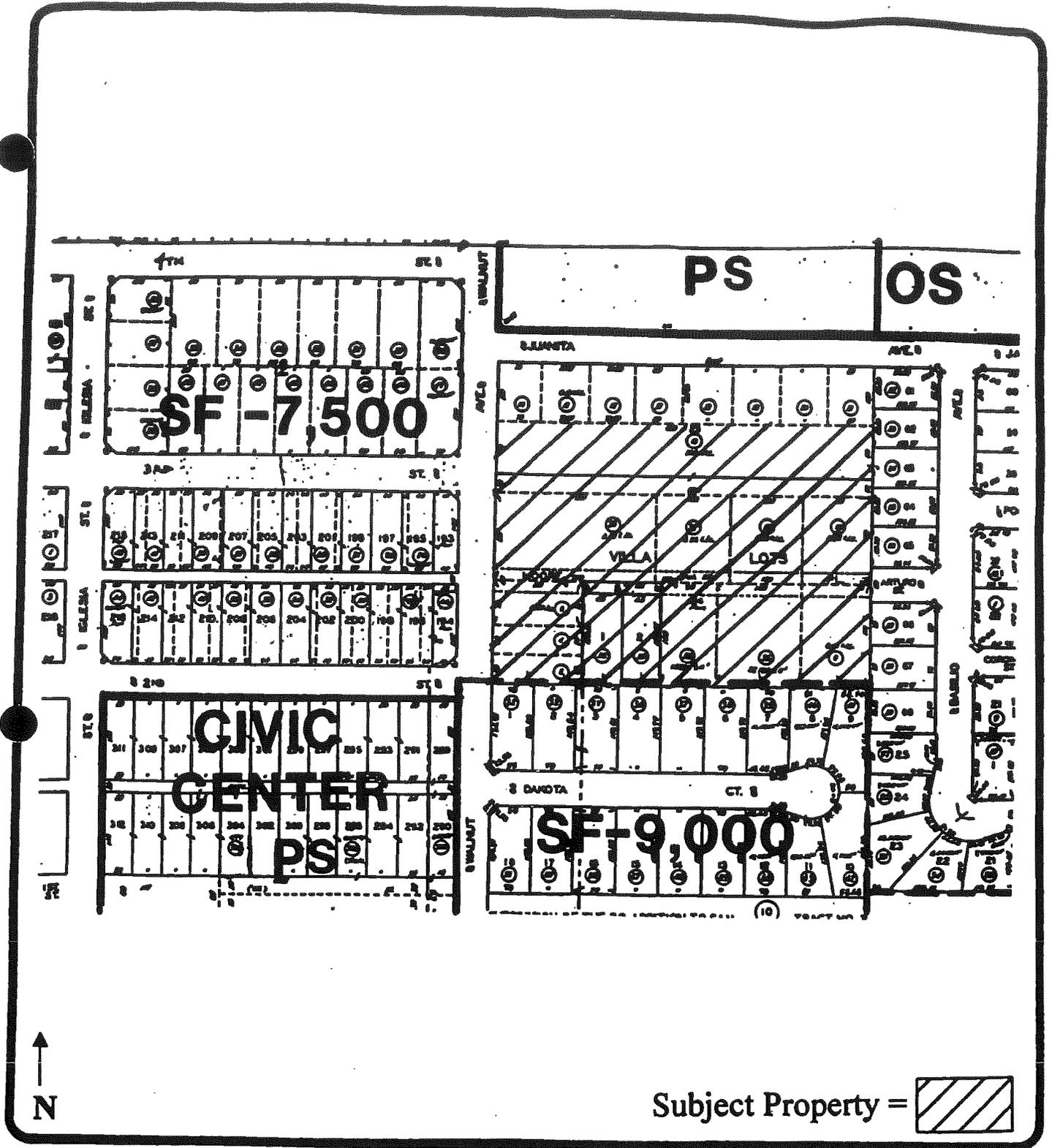
  
\_\_\_\_\_  
Pamela Jackson, City Clerk

I, PAMELA JACKSON, CITY CLERK of the City of San Dimas, do hereby certify that Ordinance No. 1108 was regularly introduced at the regular meeting of the City Council on June 22, 1999, and was thereafter adopted and passed at the regular meeting of the City Council held on July 13, 1999 by the following vote:

AYES: Councilmembers Bertone, Templeman, Morris  
NOES: None  
ABSENT: Councilmember McHenry  
ABSTAIN: Councilmember Ebiner

I DO FURTHER CERTIFY that within 15 days of the date of its passage, I caused a copy of Ordinance 1108 to be published in the Inland Valley Daily Bulletin.

  
\_\_\_\_\_  
Pamela Jackson, City Clerk



**CASE NUMBER:**  
**Zone Change**  
**99-2**

**ZONING MAP**  
**EXHIBIT A**

**LOCATION:**  
 East of Walnut Avenue,  
 North of Dakota Court  
 and South of Juanita Avenue.  
 (All properties front onto  
 Moore Place or Walnut Avenue.)

# MEMORANDUM

**DATE:** June 22, 1999  
**TO:** City Council  
**FROM:** Don Pryun, City Manager *O.P.*  
**INITIATED BY:** Planning Department  
**SUBJECT:** Zone Change 99-2  
Change the Zone on all properties abutting Moore Lane from SF-7,500 to SF-16,000

At its meeting February 9, 1999, City Council directed Staff to study a Zone Change for the properties abutting Moore Lane. The current zoning is SF-7,500 and the desire was to increase the minimum lot size required in this area. The properties are located East of Walnut Avenue, North of Dakota Court and South of Juanita Avenue, (All properties front onto Moore Lane or Walnut Avenue).

This Zone Change was initiated to address development issues of the properties abutting Moore Lane. A zone change of the area to a Single Family-16,000 zoning designation will reduce the potential for future lot splits and subdivisions within the immediate neighborhood of Moore Lane, thereby reducing potential future impacts on the existing infrastructure. A zone change of these properties to SF-16,000 will allow for the possibility of lot splits on only two of all the existing lots. This is because of the minimum lot size and lot width requirements of the SF-16,000 zone.

Based on the current SF-7,500 zoning of these properties, four (4) parcels in this study area are legal nonconforming lots. With a zone change to SF-16,000 only two (2) additional nonconforming lots will be created; both of these lots would not be able to meet the 100' lot width requirement. In relation to residential land use, the proposed Zone Change will not result in negative impacts for the property owners. Currently, City Code allows structures on nonconforming lots to be modified as long as lots exceed 7,000 square feet.

The General Plan Land Use Designation for the properties in question is Single Family-Low. A Zone Change of this area to Single Family-16,000 is consistent with the existing Single Family-Low General Plan Land Use Designation.

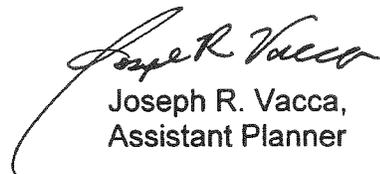
On March 8, 1999 the Environmental Review Committee reviewed this project in conjunction with California Environmental Quality Act requirements and San Dimas' environmental guidelines; the committee recommended adoption of a Negative Declaration.

On April 21, 1999, the Planning Commission reviewed this project and voted for a recommendation of approval of the Negative Declaration and of Zone Change 99-2, to change the zone to SF-16,000.

Zone Change 99-2 will reduce the allowed density of the properties which abut Moore Lane. By changing the current zoning of SF-7,500 to SF-16,000, the possibility for future lot splits and subdivisions of the large parcels in this neighborhood will be reduced. Adoption of this Zone Change will reduce the potential for increased impacts on the existing infrastructure which is not suitable to support additional development.

Based on the findings contained in the Planning Commission Staff report, Staff recommends approval of Zone Change 99-2, changing the zoning designation of the properties in question to Single Family-16,000. Staff also recommends adoption of the Negative Declaration for Zone Change 99-2.

Respectfully Submitted,



Joseph R. Vacca,  
Assistant Planner

Attachments:           Exhibit A - Planning Commission Staff Report (4/21/99)  
                                  Exhibit B - Planning Commission Minutes (2/17/99)  
                                  Exhibit C - Resolution 99-18  
                                  Exhibit D - Proposed Negative Declaration

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Ebner, to approve the following Consent Calendar items:

- d. Ordinances read by title, further reading waived, passage and adoption as follows:
- (1) ORDINANCE NO. 1105, Amending the Official Zoning Map to change the zoning of certain property in the Northern Foothills from SF-hb (PH) to Specific Plan No. 25 (Zone Change 99-1)
  - (2) ORDINANCE NO. 1106, Adding Chapter 18.542 (Specific Plan No. 25) to the San Dimas Municipal Code (Municipal Code Text Amendment 99-1)

The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris  
NOES: None  
ABSENT: Councilmember Templeman  
ABSTAIN: Councilmember McHenry

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Ebner, to approve the following Consent Calendar item:

- e. Approving City participation in Pomona First Federal Bank and Trust's Commercial Business Rehabilitation Loan Program.

The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, McHenry  
NOES: None  
ABSENT: Councilmember Templeman  
ABSTAIN: Mayor Morris

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember McHenry, to approve the following Consent Calendar item:

- f. Approving Certificate of Compliance 99-1 (217-233 Commercial Street).

The motion carried by the following vote:

AYES: Councilmembers Bertone, McHenry, Morris  
NOES: None  
ABSENT: Councilmember Templeman  
ABSTAIN: Councilmember Ebner

#### 4. PUBLIC HEARINGS

a. **Zone Change 99-2**

Location: East of Walnut Avenue, north of Dakota Court and south of Juanita Avenue. (All properties front onto Moore Place or Walnut Avenue).

Request: Zone change above-referenced properties from Single Family 7500 zone to Single Family 10,000 or Single Family 16,000 Zone

Environmental: Negative Declaration

Applicant: City of San Dimas

ORDINANCE NO. 1108, Approving Zone Change 99-2

Councilmember Ebner stated he owns property in the subject area, and therefore will not participate in the subject zone change discussion.

Assistant Planner Vacca presented the staff report dated June 22, 1999 explaining the subject zone change.

Mayor Morris opened the public hearing and asked if anyone wished to speak regarding the subject zone change. He stated for the record that the City Council received a letter on June 21, 1999 from Marjorie V. Kettler, 502 San Pablo Court, in support of Zone Change 99-2.

There being no one wishing to speak, the public hearing was closed.

After the title was read, it was moved by Mayor Pro Tem Bertone, seconded by Councilmember McHenry, to waive further reading and introduce ORDINANCE NO. 1108, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS AMENDING THE SAN DIMAS MUNICIPAL CODE BY AMENDING THE OFFICIAL ZONING MAP TO CHANGE THE ZONING OF CERTAIN PROPERTY EAST OF WALNUT AVENUE, NORTH OF DAKOTA COURT AND SOUTH OF JUANITA AVENUE (ALL PROPERTIES FRONT ONTO MOORE PLACE OR WALNUT AVENUE) FROM SF-7500 TO SF-16,000, and adopting a Negative Declaration for Zone Change 99-2. The motion carried by the following vote:

AYES: Councilmembers Bertone, McHenry, Morris

NOES: None

ABSENT: Councilmember Templeman

ABSTAIN: Councilmember Ebner

#### **5. MEETING OF SAN DIMAS REDEVELOPMENT AGENCY**

Mayor Morris adjourned the City Council meeting at 7:25 p.m. and convened a meeting of the San Dimas Redevelopment Agency Board of Directors. The City Council meeting reconvened at 7:28 p.m.

#### **6. ORAL COMMUNICATIONS**

##### **a. Members of the Audience**

No one

##### **b. City Manager**

- (1) Award of contract for engineering and design of Sycamore Canyon Equestrian Trail to Bellfree Contractors, Inc. for a total cost of \$8,500. (continued from June 8, 1999)**

**RESOLUTION PC-1206**

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS RECOMMENDING APPROVAL OF ZONE CHANGE 99-2; A REQUEST TO CHANGE THE ZONING FROM SINGLE FAMILY 7,500 TO SINGLE FAMILY 16,000, ON THE PROPERTY LOCATED EAST OF WALNUT AVENUE, NORTH OF DAKOTA COURT AND SOUTH OF JUANITA AVENUE (ALL PROPERTIES FRONT ONTO MOORE PLACE OR WALNUT AVENUE)

WHEREAS, a zone change has been duly initiated by City Council;

WHEREAS, the zone change is described as a request to change the zone from Single Family 7,500 to Single Family 16,000;

WHEREAS, the zone change would affect the area east of Walnut Avenue, north of Dakota Court and south of Juanita Avenue (all properties front onto Moore Place or Walnut Avenue);

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held on April 21, 1999 at the hour of 7:30 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at the hearing, the Planning Commission now finds as follows:

A. The proposed zone change will not adversely affect adjoining property as to value, precedent or be detrimental to the area.

The proposed zone change from SF 7,500 to SF 16,000, coincides with the existing density of the immediate neighborhood of the properties in question. This zone change will ensure that the area's infrastructure will not incur any detrimental affects that may result from the occurrence of future lot splits.

B. The proposed zone change will further the public health, safety and general welfare.

The zone change from SF 7,500 to SF 16,000 will reduce impacts on existing infrastructure by maintaining a low density.

C. The proposed zone change is consistent with the General Plan.

The General Plan designates this area as Residential Single-Family Low. Based on the circulation element of the General Plan, Moore Place is not of sufficient capacity or level of improvement at this time to service additional parcels in an acceptable manner.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Planning Commission recommends to the City Council approval of Zone Change 99-2 as indicated in Exhibit A.

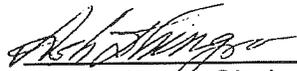
PASSED, APPROVED and ADOPTED, the 19th day of May, 1999 by the following vote:

AYES: BADAR, BILLS, DHINGRA, and VALLECORSA

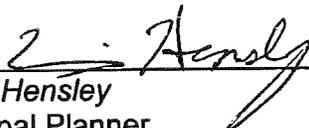
NOES: DAVIS

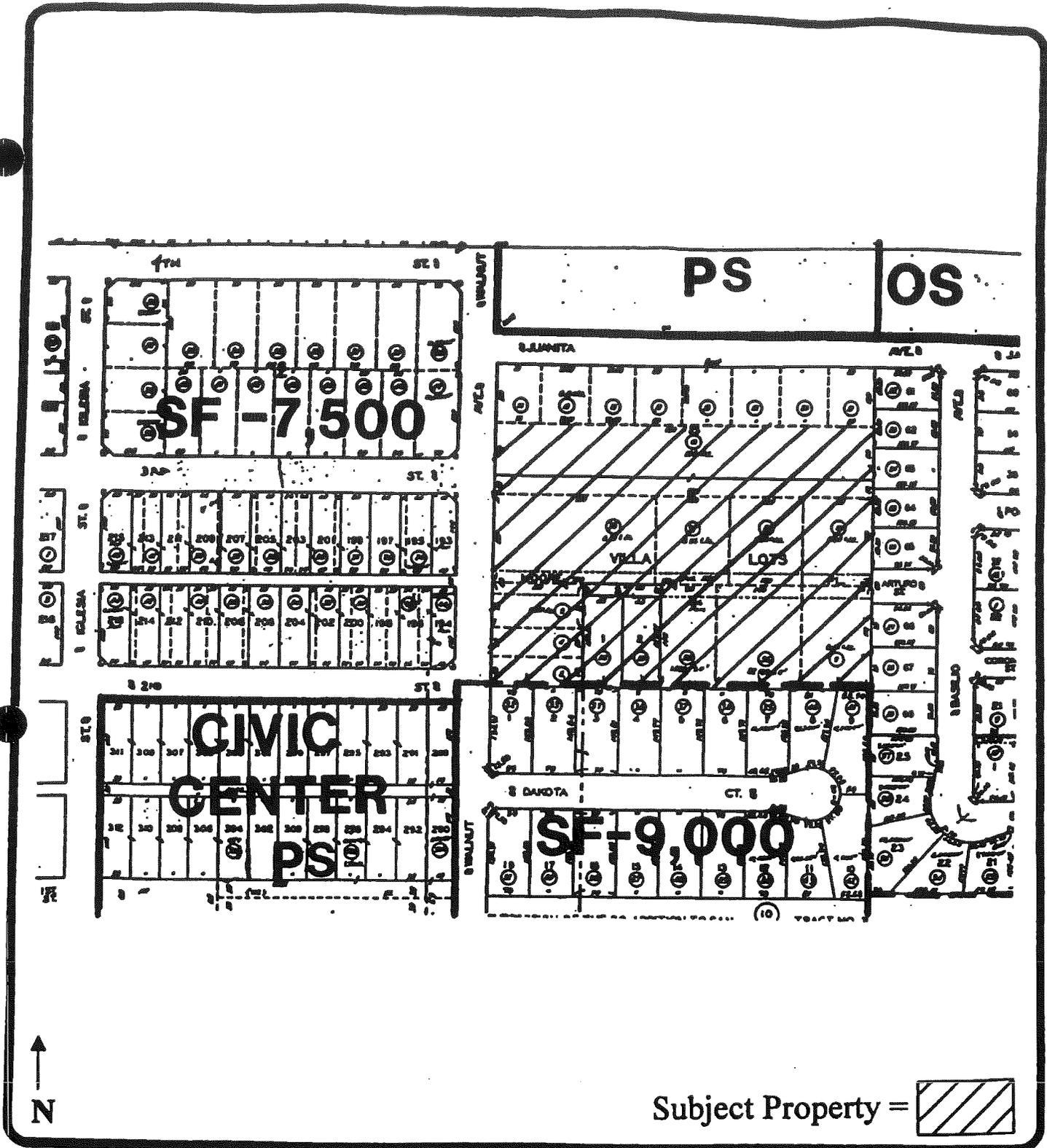
ABSTAIN:

ABSENT:

  
\_\_\_\_\_  
Ash Dhingra, Chairman  
San Dimas Planning Commission

ATTEST:

  
\_\_\_\_\_  
Craig Hensley  
Principal Planner



**CASE NUMBER:**  
**Zone Change**  
**99-2**

**ZONING MAP**  
**EXHIBIT A**

**LOCATION:**  
 East of Walnut Avenue,  
 North of Dakota Court  
 and South of Juanita Avenue.  
 (All properties front onto  
 Moore Place or Walnut Avenue.)



## Planning Commission Staff Report

**DATE:** April 21, 1999

**TO:** Planning Commission

**FROM:** Planning Department

**SUBJECT:** Zone Change 99-2  
Change the Zone on all properties abutting Moore Lane from SF-7,500 to SF-16,000.

### **SUMMARY**

*At its February 9<sup>th</sup> meeting, City Council directed Staff to study a Zone Change of the properties abutting Moore Lane (Private Street) from SF-7,500 to SF-16,000. This Zone Change was initiated to address development issues of the properties abutting Moore Lane.*

*The Environmental Review Committee recommended a Negative Declaration on March 8, 1999.*

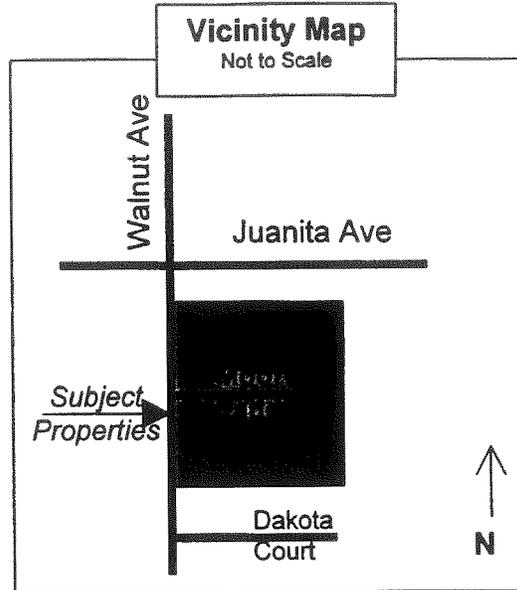
*Staff is recommending approval of Zone Change 99-2*

### **BACKGROUND**

The City Council has initiated a Zone Change for the properties East of Walnut Avenue, North of Dakota Court and South of Juanita Avenue, (All properties front onto Moore Lane or Walnut Avenue); this Zone Change includes all of the properties abutting Moore Lane-a Private Street. The current zoning designation of these properties is Single Family-7,500. The intent of a Zone Change is to reduce the permitted density for the area. To analyze a possible Zone Change, Staff has considered zoning designations from Single Family-10,000 to Single Family-16,000.

The neighborhood surrounding Moore Lane has a long history of proposed subdivisions, all of which have been denied by City Council. As a result, City Council has directed planning Staff to prepare a Zone Change which would reduce the maximum density of the area in question.

**1989-** The property owner of 330 E. Moore Lane submitted a parcel map to subdivide the property into two lots, the City Council denied the application. At the City Council meeting the neighborhood residents expressed interest in re-zoning the properties of the area to a lower density. Staff held a neighborhood meeting to discuss the possibility of a Zone Change. The majority of residents at the meeting were in support of a re-zoning to SF-15,000. The residents never filed an application to change the zoning.



**1995-** The property owner of 330 E. Moore Lane again submitted a parcel map to subdivide the property into two lots. At this time the City Council denied the application for a second time. As of that time in 1995, the citizens of the neighborhood had not filed an application for a Zone Change

**1999-** The property owner of 330 E. Moore Lane again submitted a parcel map to subdivide the property into two lots, this was the third time. The City Council denied the lot split again based on a lack of sufficient infrastructure necessary for development. Ten years after the first lot split was proposed the citizens of this area had not yet filed an application for a Zone Change, as a result members of the City Council directed Staff to initiate a Zone Change for this area.

## **ANALYSIS**

A Zone Change of the area to a Single Family-10,000 or a Single Family-16,000 zoning designation will reduce the potential for future lot splits and subdivisions within the immediate neighborhood of Moore Lane. This in turn will reduce the potential for future impacts on the existing infrastructure.

### ***INFRASTRUCTURE-***

- Access to the properties abutting Moore Lane is dependent upon the use of Moore Lane, a marginally-improved street in private ownership.

- Moore Lane is only paved on the South side of the street, approximately in length of 150 feet East of Walnut Avenue. The paving is approximately 15 feet in width. The remainder of the street is slag and gravel. The slag and gravel portions contain potholes which may be hazardous to vehicles and pedestrians. Slag and gravel further generate dirt and dust in the immediate vicinity.
- Moore Lane does not have curb and gutter along the North side of the street. The lack of curb and gutter exacerbates problems of water pooling in the street and possibly flooding during heavy rains.
- Moore Lane's improvement status is comparable to a private driveway, not a street. Eight residences currently utilize Moore Lane for access. It is not appropriate to increase the number of residences relying on the use of Moore Lane until Moore Lane is improved to a street standard.
- Moore Lane currently has a two-inch water main. The existing two-inch main is inadequate to support a new fire hydrant at the Easterly end of Moore Lane, as recommended by the Los Angeles County Fire Department for fire protection service.
- The properties of this area are not physically suited for lot splits and/or subdivisions due to access and drainage difficulties.

Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner.

## ZONING

All of the areas to the North, East and West of the area of this proposed Zone Change are zoned Single Family-7,500. The property to the immediate south of the property in question is zoned Single Family-9,000.

Table 1 and Table 2 demonstrate the existing lot sizes of the properties in question. These tables also show if future lot splits or subdivisions of these parcels will be permissible with a zoning designation of SF-10,000 or SF-16,000.

**TABLE 1**  
**Zone Change from SF-7,500 to SF-10,000**

ADDRESS	ASSESORS PARCEL NUMBER	EXISTING LOT SIZE In SQUARE FEET	PRIVATE STREET EASEMENT In SQUARE FEET	FUTURE LOT SPLITS PERMITTED BASED ON ZONING
202 Walnut Ave.	8390-009-003	7,500	0	NO
206 Walnut Ave.	8390-009-004	7,500	0	NO
216 Walnut Ave.	8390-009-030	35,100	5,400	YES
300 Walnut Ave.	8390-009-013	76,860	0	YES-(Maybe)
306 Moore Lane	8390-009-005	8,700	3,000	NO
314 Moore Lane	8390-009-052	10,257	1,400	NO
320 Moore Lane	8390-009-053	10,257	1,400	NO
324 Moore Lane	8390-009-055	14,220	1,800	NO
330 Moore Lane	8390-009-056	22,120	2,800	NO
342 Moore Lane	8390-009-009	18,960	2,400	NO
343 Moore Lane	8390-009-010	15,600	2,400	NO
343 Moore Lane	8390-009-011	15,600	2,400	NO
343 Moore Lane	8390-009-031	15,600	2,400	NO

In the SF-10,000 zone the minimum required lot size is 10,000 square feet and the minimum required lot width is 80 feet. The majority of the properties involved in this Zone Change could not accommodate future lot splits or subdivisions based on the minimum lot size requirement and the 80 foot lot width requirement. If the current zoning of SF-7,500 is changed to SF-10,000 the only lots that will have the potential for future lot splits will be properties: 216 and 300 Walnut Avenue.

- **216 Walnut Ave.** has the potential for future lot split based on its existing lot width of 270 feet and its current lot size of 40,500 square feet.
- **300 Walnut Ave.** may have the potential for future lot split based on its existing lot width of 630 feet and its current lot size of 76,860 square feet. Due to this Lot's configuration future lot splits may not be permitted based on access.

**TABLE 2**  
**Zone Change from SF-7,500 to SF-16,000**

ADDRESS	ASSESORS PARCEL NUMBER	EXISTING LOT SIZE In SQUARE FEET	PRIVATE STREET EASEMENT In SQUARE FEET	FUTURE LOT SPLITS PERMITTED BASED ON ZONING
202 Walnut Ave.	8390-009-003	7,500	0	NO
206 Walnut Ave.	8390-009-004	7,500	0	NO
216 Walnut Ave.	8390-009-030	35,100	5,400	YES
300 Walnut Ave.	8390-009-053	76,860	0	YES-(Maybe)
306 Moore Lane	8390-009-005	8,700	3,000	NO
314 Moore Lane	8390-009-052	10,257	1,400	NO
320 Moore Lane	8390-009-053	10,257	1,400	NO
324 Moore Lane	8390-009-055	14,220	1,800	NO
330 Moore Lane	8390-009-056	22,120	2,800	NO
342 Moore Lane	8390-009-009	18,960	2,400	NO
343 Moore Lane	8390-009-010	15,600	2,400	NO
343 Moore Lane	8390-009-011	15,600	2,400	NO
343 Moore Lane	8390-009-031	15,600	2,400	NO

In the SF-16,000 zone the minimum required lot size is 16,000 square feet and the minimum required lot width is 100 feet. The majority of the properties involved in this Zone Change could not accommodate subdivisions or lot splits based on the 100 foot lot width requirement and the 16,000 square feet lot size requirement. If the current zoning of SF-7,500 is changed to SF-16,000 the only lots that will have the potential for future lot splits will be properties: 216 and 300 Walnut Avenue.

- **216 Walnut Avenue** will be able to be split based on its existing lot width of 270 feet and its current lot size of 40,500 square feet.
- **300 Walnut Avenue** may have the potential for future lot split based on its existing lot width of 630 feet and its current lot size of 76,860 square feet. Due to this Lot's configuration future lot splits may not be permitted based on access.

### *NONCONFORMING LOTS*

Currently four (4) parcels involved in this Zone Change are legal nonconforming lots based on the current SF-7,500 zoning designation. The existing nonconforming lots are nonconforming due to their lot widths, which currently do not meet the 70' width requirement.

- If a Zone Change to SF-10,000 is adopted there will be five (5) legal nonconforming lots. Only one additional nonconforming lot will be created, it will be nonconforming because this lot will not meet the 80' lot width requirement of the SF-10,000 zoning designation.
- If a Zone Change to SF-16,000 is adopted there will be six (6) legal nonconforming lots. Only two additional nonconforming lot will be created, these lots will be nonconforming because they will not meet the 100' lot width requirement of the SF-16,000 zoning designation.

Some additional lots will become nonconforming with the proposed Zone Change, but there will be no real impacts on the properties. City Code allows structures on nonconforming lots to be modified as long as lots exceed 7,000 square feet.

### *GENERAL PLAN*

The General Plan Land Use Designation for the properties of the area in question is Single Family-Low which allows a density of three(3) to six(6) dwelling units per acre. All of the residential properties surrounding the area of this proposed Zone Change are also designated as Single Family-Low according to the General Plan. The proposed Zone Change of this area to Single Family -16,000 is consistent with the existing Single Family-Low General Plan Land Use Designation.

- General Plan Policy 1.1.2 of the Circulation Element states "the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access". Moore Lane is not of adequate capacity and design standards at this time to provide reasonable access.

Based on the General Plan Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner, therefore approval of this Zone Change is consistent with the Goals, Objectives and Policies of the General Plan.

## **CONCLUSIONS**

On March 8, 1999 the Environmental Review Committee reviewed this project in conjunction with California Environmental Quality Act requirements and San Dimas' environmental guidelines; the committee recommended adoption of a Negative Declaration.

Zone Change 99-2 will reduce the density of the neighborhood properties which abut Moore Lane. By changing the current zone of SF-7,500 to SF-16,000, the possibility for future lot splits and subdivisions of the large parcels in this neighborhood will be reduced. Adoption of this Zone Change will reduce the potential for increased impacts on the existing infrastructure which is not suitable to support additional development.

## **RECOMMENDATION**

Staff recommends approval of Zone Change 99-2 changing the property in question to a Single Family-16,000 zoning designation; and adoption of a Negative Declaration.

## **FINDINGS –**

- A. The proposed Zone Change will not adversely affect the adjoining properties as to value, precedent or be detrimental to any area.

The proposed Zone Change to the properties abutting Moore Lane from SF-7,500 to SF-16,000 coincides with the existing density of the immediate neighborhood of the property in question. This Zone Change will ensure that the area's infrastructure will not incur any detrimental affects that may result from the occurrence of future lot splits.

- B. The proposed Zone Change will further the public health, safety and general welfare.

The Zone Change from SF-7,500 to SF-16,000 will reduce impacts on existing infrastructure by maintaining a low density.

- C. The proposed Zone Change is consistent with the General Plan.

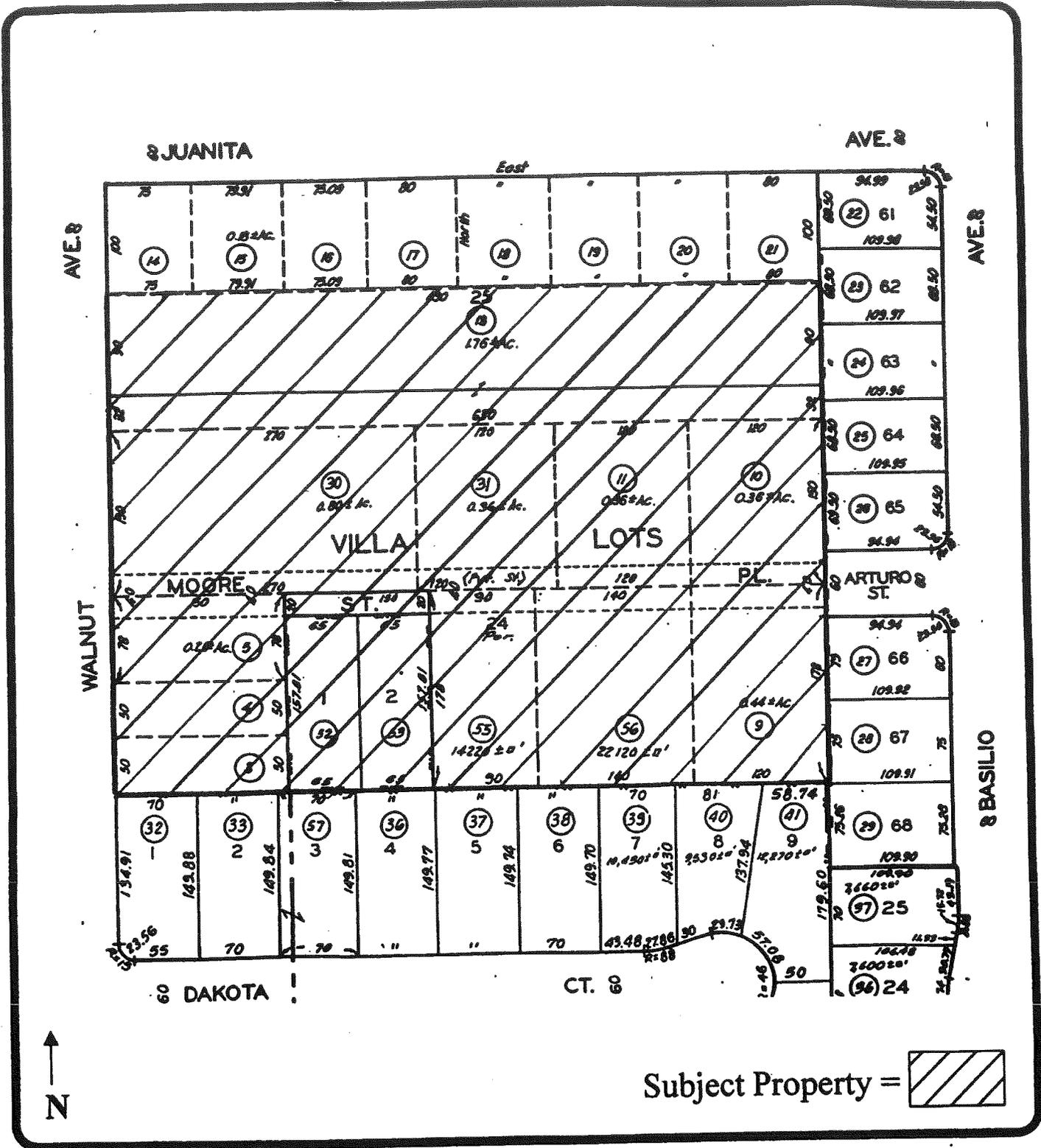
According to San Dimas' General Plan Land Use Designation map the properties abutting Moore Lane are designated as Residential Single Family Low. Based on the General Plan's Circulation Element Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels in an acceptable manner.

Respectfully Submitted,



Joseph R. Vacca  
Assistant Planner

Attachments:	Appendix A -	General Information
	Exhibit A -	1. Site Plan
		2. Zoning Map
	Exhibit B -	1989 P.C. Information
		Minutes 9-20-89
		Resolution PC-927
	Exhibit C -	1989 C.C. Information
		Minutes 10-10-89
		Resolution 89-82
	Exhibit D -	1995 P.C. Information
		Minutes 4-5-95
		Resolution PC-1111
	Exhibit E -	1995 C.C. Information
		Minutes 4-25-95
		Resolution 95-33
	Exhibit F -	1999 P.C. Information
		Minutes 1-20-99
		Resolution PC-1195
	Exhibit G -	1999 C.C. Information
		Minutes 2-9-99
		Resolution 99-11

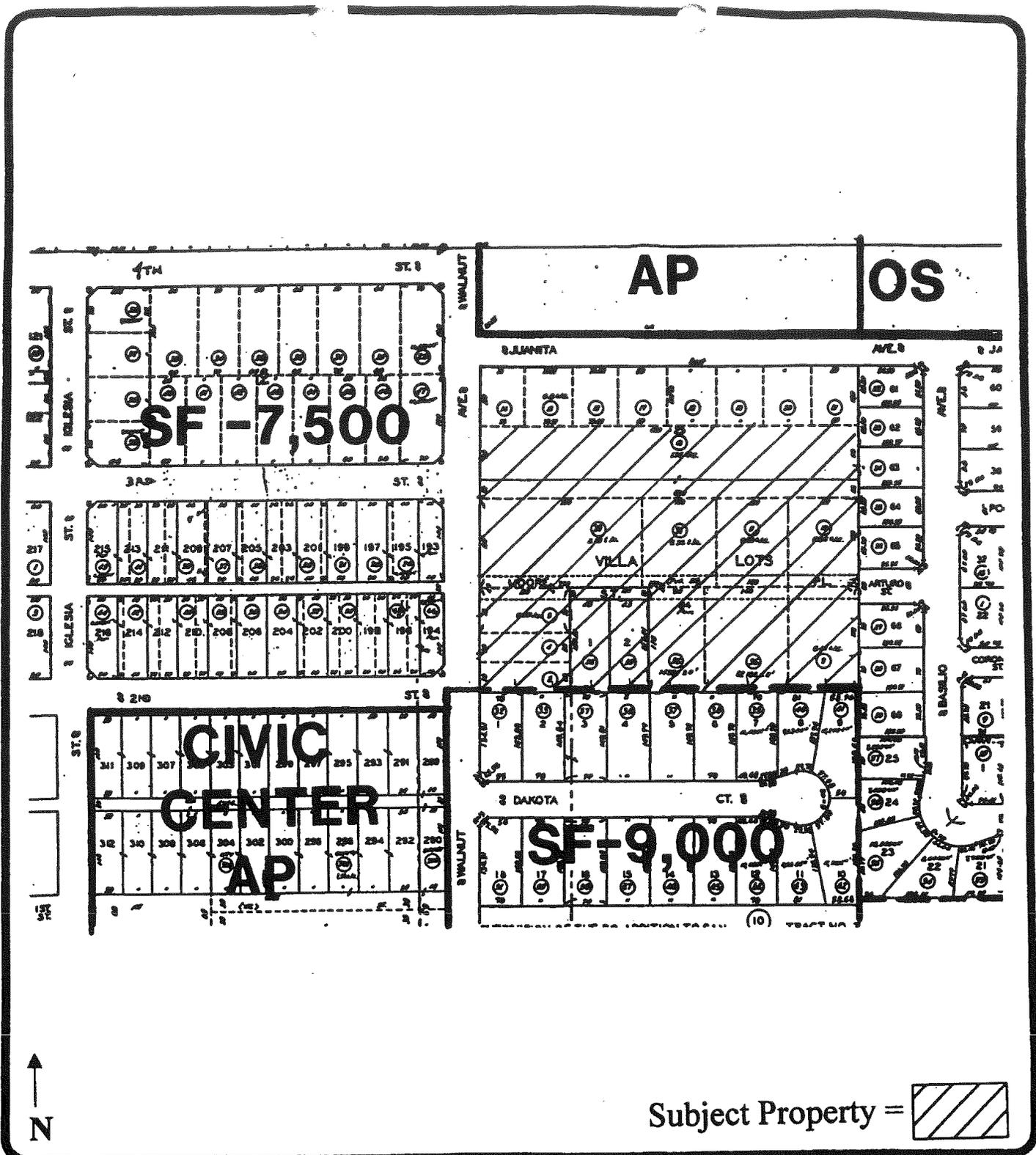


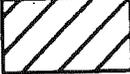
Subject Property = 

**CASE NUMBER:**  
**Zone Change**  
**99-2**

**SITE PLAN**  
**EXHIBIT A-1**

**LOCATION:**  
 East of Walnut Avenue,  
 North of Dakota Court  
 and South of Juanita Avenue.  
 (All properties front onto  
 Moore Place or Walnut Avenue.)



Subject Property = 

**CASE NUMBER:**  
 Zone Change  
**99-2**

**ZONING MAP**  
**EXHIBIT A-2**

**LOCATION:**  
 East of Walnut Avenue,  
 North of Juanita Avenue  
 and South of Dakota Avenue.  
 (All properties front onto  
 Moore Place or Walnut Avenue.)

development in that area will only happen if those supporting it purchase and set aside the land.

Commissioner Badar generally concurred.

Chairman Dhingra said he was truly bothered by the idea of not having proper sewage disposal, overhead utilities and private wells. Director Stevens pointed out the reasons for approaching the development standards this way.

Commissioner Davis moved, seconded by Commissioner Badar to continue General Plan Amendment 99-1, Zone Change 99-1, and Municipal Code Text Amendment 99-1 to May 5, 1999 Motion carried 4.0.0.

## **ZONE CHANGE 99-2**

Commissioner Bills rejoined the Commission.

Assistant Planner Vacca stated that this was a City Council initiated Zone Change for the properties abutting Moore Lane from SF-7,500 to SF-16,000 to address development issues of these properties. Staff recommended approval of the request.

There was discussion over whether the majority of the property owners in the subject area supported this zone change. Commissioner Davis said he did not see a compelling reason to make the change because the surrounding areas are of smaller average size.

Chairman Dhingra opened the public hearing.

**Ronald Tucker**  
**334 Juanita Avenue**  
**San Dimas, California**

He said his property is adjacent to 300 Walnut and he doesn't have a problem with the property being developed. If it is developed he said he would like verification that what could be built there would be regulated. He also said the property is currently an eyesore and a nuisance and he would like to see it cleaned up.

**Franz Obrikat**  
**326 E. Juanita**  
**San Dimas, California**

Mr. Obrikat said he had no objections to the zoning changes, but that he would like to see 300 Walnut cleaned up, that the property does not conform to regulation and the

owner has no regard for his neighbors.

Principal Planner Hensley reported that 300 Walnut is currently in code enforcement proceedings with the City Code Enforcement Staff and local law enforcement; but that it does take time to rectify some of the problems.

Chairman Dhingra closed the public hearing.

Commissioner Davis said that a number of the infrastructure negatives were solvable if lot splits and development occurred.

Commissioner Vallecorsa moved, seconded by Commissioner Badar to recommend approval of Zone Change 99-2 and the Negative declaration. Motion carried 4.1.0. Commissioner Davis voted no.

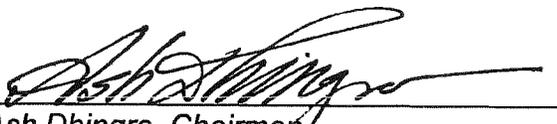
### **ORAL COMMUNICATIONS**

Director Stevens reported that Albertson's had requested a continuance on the design review process; after the City Council had approved their Conditional Use Permit and Parcel map.

Director Stevens also reported that the Sign Code was looking for completion at the City Council meeting Tuesday night.

### **ADJOURNMENT**

There being no further business, Chairman Dhingra adjourned the meeting at 10:10 p.m. to the regularly scheduled meeting of May 5, 1999 at 7:30 p.m.

  
\_\_\_\_\_  
Ash Dhingra, Chairman  
San Dimas Planning Commission

ATTEST:

  
\_\_\_\_\_  
Craig Hensley, Principal Planner

~~REDEVELOPMENT AGENCY TO ACQUIRE CERTAIN PROPERTY FROM FRANK MUSHMEL AND FROM HYONG JIN AND AIJA YOON AND TO DISPOSE OF THE SAME~~

~~TO M.P. SAN DIMAS, L.P. AND TO ALBERTSON'S, INC. and Resolution No. 166, A RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIMAS, APPROVING VARIOUS AGREEMENTS RELATIVE TO THE ACQUISITION OF CERTAIN PROPERTY AND ITS DISPOSITION IN CONJUNCTION WITH THE REHABILITATION OF THE PUDDINGSTONE SHOPPING CENTER. The motion carried unanimously.~~

~~It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Templeman, to adopt Resolution No. 99-10 and Resolution No. 166. The motion carried by the following vote:~~

~~AYES: Councilmembers Bertone, Templeman, Morris  
NOES: Councilmembers Ebiner, McHenry  
ABSENT: None~~

**b. Tentative Parcel Map 98-2: A request to subdivide a 21,392 square foot lot located at 330 Moore Lane into two lots.**

Environmental: Negative Declaration  
Applicant: Terry Dipple

RESOLUTION NO. 99-11, Approving Tentative Parcel Map No. 98-2 (21428), a request by Terry Dipple to split one 21,392 square foot parcel into two parcels of 10,696 square feet each on the property located at 330 East Moore Lane.

Principal Planner Hensley presented staff report dated February 9, 1999 regarding the subject parcel map request.

In response to Councilmember Templeman, Mr. Hensley stated a letter from the Southern California Water Company dated December 18, 1998, does not address cost responsibility for the proposed water line improvements in the project, but states that the Water Company intends to replace the undersized line with a six inch diameter water line in 1999, installation date to be determined. He stated there could be a requirement placed on the map that this be completed before final map approval. He stated there is a fire hydrant on Walnut. He stated a requirement of the Fire Department is that a hydrant be added at this property, which would provide service to the subject property and all other properties on Moore Lane. He stated the six-inch line would be installed before the fire hydrant could go in.

In response to Councilmember Ebiner regarding the condition of the curb and gutters on Moore Lane compared to 1995, Mr. Hensley stated he is not sure there have been changes. He stated it is difficult to assess partly because it is a private street and individual improvements made to the area.

Councilmember McHenry stated there are a number of private streets in the City and the policy has been primarily for the streets to remain private as long as they meet minimum health and safety code requirements.

Mayor Morris opened the public hearing and asked if anyone wished to speak in favor of the proposed parcel map:

**Terry Dipple**, the applicant, 229 W. Bonita Avenue, Suite C, stated he is in escrow to purchase the subject property. He explained his past opposition as a member of the City Council to a similar proposal and his current support for the project including improved infrastructure and a commitment by the Water Company to replace the water line. He stated that if the Council approves the proposed lot split, he would be willing to accept a condition to withhold a certificate of occupancy until the water line and fire hydrant are installed on the property. He stated the proposal meets all City zoning requirements. He commented on past Council actions and discussion with property owners on Moore Lane regarding a zone change, which was never initiated, by the property owners. He stated he has attempted in good faith to work with the residents on Moore Lane regarding his proposed project. He circulated photographs showing lot sizes of surrounding parcels in the area of Moore Lane as they relate to his project. He stated his proposal is an opportunity to improve Moore Lane with a new house in keeping with City requirements.

In response to Councilmember Ebner, Mr. Dipple stated he is working with architect Fred Diaz to design a house in keeping with the area. He stated he does not, however, have a specific design.

Architect **Fred Diaz**, 233 W. Bonita Avenue, stated the subject proposal is a good project and complies with code requirements.

In response to Councilmember McHenry, Mr. Stevens stated the subject lot split could allow for two primary residences and two granny flats on the subject property.

Mayor Morris asked if anyone wished to speak in opposition to the parcel map and the following persons spoke:

**Beverly Hill**, Moore Lane property owner, commented on her discussions with Mr. Dipple regarding the subject development and the previous similar proposal. She stated a majority of the Moore Lane street is privately owned and they are hoping to keep it private. She stated the proposal is incompatible with the neighborhood and that property owners oppose the development.

**Earl Sounhein**, 318 W. Fourth Street, commented on Mr. Dipple's past actions related to the subject property and potential restrictions imposed on current property owners.

**Carol Barnick**, 320 Moore Lane, commented on discussions with Mr. Dipple regarding the proposal. She stated her main concern in allowing additional housing on Moore Lane relates to traffic problems.

**Daryl Williams**, 306 Moore Lane, commented on potential drainage and traffic problems associated with the proposed development and also a desire to maintain their family oriented neighborhood.

**Terry Glasbrenner**, 343 Moore Lane, stated they have had no fire problems in the past on their street. He stated it may be appropriate in the future to improve the water line and the street, however, the residents want to maintain the rural atmosphere.

In rebuttal, Mr. Dipple commented on the issue of granny flats. He stated the house design would preclude building granny flats on the subject property. He stated he would intend to build a house that is historically compatible with the street. He explained his discussions with

residents related to his original intent to live in the house on Moore Lane. He commented on possible reasons residents have not taken action to rezone the area to prevent subdivision of property. He commented on residents' concerns related to drainage and traffic stating the proposal meets infrastructure requirements. He stated the Moore Lane residents would not be responsible to pay for the water line improvements. He stated his project meets the requirements of the City and would be an attractive addition to the neighborhood.

**Earl Sounhein** commented on the citrus grove in the area, the proposal and potential number of houses.

**Beverly Hill** commented on the impact of the proposal and added congestion on Moore Lane.

There being no one else wishing to speak, the public hearing was closed.

Council discussion was held regarding Fire Department regulations and safety issues. Councilmember Templeman asked the length of a street before the Fire Department requires two ways in and out of property.

Councilmember McHenry stated the project has been denied twice in the past based on lack of infrastructure. He stated a Fire Department standard on new construction deals with width and they will view this as a driveway not as a street because it is privately held. He stated Fire Department criteria also deals with condition of the street.

Mr. Hensley stated that in the past, opinions from the Fire Department on various projects have not been consistent. He stated they have reviewed the subject parcel map and determined the need for a fire hydrant. He stated the only other comment was a request for the distance to the property, however, he does not think the distance is a concern of the Fire Department.

In response to Councilmember Ebiner, Mr. Garcia stated that if the street became a public street, City standards would require a turnaround at the end of the street. In response to Councilmember Templeman, Mr. Garcia stated 600 feet is the maximum distance the Fire Department allows from a fire hydrant for new construction

Councilmember McHenry stated that he believes that if property is zoned SF7500 and can be subdivided and still meet those requirements, then the lot division should be approved. He questioned why the property owners on Moore Lane had not followed through with a rezoning request as discussed in the past if they are opposed to subdivision of their properties. He stated the only reason he opposes the proposed lot split is based on an infrastructure issue and past acknowledgement by the Council that this area does not support further development and should be rezoned.

Mayor Pro Tem Bertone stated the zoning for the area allows for 7500 SF lots. He stated the property owners on Moore Lane have taken no action to rezone the area and he does not think that one house will cause a traffic problem on the street.

In response to Councilmember Templeman regarding Fire Department conditions, Mr. Hensley stated he believes they would consider the existing street as an all weather street and would not require street improvements in conjunction with the subject proposal. He stated Fire Department Condition No. 18 regarding fire lanes and private driveways is a standard condition and he believes does not apply to the subject project. Councilmember Templeman stated is important to have current review and conditions from the Fire Department. He stated he does particularly

favor the project when there may be public safety issues. He stated there should be a decision on the zoning of this property and allowable development.

Councilmember Ebner stated he prefers Moore Lane as it exists. He agreed with Councilmember McHenry that the property owner has a right to divide the subject property. He suggested the property owner consider rezoning the lemon grove area on Moore Lane to 10,000 SF to prevent further lot divisions in the area. He suggested the house plans for the subject development be reviewed by the City Council stating a primary issue is the compatibility of the design with the neighborhood. He stated it is unfortunate the property owners did not rezone the area to 15,000 SF when the issue was originally brought to the Council.

Mayor Morris stated the City has little control regarding the house if it is built on a legal lot. Councilmember Ebner stated he would think the Council would have some discretion regarding the house design and construction.

It was moved by Mayor Pro Tem Bertone, seconded by Councilmember Ebner, to approve Tentative Parcel Map 98-2.

In response to Councilmember McHenry, the owner of the lemon grove on Moore Lane stated from the audience that he and his neighbors would support rezoning the property to 15,000 SF minimum.

Following additional discussion, the motion failed by the following vote:

AYES: Councilmembers Bertone, Ebner  
NOES: Councilmembers McHenry, Templeman, Morris  
ABSENT: None  
ABSTAIN: None

Mr. Dipple questioned why the proposal was denied since it meets City zoning requirements. He requested a continuance for two weeks to allow time for Fire Department input on the project.

Mayor Morris stated Moore Lane is a private street and not adequate to support seven more houses which would be allowable if the subject proposal were approved.

Additional discussion followed regarding public street infrastructure requirements, private property rights, and Fire Department issues related to other projects in the City.

It was moved by Councilmember McHenry, seconded by Councilmember Templeman, to adopt Resolution No. 99-11, denying Tentative Parcel Map 98-2 because of a lack of public improvement, the site is not physically suitable for the density or the proposed development, and the site includes access which is a private undevelopable road. The motion carried by the following vote:

AYES: Councilmembers McHenry, Templeman, Morris  
NOES: Councilmembers Bertone, Ebner  
ABSENT: None

It was moved by Councilmember McHenry, seconded by Councilmember Ebner, to direct staff to examine appropriate zoning for the subject area that will increase the minimum lot size to

approximately 10,000 SF subject to evaluating the impact on the existing parcels and future subdivision. The motion carried unanimously.

**c. Request by Diversified Paratransit, Inc. for the following rate increase in taxicab service in the City of San Dimas:**

That the meter rate be changed from 20 cents each additional 1/8 mile, 20 cents each 36 seconds waiting time or traffic delay, no charge for additional passengers, to 20 cents each additional 1/9 mile, 24 cents each 36 seconds waiting time or traffic delay, no charge for additional passengers.

Assistant City Manager Duran presented the staff report dated February 9, 1999 regarding the subject taxicab rate increase.

Mayor Morris opened the public hearing and asked if anyone wished to speak in favor of the proposed rate increase.

**Brian Hunt**, President of Yellow Cab, explained the reasons for the requested rate increase stating it will provide incentive to the drivers for better service to San Dimas residents.

There being no one else wishing to speak, the public hearing was closed.

Mayor Pro Tem Bertone stated he opposes the increase because Yellow Cab holds a monopoly on taxicab service in the City.

Mr. Hunt stated the proposed increase would provide a higher rate for the drivers. He stated competition in the taxicab business does not affect rate increases.

It was moved by Mayor Pro Tem Bertone to deny the requested rate increase. The motion failed for lack of a second.

In response to Councilmember Templeman, Mr. Hunt stated surrounding cities have granted the requested rate increase. He stated Yellow Cab has not had an increase in fares since 1990. He explained the costs and reasons for the requested rate increase.

It was moved by Councilmember McHenry, seconded by Councilmember Templeman, to approve the requested rate increase in taxicab service in the City of San Dimas. The motion carried by the following vote:

AYES: Councilmembers Ebiner, McHenry, Templeman, Morris  
NOES: Mayor Pro Tem Bertone  
ABSENT: None

Mayor Morris called a recess at 10:15 p.m. The meeting reconvened at 10:20 p.m. with all members of Council present.

**5. MEETING OF SAN DIMAS REDEVELOPMENT AGENCY**

**RESOLUTION 99-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIMAS DENYING TENTATIVE PARCEL MAP NO. 98-2 (21428) A REQUEST BY TERRY DIPPLE TO SPLIT ONE 21,392 SQUARE FOOT PARCEL INTO TWO PARCELS OF 10,696 SQUARE FEET EACH ON THE PROPERTY LOCATED AT 330 EAST MOORE LANE**

WHEREAS, an application for a parcel has been duly filed by:

Terry Dipple  
229 W. Bonita Avenue  
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:

Create two 10,696 square foot lots from one 21,392 square foot lot.

WHEREAS, the property to be subdivided is described as follows:

330 East Moore Lane

WHEREAS, the parcel map was submitted to appropriate agencies as required under Section 17.12.030 of the San Dimas Municipal Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by Planning Commission on January 20, 1999 at the hour of 7:30 p.m., with all testimony received being made a part of the public record;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by City Council on February 9, 1999 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Councilmembers at the hearing, the City Council now finds as follows:

- A. Access to the subject site is dependent upon the use of Moore Lane, a marginally-improved street in private ownership.
- B. Moore Lane is only paved on the south side of the street from that portion 150 feet east of Walnut Avenue to the subject property. Paving is approximately 15 feet in width. The remainder of the street is slag and gravel. The slag and gravel portions contain potholes which may be hazardous to vehicles or pedestrians. Slag and gravel further generate dirt and dust in the immediate vicinity.
- C. Moore Lane does not have curb and gutter along the north side of the street. The lack of curb and gutter exacerbates problems of water pooling in the street and possibly flooding during heavy rains.
- D. Moore Lane's improvement status is comparable to a private driveway, not a street. Eight residences currently utilize Moore Lane for access. It is not appropriate to increase the number of residences relying on the use of Moore Lane until Moore Lane is improved to a street standard.
- E. Moore Lane currently has a two-inch water main. The existing two-inch main is inadequate to support a new fire hydrant at the easterly end of Moore Lane, as recommended by the Los Angeles County Fire Department for fire protection service.
- F. The subject property is not physically suited for the proposed type or density of development due to access and drainage difficulties. Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner.
- G. The proposed parcel map is not consistent with the General Plan. Policy 1.1.2 of the Circulation Element states "the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access." Moore Lane is not of adequate capacity and design standards at this time to provide reasonable access.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council **DENIES** Tentative Parcel Map No. 98-2 (21428). A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED AND ADOPTED THIS 9<sup>th</sup> DAY OF February, 1999.

  
\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

  
\_\_\_\_\_  
Pamela Jackson, City Clerk

I, PAMELA JACKSON, CITY CLERK of the City of San Dimas, do hereby certify that Resolution 99-11 was passed at the regular meeting of the City Council held on February 9, 1999 by the following vote:

AYES: Councilmembers McHenry, Templeman, Morris  
NOES: Councilmembers Bertone, Ebiner  
ABSENT: None  
ABSTAIN: None

  
\_\_\_\_\_  
CITY CLERK

# MEMORANDUM

**DATE:** February 9, 1999

**TO:** Mayor and City Council

**FROM:** Don Pruyn, City Manager *D.P.*

**INITIATED BY:** Planning Department

**SUBJECT:** Tentative Parcel Map 98-2 (21428)  
Split 21,392 Square Foot Lot into Two 10,696 S.F. Lots  
330 E. Moore Lane

The applicant, Terry Dipple, is proposing to split one 21,392 S.F. lot into two lots of 10,696 S.F. each. The property is located at 330 E. Moore Lane. There is currently one single family house on the property and it is located on the west portion of the property.

The proposed lot split would create one new lot that would be vacant and could accommodate one single family house. The parcel map also would reduce the size of the lot on which the existing house is located to 10,696 square feet.

The property is zoned SF-7,500 which would permit lots to be as small as 7,500 square feet.

The attached Planning Commission Staff Report (Exhibit A) addresses the history of proposed parcel maps on this property and the Staff analysis of the request.

The Planning Commission heard this application at its January 20, 1999 meeting and recommended approval. A copy of the Planning Commission minutes is attached as Exhibit B. Based on this recommendation, Staff has prepared a Resolution of approval (Exhibit C).

Based on the past direction of the City Council, Staff has no recommendation on this project.

**Attachments:**

- Exhibit A - Planning Commission Staff Report (1-20-99)
- Exhibit B - Planning Commission Minutes (1-20-99)
- Exhibit C - Resolution 99-11

## PUBLIC HEARINGS

### ~~CONDITIONAL USE PERMIT 90-3~~

~~Principal Planner Hensley updated the Commission on the status of the replacement of the air handling units on the 24-Hour Fitness tenant space. He reported that the City's Acoustical Engineer had tested the new units and had found a significant reduction in the level of the nuisance noise of the units. The units will be re-tested in 3, 6 and 12 months.~~

~~Staff recommended that the revocation / modification of Conditional Use Permit 90-3 be dismissed.~~

~~The Commission discussed the noise impacts and the proposed future testing. Commissioner Badar moved, seconded by Vice-Chairman Davis to dismiss the revocation / modification of Conditional Use Permit 90-3. Motion carried 3-0-0.~~

### PARCEL MAP 98-2

Principal Planner Hensley outlined the request to subdivide a 21,392 square foot lot into two 10,696 square foot lots.

He addressed the history of this site. This same lot division has been proposed twice before—both times it was denied by the City Council.

Vice-Chairman Davis opened the public hearing and asked the applicant to come forward.

**Terry Dipple**  
**229 W. Bonita Avenue, Suite 2C**

Mr. Dipple stated that he was the applicant and explained his proposal. He showed photos of the surrounding area and stated that he felt his request was similar to houses on Dakota Court.

He said that, like the residents, he opposes the extension of Moore Lane to Basillio Avenue. He pointed out that the street has been improved and curb and gutter has been added since this lot division first appeared before the City Council.

He said that a second unit could be added to this property, based on City Code, but that this would be worse than a new house because a second unit is limited to 1,200 square feet.

He stated that he had contacted some neighbors and they had expressed opposition. He said that he felt a new house would be a positive addition and that he is in escrow to buy the property and is not representing the current owner.

**Fred Diaz**  
**233 W. Bonita Avenue**

Mr. Diaz stated that he supports this request as he has in the past when it was presented.

**Carol Barnick**  
**320 E. Moore Lane**

She stated there is a lot of traffic on the street, over 20 cars per day. It is basically a one-way street because it is very narrow. She feels the street has a rural feeling and she likes it that way. Her husband couldn't attend but also opposes the project.

**Terry Dipple**  
**229 W. Bonita Avenue, Suite 2C**

Mr. Dipple stated that he understands there will be an additional 8 – 10 vehicle trips per day on the street. He intends to be sensitive to the historic and rural feeling of the property.

Mr. Dipple also pointed out that the residents haven't yet filed a zone change application.

**Terry Glasbremmer**  
**343 E. Moore Lane**

He opposes the project.

Vice-Chairman Davis closed the public hearing.

Vice-Chairman Davis said that he believes the property is zoned SF-7,500 and is in accordance with the General Plan. He sees no grounds for denial.

Commissioner Bills agreed with Vice-Chairman Davis' comments.

Commissioner Badar stated that he still feels that the subdivision is appropriate, just as he did in 1995.

Vice-Chairman Davis moved, seconded by Commissioner Badar to recommend approval of Parcel Map 98-2. Motion carried 3.0.0.

**CONDITIONAL USE PERMIT 98-8  
PRECISE PLAN 98-4**

**PARCEL MAP 98-1**

Associate Planner Anderson stated that due to an oversight in the Public Hearing Notification process items 4 and 5, Conditional Use Permit 98-8, Precise Plan 98-4 and Parcel Map 98-1, respectively, needed to be continued until the February 3, 1999 meeting.

Vice-Chairman Davis moved, seconded by Commissioner Bills to continue Conditional Use Permit 98-8, Precise Plan 98-4 and Parcel Map 98-1 to the Planning Commission Meeting of February 3, 1999. Motion carried 3.0.0.

**MUNICIPAL CODE TEXT AMENDMENT 98-2**

Principal Planner Hensley reviewed the wording added to the Draft Sign Ordinance regarding signs for Religious and Educational institutions. The wording was added as directed by the Planning Commission at the December 2, 1998. This would allow the Catholic Church the number of signs they had requested.

Principal Planner Hensley also pointed out a letter from LA Church of Christ requesting an off-site sign for the old Pacific Coast Bible College.

Vice-Chairman Davis opened the public hearing.

**Michael Wooten**  
**LA Church of Christ Representative**  
**1100 S. Valley Center Drive**

He explained the need for the property to have an off-site sign. He said the Bible College is not easily located without a sign at the end of Valley Center Drive.

He also said that 12 square feet seemed a little small.

The Commission discussed the wording in Section Page 7 of the Draft Sign Ordinance.

**RESOLUTION 99-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN  
DIMAS APPROVING TENTATIVE PARCEL MAP NO. 98-2 (21428)  
A REQUEST BY TERRY DIPPLE TO SPLIT ONE 21,392  
SQUARE FOOT PARCEL INTO TWO PARCELS OF 10,696  
SQUARE FEET EACH ON THE PROPERTY LOCATED AT 330  
EAST MOORE LANE**

WHEREAS, an application for a parcel has been duly filed by:

Terry Dipple  
229 W. Bonita Avenue  
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:

Create two 10,696 square foot lots from one 21,392 square foot lot.

WHEREAS, the property to be subdivided is described as follows:

330 East Moore Lane

WHEREAS, the parcel map was submitted to appropriate agencies as required under Section 17.12.030 of the San Dimas Municipal Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by Planning Commission on January 20, 1999 at the hour of 7:30 p.m., with all testimony received being made a part of the public record;

WHEREAS, notice was duly given of the public hearing on the matter and that public hearing was held by City Council on February 9, 1999 at the hour of 7:00 p.m., with all testimony received being made a part of the public record; and

WHEREAS, all requirements of the California Environmental Quality Act and the City's Environmental Guidelines have been met for the consideration of whether the project will have a significant effect on the environment.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Councilmembers at the hearing, and subject to the conditions attached as "Exhibit A", the City Council now finds as follows:

- A. That the proposed parcel map is consistent with the General Plan and the applicable Land Use Zone.

The proposed parcel map meets all requirements of the SF-7,500 zoning district and meets the requirements of the general plan that designates the property as Single Family Low density (3.1-6 du. /ac.).

- B. That the design or improvement of the proposed subdivision is consistent with the General Plan and the applicable Land Use Zone

The proposed lots meet the standards for SF-7,500 lots set forth in Chapter 18.24 of the S.D.M.C.

- C. That the site is physically suitable for the type of development proposed.

The site is adequate shape and size to accommodate an additional lot. The creating of the new lot will allow the existing house to remain in compliance with the SF-7,500 zone.

- D. That the site is physically suitable for the proposed density of the development.

The proposed residential lots are 10,696 square feet in size which are not the smallest lots currently present on Moore Lane. The proposed lots are approximately 40% larger than the minimum allowed in the zone and meet the lot width requirements.

- E. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat.

There will be no negative impacts created by the proposed subdivision. The increase in traffic will be minimal and will not significantly impact the balance of the street.

- F. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems.

The project is served by adequate utilities.

- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision

The project site includes a portion of Moore Lane, a private street. A reciprocal access easement exists along Moore Lane to provide access to

the subject site, as well as other lots on the street. Conditions state that Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to dedicate all required street right-of-way. Future right-of-way shall be 50 feet, future street width 34 feet.

- H. That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board. Conditions are imposed to protect the public health, safety and general welfare and to implement the intent and purpose of the General Plan.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council **APPROVES** Tentative Parcel Map No. 98-2 (21428) subject to compliance with the conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

**PASSED, APPROVED AND ADOPTED THIS 9<sup>th</sup> DAY OF February, 1999.**

\_\_\_\_\_  
Curt Morris, Mayor of the City of San Dimas

\_\_\_\_\_  
Pamela Jackson, City Clerk

I, PAMELA JACKSON, CITY CLERK of the City of San Dimas, do hereby certify that Resolution 99-11 was passed at the regular meeting of the City Council held on February 9, 1999 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**  
**TENTATIVE PARCEL MAP 98-2**

**GENERAL**

1. The developer shall comply with all provisions of the SF-7,500 zone.
2. Tentative Parcel Map 94-1 shall become null and void if the final map is not recorded within 24 months of City Council Approval. The application may be extended pursuant to Title 17 of the San Dimas Municipal Code and the State Subdivision Map Act.
3. The applicant shall sign an Acceptance of Conditions Affidavit that shall be kept on file in the Community Development Department prior to the recordation of the parcel map.

**PUBLIC WORKS**

4. The developer shall install all utilities underground.
5. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
6. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
7. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
8. Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
9. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

## **PARKS AND RECREATION**

10. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
11. The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

## **FIRE DEPARTMENT**

12. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
13. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow for a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
14. The fire hydrant shall measure 6"lx4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour fire wall.
15. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
16. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
17. Fire Department access shall be extended to within 150 feet distance of any portion of structures to be built.
18. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use.



## Planning Commission Staff Report

**DATE:** January 20, 1999

**TO:** Planning Commission

**FROM:** Planning Department

**SUBJECT:** Tentative Parcel Map 98-2 (21428)  
Split 21,392 Square Foot Lot into Two 10,696 Square Foot Lots  
330 E. Moore Lane

### BACKGROUND

The applicant, Terry Dipple, is proposing to split one 21,392 S.F. lot into two lots of 10,696 S.F. each. The property is located at 330 E. Moore Lane. There is currently one single family house on the property and it is located on the west portion of the property.

The proposed lot split would create one new lot that would be vacant and could accommodate one single family house. The parcel map also would reduce the size of the lot on which the existing house is located to 10,696 square feet.

The property is zoned SF-7,500 which would permit lots to be as small as 7,500 square feet.

This property has a long history of proposed subdivision.

**1989** – The property owner submitted a parcel map to subdivide the property into two lots. The Planning Commission unanimously recommended approval of that request. The City Council denied the application. At the City Council meeting, neighborhood residents expressed an interest in re-zoning the properties in the area to a lower density. With Council direction, Staff held a neighborhood meeting to discuss the possibility of a zone change. When the meeting was held, the majority of residents in attendance favored a re-zoning to SF-15,000. The residents never filed an application to change the zoning.

**1995** – The property owner submitted another parcel map that proposed a two lot subdivision. The Planning Commission approved the parcel map on a 3.1.0 vote. The City Council denied the map on a 4.0.0 vote.

## ANALYSIS

The proposed subdivision meets all standards set forth in the SF-7,500 zone. The proposed 10,696 S.F. lots are smaller than most of the lots on the street, but would not be the smallest lots on the street.

<b>Moore Lane Parcels</b>	
<b>APN</b>	<b>Lot Size in S.F.</b>
8390-009-005	11,700
8390-009-052	10,257
8390-009-053	10,257
8390-009-055	14,220
<del>8390-009-XX</del>	<del>10,696</del>
<del>8390-009-XX</del>	<del>10,696</del>
8390-009-009	19,166
8390-009-010	15,682
8390-009-011	15,682
8390-009-031	15,682
8390-009-030	34,848

← Properties after split

In the 1989 application, the City Council denied the application because of a concern about the condition of the street. At that time, the street was gravel and much of the street had no curb and gutter and the Council was concerned that Moore Lane could not accommodate the increased traffic generated by the new development.

By 1995, there had been some additional pavement on the street and some additional curb and gutter constructed; however, the entire street had not been improved. In 1995, the Council denied the application because of infrastructure issues and problems and a loss of a rural flavor on the street. The City Council urged the property owners to initiate a zone change for the street.

Since 1995, there has been no application the change the zoning designation on the street.

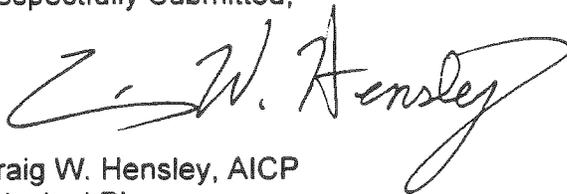
## CONCLUSIONS

The proposed parcel map clearly meets and exceeds the SF-7,500 zoning standards. However, the City Council has set a clear policy direction for development of the area.

**RECOMMENDATION**

Based on the past direction of the City Council, Staff has no recommendation on this project and would defer to the opinion of the Planning Commission in providing a recommendation to the City Council.

Respectfully Submitted,



Craig W. Hensley, AICP  
Principal Planner

Attachments:	Appendix A -	General Information
	Exhibit A -	Parcel Map 98-2 (21428)
	Exhibit B -	1989 P.C. Information Minutes 9-20-89 Resolution PC-927
	Exhibit C -	1989 C.C. Information Minutes 10-10-89 Resolution 89-82
	Exhibit D -	1995 P.C. Information Minutes 4-5-95 Resolution PC-1111
	Exhibit E -	1995 C.C. Information Minutes 4-25-95 Resolution 95-33

## APPENDIX A

### GENERAL INFORMATION

**Applicant:** Terry Dipple  
229 W. Bonita Avenue  
San Dimas, CA 91773

**Owner:** M. Zafar Ali  
315 N. San Dimas Cyn. Rd.  
San Dimas, CA 91773

**Location:** 330 Moore Place

**General Plan:** Residential Low

**Surrounding  
Land Use and Zoning** North: Single Family House; SF-7,500  
South: Single Family House; SF-9,000  
East: Single Family House; SF-7,500  
West: Single Family House; SF-7,500

**Legal Notice:** A legal notice was published in the Daily Bulletin;  
posted at City Hall, the library, post office and Via  
Verde Shopping Center; and was mailed to property  
owners within 300 feet of the project on December 14,  
1998.

**Environmental:** The Environmental Review Committee reviewed the  
project and recommended a Negative Declaration.

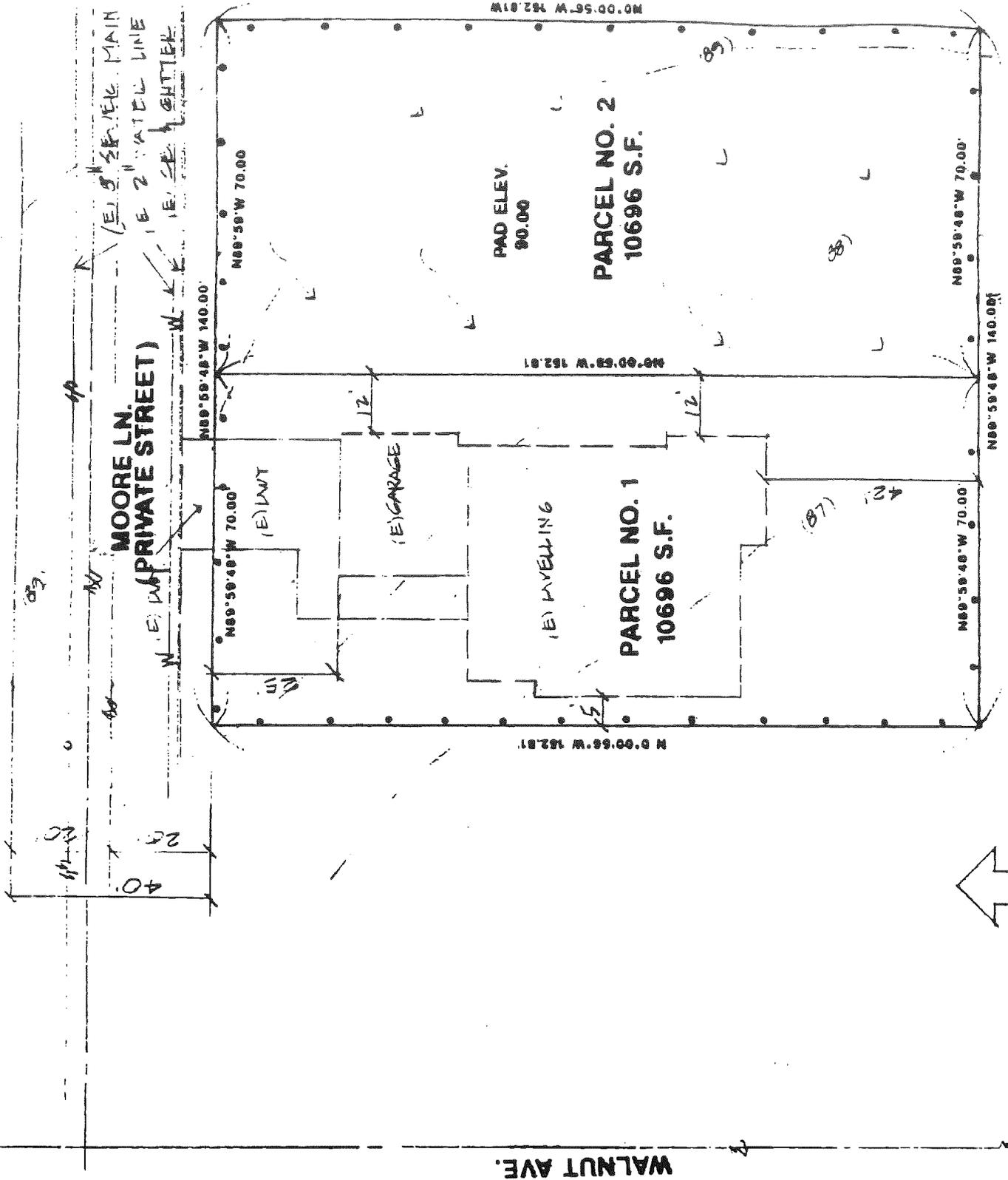


EXHIBIT A

to Allen Avenue), street, signal and storm drain improvement, to Mobassaly Engineering for a total contract price of \$376,739.33.

F. Approving Lot Line Adjustments 94-10 through 94-23: A request to shift 12 side property lines and 2 rear property lines of Lots 5-17 and 39-50 of Tract 49179 (Paseo Ambar and Calle Moreno). Applicant: Boulevard Development.

The motion carried unanimously.

#### 2B(1)ORDINANCE NO. 1022 - RANCHO SAN DIMAS PLAN AMENDMENT

After the title was read, it was moved by Councilmember Bertone, seconded by Councilmember Ebner, to waive further reading and adopt Ordinance No. 1022, An Ordinance of the City Council of the City of San Dimas Approving and Adopting the Amended Redevelopment Plan for the Rancho San Dimas Redevelopment Project, Amendment No. 1 as the Official Redevelopment Plan for Said Project. The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris, Dipple  
NOES: None  
ABSENT: None  
ABSTAIN: Mayor Pro Tem McHenry

#### E. Approving Reimbursement and Loan Agreement for the Rancho San Dimas Redevelopment Project Area.

In response to Councilmember Ebner, City Manager Pruyn stated the subject agreement establishes an agreement between the City and Agency whereby the City would be eligible to loan funds to the Agency; establishes debt and allows the Agency then to receive tax increment from the Rancho San Dimas project. He stated the total amount is approximately \$450,000 and would come from the General Fund.

It was moved by Councilmember Ebner, seconded by Councilmember Bertone, to approve the Reimbursement and Loan Agreement for the Rancho San Dimas Redevelopment Project Area as recommended by the City Manager. The motion carried by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris, Dipple  
NOES: None  
ABSENT: None  
ABSTAIN: Mayor Pro Tem McHenry

### 3. PUBLIC HEARINGS

A. Parcel Map 94-1: A request to subdivide a 1/2 acre parcel located at 330 E. Moore Lane into two lots. Applicant: Fred Diaz, 233 W. Bonita Avenue, RESOLUTION NO. 95-32.

Planning Associate Van Buren presented the staff report dated April 25, 1995 regarding the subject hearing. In response to Councilmember Morris, she stated the only changes since the last Council hearing regarding the subject property are paving of the road and curb and gutter. She stated that in 1989 there were four property owners in favor and one against rezoning the property; 50% of the property owners supported the change; the others were against or unknown.

In response to Councilmember Ebner, Mr. Stevens stated there are mixes in parcel sizes in the Moore Place neighborhood and rezoning to require 10,000 sq. ft. lots, for example, would create one nonconforming lot but still allow the proposed subdivision. He stated there is no question that changes to the area from 1989 to the present are relatively minimal.

In response to Councilmember Ebner, Ms. Van Buren stated the Moore Place road meets the minimum all weather improvements for the Fire Department and requiring a fire hydrant is appropriate since this is a subdivision.

Mayor Dipple opened the public hearing and asked if anyone wished to speak in favor of the subject development:

1. Steve Abrahamson, 519 S. Walnut, representing the applicant, Fred Diaz, and Mr. Ali, owner of the property, stated the Planning Commission has recommended approval of the parcel map and asked for Council approval. He stated the applicant is aware there are improvements required and they are willing make those improvements.

The following persons spoke in opposition to the proposed subdivision commenting on the potential negative impacts to the Moore Place neighborhood:

1. Terry Glasbrenner, 343 Moore Place.
2. Beverly Hill, 342 Moore Place
3. John Barnick, 320 Moore Place
4. Kenneth Hill, 342 Moore Place
5. Carol Moore, 320 Moore Place

In rebuttal, Mr. Abrahamson commented on the concerns expressed by residents and stated the project meets the criteria established for a lot split.

There being no one else wishing to speak, the public hearing was closed.

Councilmember Morris urged residents of Moore Place to work with City staff to change the zoning of their neighborhood if they want to protect the area from future development. He stated he opposes the proposed parcel map because of a substandard street.

Councilmember Bertone stated the property owner must have been aware when the property was purchased that the subdivision of the property was not an automatic right. He stated he understands the residents wanting to maintain the rural flavor of their neighborhood and he would oppose the development for that reason.

Mayor Dipple stated he would oppose the development because of the infrastructure issues and problems. Mayor Pro Tem McHenry encouraged residents to discuss with staff changing the zoning of the area if they want to protect their lifestyle. Councilmember Ebner stated he agrees with comments by other Councilmembers because of the inadequacy of the street and associated problems. He suggested the City take the initiative to review a possible zone change for the subject area.

It was moved by Mayor Pro Tem McHenry, seconded by Councilmember Morris, to deny Parcel Map 94-1 and direct staff prepare a Resolution with the appropriate findings for the May 9, 1995 City Council meeting. The motion carried unanimously.

Councilmember Morris suggested the Council consider a moratorium on any development in this area until a street is constructed.

In response to Councilmember Ebner, Mayor Dipple suggested that the neighborhood submit to staff a unified proposal for the zoning of their area prior to any action by the City to rezone the area.

In response to Councilmember Bertone, City Attorney Brown stated a lot split cannot be approved by the City if there are inconsistencies with the General Plan and the findings in the Subdivision Map Act. He stated one of those findings is incompatibility with the neighborhood.

- B. Tentative Tract Map 51979: A request to develop 18 single family homes on a 4.6 acre parcel located at 1310 Cienega Avenue.  
Applicant: Devere Anderson Development Corp., 15760 Ventura Blvd., #1727, Encino, CA RESOLUTION NO. 95-31.

Senior Planner Hensley presented the staff report dated April 25, 1995 regarding the subject tract map. He submitted for the record a letter dated April 21, 1995 from Peter M. Schiff, Assistant Superintendent, Business Services, Bonita Unified School District, requesting, "that the approval process for Tract Map 51979 and all future projects provide for the full mitigation of the impact on the school district. Absent provisions to fully mitigate the impact of on-going development, educational opportunities for all students in the Bonita Unified School District will be compromised."

In response to questions from Councilmember Bertone, Mr. Hensley stated the oak tree mitigation would require a plan be submitted to the DPRB. He stated because of the significant number of trees being removed and the fact that it would be difficult to locate all of the trees on site at a 2 to 1 ratio, it was concluded that mitigation needed to be done on a technical basis with DPRB review.

In response to Councilmember Bertone, Mr. Hensley stated that alternative plans with less density that would preserve more of the trees had not been discussed. He stated, however, that the houses were located on lots in a way that saved as many trees as possible. He stated that of the 22 trees to be removed, 6-8 are located within the street area.

In response to Councilmember Ebner, Mr. Stevens stated the City's tree ordinance is intended to allow consideration for preservation of desirable and significant trees and encourage creative techniques in land planning to achieve that goal. He stated that if the Council's conclusion is that the proposed plan is not sufficiently creative or that greater effort should be made for tree preservation, the ordinance provides the capability to deny the plan.

Councilmember Ebner suggested a more creative plan that could save more oak trees might be to increase the lot width to the minimum standard of 70 feet; if this resulted in some of the lots being too big, possibly the street could be relocated to reduce the size of those lots. He also stated possibly if there are oak trees outside of the right of way where lots 1 and 18 are located, possibly that area could be wider and reduce the number of lots.

In response to Councilmember Morris regarding required findings of the Planning Commission to approve a reduced lot width, Mr. Hensley stated the Planning Commission decision was based on the significantly larger lot size

RESOLUTION NO. 95-33

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SAN DIMAS DENYING  
PARCEL MAP 94-1  
(330 E. Moore Lane)

WHEREAS, an application for a parcel map was duly filed  
by:

Fred Diaz  
233 W. Bonita Avenue  
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:  
Subdivide a 21,392 square foot parcel into two 10,696 square  
foot parcels.

WHEREAS, the property to be subdivided is described as fol-  
lows:

330 E. Moore Lane

WHEREAS, the parcel map was submitted to appropriate  
agencies as required under Section 17.12.030 of the Municipal  
Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on  
the project, which public hearing was held before the City Coun-  
cil on the 25th day of April, 1995, at the hour of 7:30 p.m.,  
with all testimony received being made a part of the public  
record;

WHEREAS, the City Council has received the report and  
recommendation of such agencies as have submitted same including  
the written report and recommendations of staff.

WHEREAS, all requirements of the California Environmen-  
tal Quality Act and the City's EIR Guidelines have been met  
for the consideration of whether the project will have a signifi-  
cant effect on the environment;

NOW THEREFORE, in consideration of the evidence re-  
ceived at the hearing, and for the reasons discussed by the City  
Council at said hearing, the City Council now finds as follows:

- A. Access to the subject site is dependent upon the use of  
Moore Lane, a marginally-improved street in private owner-  
ship.
- B. Moore Lane is only paved on the south side of the street  
from that portion 150 east of Walnut Avenue to the subject  
property. Paving is approximately 15 feet in width. The  
remainder of the street is slag and gravel. The slag  
and gravel portions contain potholes which may be hazardous

to vehicles or pedestrians. Slag and gravel further generate dirt and dust in the immediate vicinity.

- C. Moore Lane does not have curb and gutter along the north side of the street. The lack of curb and gutter exacerbates problems of water pooling in the street and possibly flooding during heavy rains.
- D. Moore Lane's improvement status is comparable to a private-driveway, not a street. Eight residences currently utilize Moore Lane for access. It is not appropriate to increase the number of residences relying on the use of Moore Lane until Moore Lane is improved to a street standard.
- E. Moore Lane currently has a two-inch water main. The existing two-inch main is inadequate to support a new fire hydrant at the easterly end of Moore Lane, as recommended by the Los Angeles County Fire Department for fire protection service.
- F. The subject property is not physically suited for the proposed type or density of development due to access and drainage difficulties. Moore Lane is not of sufficient capacity or level of improvement at this time to service additional parcels or to convey all drainage in an acceptable manner.
- G. The proposed parcel map is not consistent with the General Plan. Policy 1.1.2 of the Circulation Element states "the City shall require new developments to be served by roads of adequate capacity and design standards to provide reasonable access." Moore Lane is not of adequate capacity and design standards at this time to provide reasonable access.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council DENIES Parcel Map 94-1. A copy of this resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED THIS 9th day of May 1995.

  
\_\_\_\_\_  
Terry Dipple  
Mayor of the City of San Dimas

ATTEST:

  
\_\_\_\_\_  
Pamela Jackson  
City Clerk

I HEREBY CERTIFY that the foregoing Resolution 95-32 was adopted by vote of the City Council of the City of San Dimas at its regular meeting of April 25, 1995 by the following vote:

AYES: Councilmembers Bertone, Ebner, Morris, Dipple  
NOES: None  
ABSENT: Mayor Pro. Tem McHenry  
ABSTAIN: None

  
CITY CLERK



# MEMORANDUM

DATE: April 25, 1995  
TO: Mayor and City Council  
FROM: Don Pruyn, City Manager *O.P.*  
INITIATED BY: Community Development Department  
SUBJECT: Parcel Map 94-1: A Request to subdivide a one-half acre parcel at 330 E. Moore Lane into two parcels. Applicant: Fred Diaz

\*\*\*\*\*

## SUMMARY

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots. The site is accessed by Moore Lane, a semi-improved private road. Staff recommends approval subject to conditions.

\*\*\*\*\*

## BACKGROUND

In 1989, the property owner submitted a similar parcel map application. The Planning Commission unanimously recommended approval of the parcel map. The City Council denied the application due to lack of improvements along Moore Lane, a private road. (Exhibit C)

At that time, Moore Lane was a dirt and gravel road with a small patch of asphalt paving in front of two parcels on the south side of the street, and had curb and gutter on only one-third of the south side of the street. The Council was concerned that Moore Lane lacked a sufficiently paved width to handle the traffic and lacked continuous curb and gutter to convey the drainage in an acceptable manner.

Residents in attendance at the Council hearing further expressed a desire to change the zoning of the area to a lower density. Upon denying the parcel map, the Council directed Staff to arrange a neighborhood meeting regarding a possible change in zoning.

Staff met with Moore Lane residents on November 6, 1989. The majority of the residents were in favor of rezoning the area from SF-7,500 to SF-10,000 or SF-15,000. A zone change to SF-10,000 would create one nonconforming lot. The residents were concerned that this zone change may not prevent the applicant from subdividing his property. It appeared that the SF-15,000 Zone was the preferred zone, although a greater number of lots would become nonconforming. A zone change application was never filed.

### ANALYSIS

At the present time, the south side of Moore Lane has continuous curb and gutter from the subject property to Walnut Avenue. The south side also has paving from the subject property to 150 feet east of Walnut Avenue. The north side of the street has been treated with slag and gravel. The road serves 10 lots, of which 8 are developed with single family residences and 2 are used as a citrus orchard. The Public Works Department and Fire Department have reviewed the improvement and capacity status of Moore Lane and have determined Moore Lane is adequately improved to service the 10 lots which currently utilize Moore Lane as well as the 11th lot which would be created by this project.

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots, each with 70 foot lot widths. The proposed lots are 40 percent larger than what is required in the SF-7,500 Zone and comply with lot width requirements. The proposed density is consistent with the zoning and the General Plan.

### PLANNING COMMISSION REVIEW

On April 5, 1995, the Planning Commission held a public hearing on the matter. Three property owners on Moore Lane spoke in opposition to the proposed parcel map, citing concerns regarding traffic along Moore Lane, substandard street improvements, and costs for maintaining a private street. Although not part of the proposal, residents were also concerned that the Arturo Street stub may be used to make Moore Lane a through street.

The Planning Commission discussed the improvement status of Moore Lane and the density of the area. The Commission felt Moore Lane was adequately improved and that the proposed 10,000 square foot lots were an appropriate size for the area. The Commission recommends approval of Parcel Map 94-1 and negative declaration to the City Council. (Motion passed 3.1.0). The Commission further recommends that the City Council consider vacating the Arturo Street stub.

**FINDINGS**

- A. The proposed parcel map is consistent with the General Plan and the SF-7,500 Zone. The proposed parcel map is consistent with the General Plan Land Use Map, which designates the subject area as Single Family Low Density, 3.1 to 6 units per acre. The proposed parcel map contains 4 units per acre. The proposed subdivision meets or exceeds development standards set forth in Chapter 18.24 (SF Zone) of the Zoning Code regarding lot size and lot width.
- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the SF Zone. The proposed design allows for retention of the existing single family residence on Lot 1 and development of a new single family residence on Lot 2. Both lots have direct access onto Moore Lane.
- C. The site is physically suitable for the type of development proposed. The Public Works Department and Fire Department have determined Moore Lane is adequate to serve the 10 parcels which currently utilize the private road as well as the 11th parcel which would be created by this project.
- D. The site is physically suitable for the proposed density of the project. The proposed residential lots are 10,696 square feet in size. The proposed lots are 40 percent larger than required in the SF-7,500 Zone. The proposed lots are of sufficient size and appropriate configuration to provide for retention of the existing residence on Lot 1 and future construction of a residence on Lot 2.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat. The proposed project site is located within an urbanized area of the City and would not impact or displace wildlife or their habitat.

**RECOMMENDATION**

Based upon the above Findings, Staff recommends approval of Parcel Map 94-1 and Negative Declaration subject to the conditions set forth in Planning Commission Resolution PC-1111.

Respectfully submitted,



Rebecca Van Buren  
Planning Associate

**Attachments:**

- Exhibit A: Parcel Map 94-1
- Exhibit B: Planning Commission Resolution PC-1111
- Exhibit C: Planning Commission Minutes, April 5, 1995
- Exhibit D: Environmental Documentation

In addition, the following historical information is included:

- Exhibit E: Resolution 89-92 (Denial of Parcel Map 89-7)
- Exhibit F: City Council Minutes of October 10, 1989

## EXHIBIT C

### PARCEL MAP 94-1

Planning Associate Rebecca Van Buren stated that this was a request to subdivide a 21,392 square foot parcel into two lots. This project was located at 330 Moore Lane. She then outlined the Staff report stating that this parcel map was before the Commission in 1989 and was approved at that time by the Commission. Subsequent to that the City Council denied the project based on the lack of sufficiently paved street width to handle increased traffic. She stated that Public Works Department has determined the road is adequately improved to accommodate 10 lots plus the one created by this project. In conclusion, Staff recommended approval subject to conditions.

Vice-Chairman Harshman opened the public hearing and asked to applicant to come forward.

Fred Diaz  
233 W. Bonita  
San Dimas

Mr. Diaz stated that they are in favor of all the conditions.

Vice-Chairman Harshman asked those wishing to speak in favor to come forward. There being none he asked for those in opposition to speak.

Terry Glasbrenner  
333 Moore Lane  
San Dimas

Mr. Glasbrenner stated that he had attended the 1989 meetings regarding this parcel map. He was opposed because the additional lot split would overburden the reciprocal easement of the private road. He did not want Moore Lane to connect to Arturo Street. He felt it would become a thoroughfare. He stated that the road is substandard and already a safety issue.

City Engineer Basile stated that there is a stub street, Arturo Road, to the east of Moore Lane. He stated that it was not the City's intent to connect the two streets. He suggested that street vacation of the stub road would eliminate concern of the two streets ever connecting.

Kimberly Sites  
306 E. Moore Lane  
San Dimas

Ms. Sites stated that she has lived on the corner of Walnut and Moore Lane for 20 years. She stated that the street cannot handle more traffic and that street maintenance is a problem.

Carol Moore  
320 E. Moore Lane  
San Dims

Ms. Moore concurred with Ms. Sites. She stated that the street already has enough traffic and is unsafe because it is unpaved.

Vice-Chairman Harshman closed the public hearing.

Discussion occurred regarding private streets; their improvements; and, making Moore Lane a cul de sac.

Commissioner Davis stated that he had a problem with private streets due to maintenance issues. He said that it was not an acceptable living condition to have private streets like this in the City.

Commissioner Vallecorsa stated that he could make the Findings subject to vacation of the street.

Commissioner Vallecorsa moved, seconded by Commissioner Badar, to recommend approval of Parcel Map 94-1 and adoption of the Negative Declaration; subject to conditions and including a recommendation that the City vacate the Arturo stub Street. Motion carried 3.1.0. Commissioner Davis voted no.

TENTATIVE TRACT MAP 51979

Senior Planner Hensley stated that this was a request to develop 18 single family homes on a 4.6 acre parcel. This project was located at 1310 Cienega Avenue. He detailed the Staff report. He stated that there were minor changes to Public Works conditions No. 34 and No. 40. He noted that Fire Department conditions were received after the Staff report was written and would be incorporated in the conditions of approval. Staff recommended approval of Tentative Tract Map 51979.

Commissioner Davis asked if there would be a Homeowner's Association. Mr. Hensley stated that none was being required and that the street would be a public street.

Commissioner Davis asked if houses on San Oaks and Kimberly Avenue had 70 foot widths. Mr. Hensley stated that most of those lots are larger than 70 feet.

Vice-Chairman Harshman opened the public hearing and asked the applicant to come forward.

RESOLUTION PC-1111

A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF SAN DIMAS RECOMMENDING APPROVAL  
OF PARCEL MAP 94-1 (330 E. Moore Lane)

WHEREAS, an application for a parcel map was duly filed  
by:

Fred Diaz  
233 W. Bonita Avenue  
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel map to:

Subdivide a one-half acre parcel into two 10,696  
square foot parcels.

WHEREAS, the property to be subdivided is described as fol-  
lows:

330 E. Moore Lane

WHEREAS, the parcel map was submitted to appropriate  
agencies as required under Section 17.12.030 of the Municipal  
Code with a request for their report and recommendations;

WHEREAS, notice was duly given of the public hearing on  
the project, which public hearing was held before the Planning  
Commission on the 5th day of April, 1995, at the hour of 7:30  
p.m., with all testimony received being made a part of the pub-  
lic record;

WHEREAS, the Planning Commission has received the re-  
port and recommendation of such agencies as have submitted same  
including the written report and recommendations of staff.

WHEREAS, all requirements of the California Environmen-  
tal Quality Act and the City's EIR Guidelines have been met for  
the consideration of whether the project will have a significant  
effect on the environment;

NOW THEREFORE, in consideration of the evidence re-  
ceived at the hearing, and for the reasons discussed by the  
Planning Commission at said hearing, the Planning Commission now  
finds as follows:

- A. The proposed parcel map is consistent with the General Plan  
and the SF-7,500 Zone. The proposed parcel map is consis-  
tent with the General Plan Land Use Map, which designates  
the subject area as Single Family Low Density, 3.1 to 6  
units per acre. The proposed parcel map contains 4 units  
per acre. The proposed subdivision meets or exceeds develop-  
ment standards set forth in Chapter 18.24 (SF Zone) of the  
Zoning Code regarding lot size and lot width.

- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the SF Zone. The proposed design allows for retention of the existing single family residence on Lot 1 and development of a new single family residence on Lot 2. Both lots have direct access onto Moore Lane.
- C. The site is physically suitable for the type of development proposed. The Public Works Department and Fire Department have determined Moore Lane is adequate to serve the 10 parcels which currently utilize the private road as well as the 11th parcel which would be created by this project.
- D. The site is physically suitable for the proposed density of the project. The proposed residential lots are 10,696 square feet in size. The proposed lots are 40 percent larger than required in the SF-7,500 Zone. The proposed lots are of sufficient size and appropriate configuration to provide for retention of the existing residence on Lot 1 and future construction of a residence on Lot 2.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat. The proposed project site is currently developed with a single family residence and yard area. The conversion of the yard area to a second residential use would not impact or displace wildlife or their habitat.
- F. That the design of the subdivision or the type of improvements are not likely to cause serious public health problems. The project site is adequately served by utilities, including sewer, water, gas and electricity.
- G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. The project site includes a portion of Moore Lane, a private street. A reciprocal access agreement exists along Moore Lane to provide access to the subject site as well as other sites along Moore Lane. The conditions of approval specify that Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the parcel map be approved subject to compliance with the conditions in Exhibit "A" attached hereto and incorporated herein. A copy of this resolution shall be mailed to the applicant.

PASSED, APPROVED and ADOPTED THIS 12 day of April, 1995.

AYES: DHINGRA, HARSHMAN, BADAR

NOES:

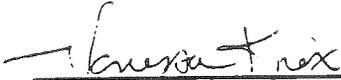
ABSTAIN:

ABSENT: VALLECORSA, DAVIS



Ash Dhingra, Chairman  
San Dimas Planning Commission

ATTEST:



Vanessa Knox  
Secretary, Planning Commission

EXHIBIT "A"

CONDITIONS OF APPROVAL

PARCEL MAP 94-1 (PM 21428)

PLANNING

1. The developer shall comply with all provisions of the SF-7,500 Zone.

PUBLIC WORKS

1. The developer shall install all utilities underground.
2. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
3. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of the same where not existing, as determined by the City Engineer.
4. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
5. Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
6. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

HUMAN SERVICES AND FACILITIES

1. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

FIRE DEPARTMENT

1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.

2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow from a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall be extended to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

#### GENERAL

1. Tentative Parcel Map 94-1 shall become null and void if the final map is not recorded within 24 months of City Council Approval. The application may be extended pursuant to Title 17 of the San Dimas Municipal Code and the State Subdivision Map Act.
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.



MEMORANDUM

DATE: April 5, 1995
TO: Planning Commission
FROM: Community Development Department
SUBJECT: Parcel Map 94-1: A Request to subdivide a one-half acre parcel at 330 E. Moore Lane into two parcels. Applicant: Fred Diaz

SUMMARY

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots. The site is accessed by Moore Lane, a semi-improved private road. Staff recommends approval subject to conditions.

BACKGROUND

In 1989, the property owner submitted a similar parcel map application. The Planning Commission unanimously recommended approval of the parcel map. The City Council denied the application due to lack of improvements along Moore Lane, a private road. (Exhibit C)

At that time, Moore Lane was a dirt and gravel road with a small patch of asphalt paving in front of two parcels on the south side of the street, and had curb and gutter on only one-third of the south side of the street. The Council was concerned that Moore Lane lacked a sufficiently paved width to handle the traffic and lacked continuous curb and gutter to convey the drainage in an acceptable manner.

Residents in attendance at the Council hearing further expressed a desire to change the zoning of the area to a lower density. Upon denying the parcel map, the Council directed Staff to arrange a neighborhood meeting regarding a possible change in zoning.

Staff met with Moore Lane residents on November 5, 1989. The majority of the residents were in favor of rezoning the area from SF-7,500 to SF-10,000 or SF-15,000. A zone

300-0590

change to SF-10,000 would create one nonconforming lot. The residents were concerned that this zone change may not prevent the applicant from subdividing his property. It appeared that the SF-15,000 Zone was the preferred zone, although a greater number of lots would become nonconforming. A zone change application was never filed.

#### ANALYSIS

At the present time, the south side of Moore Lane has continuous paving and continuous curb and gutter from the subject property to Walnut Avenue. The north side of the street has been treated with slag and gravel. The road serves 10 lots, of which 8 are developed with single family residences and 2 are used as a citrus orchard. The Public Works Department and Fire Department have reviewed the improvement and capacity status of Moore Lane and have determined Moore Lane is adequately improved to service the 10 lots which currently utilize Moore Lane as well as the 11th lot which would be created by this project.

The applicant is proposing to split the 21,392 square foot lot at 330 E. Moore Lane into two 10,696 square foot lots, each with 70 foot lot widths. The proposed lots are 40 percent larger than what is required in the SF-7,500 Zone and comply with lot width requirements. The proposed density is consistent with the zoning and the General Plan.

#### FINDINGS

- A. The proposed parcel map is consistent with the General Plan and the SF-7,500 Zone. The proposed parcel map is consistent with the General Plan Land Use Map, which designates the subject area as Single Family Low Density, 3.1 to 6 units per acre. The proposed parcel map contains 4 units per acre. The proposed subdivision meets or exceeds development standards set forth in Chapter 18.24 (SF Zone) of the Zoning Code regarding lot size and lot width.
- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the SF Zone. The proposed design allows for retention of the existing single family residence on lot 1 and development of a new single family residence on Lot 2. Both lots have direct access onto Moore Lane.
- C. The site is physically suitable for the type of development proposed. The Public Works Department and Fire Department have determined Moore Lane is adequate to serve the 10 parcels which currently utilize the

private road as well as the 11th parcel which would be created by this project.

- D. The site is physically suitable for the proposed density of the project. The proposed residential lots are 10,696 square feet in size. The proposed lots are 40 percent larger than required in the SF-7,500 Zone. The proposed lots are of sufficient size and appropriate configuration to provide for retention of the existing residence on Lot 1 and future construction of a residence on Lot 2.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damages or substantially and avoidably injure wildlife or their habitat. The proposed project site is located within an urbanized area of the City and would not impact or displace wildlife or their habitat.

RECOMMENDATION

Based upon the above Findings, Staff recommends approval of the Negative Declaration, including the De Minimis Impact Finding, and Parcel Map 94-1 subject to the conditions set forth in Exhibit A.

Respectfully submitted,



Rebecca Van Buren  
Planning Associate

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Parcel Map 94-1
- Exhibit C: Resolution 89-92 (Denial of Parcel Map 89-7)
- Exhibit D: City Council Minutes of October 10, 1989
- Exhibit E: Environmental Documentation

EXHIBIT A

CONDITIONS OF APPROVAL

PARCEL MAP 94-1 (PM 21428)

PLANNING

1. The developer shall comply with all provisions of the SF-7,500 Zone.

PUBLIC WORKS

1. The developer shall install all utilities underground.
2. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
3. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of the same where not existing, as determined by the City Engineer.
4. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
5. Moore Lane shall remain a private street at this time; therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
6. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

HUMAN SERVICES AND FACILITIES

1. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Chapter 17.36 of the San Dimas Municipal Code regarding Park Land Dedication (Quimby Act). The City may require fees in lieu of land or a combination thereof based on the market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

FIRE DEPARTMENT

1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow from a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall be extended to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LINES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

GENERAL

1. Tentative Parcel Map 94-1 shall become null and void if the final map is not recorded within 24 months of City Council Approval. The application may be

extended pursuant to Title 17 of the San Dimas  
Municipal Code and the State Subdivision Map Act.

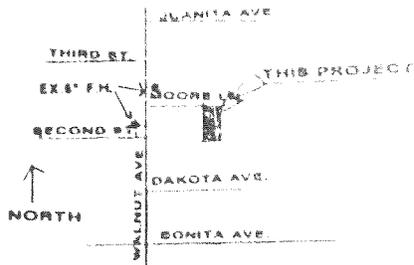
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.

TENTATIVE

# PARCEL MAP NO. 21428

BEING A SUBDIVISION OF THE RANCHO ADD TO SAN JOSE AND A PORTION OF RANCHO SAN JOSE S 178 FT. OF W 120 FT. OF E 240 FT. OF VILLA LOT 24

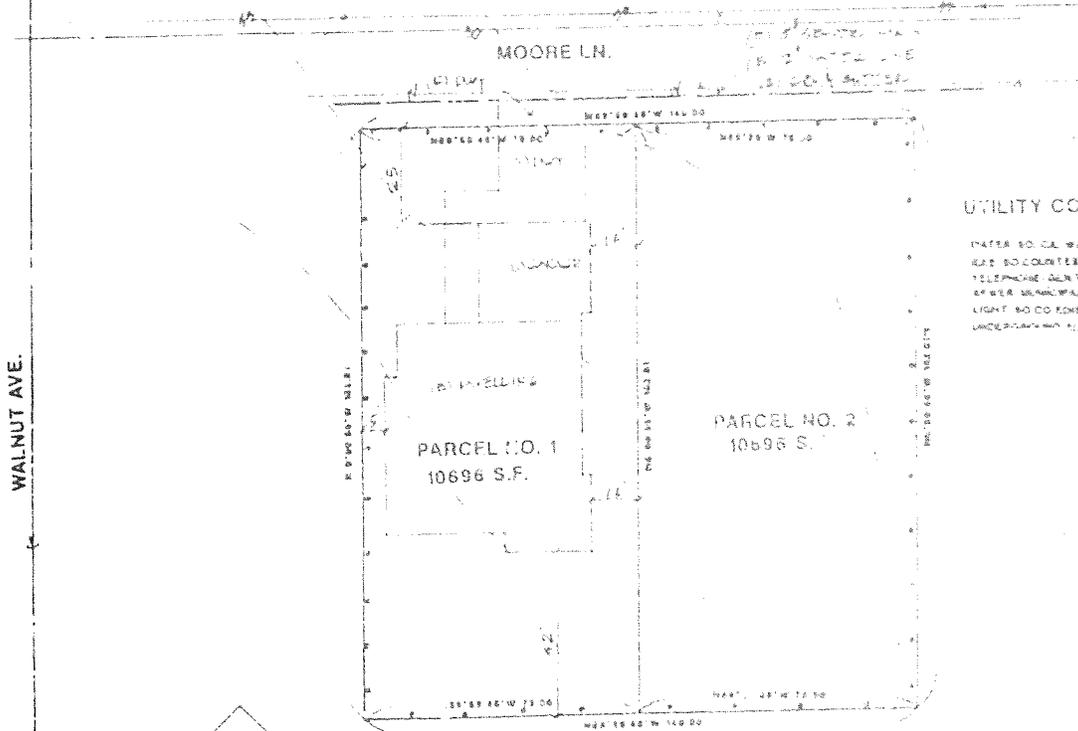
AUGUST 1994



VICINITY MAP

OWNER  
 MR. ZEPHAN ALD  
 812 SAN CARLOS TAYLOR RD  
 SAN JOSE, CA 95128  
 (415) 992-1977

SUPPLYER  
 MR. LEE FRANKLIN, INC. 1988  
 1182 SO. BORDER AVE.  
 CHANDLER, CA 94706  
 (415) 971-5555



### UTILITY COMPANIES

- WATER: S.F. CALIFORNIA WATER CO.
- SEWER: S.F. COUNTY GAS CO.
- TELEPHONE: S.F. COUNTY GAS CO.
- ELECTRIC: S.F. COUNTY GAS CO.
- LIGHT: S.F. COUNTY GAS CO.
- UNDERGROUND ALERT



DAKOTA AVE.

INDICATE THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

780 / 1994

Councilmember Morris stated approval of a parcel split does not imply approval of any zone change or tract map. He stated he is reluctant to overturn a Planning Commission decision but that parking that is being added to compensate for the east parking lot is coming directly out of landscaped area of which there is none too much on that site; they may not need more than 97 parking spaces but may need more open space and landscaping.

It was moved by Councilmember Morris, seconded by Mayor Pro Tem Tortorelli, to deny Parcel Map 89-11 and grant the appeal of the Planning Commission approval of Conditional Use Permit 89-11, and direct staff to prepare the Resolution with appropriate findings specifically to include open space, adequacy of parking, and setbacks. The motion carried by the following vote:

AYES: Councilmembers Bertone, McHenry, Morris,  
Tortorelli  
NOES: None  
ABSENT: None  
ABSTAIN: Mayor Dipple

#### RECESS

Mayor Pro Tem Tortorelli called a recess at 9:20 p.m. When the meeting reconvened at 9:30 p.m. all members of Council were present.

#### PARCEL MAP 89-3 SOUTHWEST CORNER OF RENSHAW AND MANCHESTER (THOMAS MILLER) PUBLIC HEARING

Assistant Planning Director Collins presented the staff report dated September 20, 1989 and approval recommendation of the Planning Commission of Parcel Map 89-3, a request to subdivide a 1.97 acre site located at the southwest corner of Renshaw and Manchester into three parcels.

Mayor Dipple opened the public hearing and the applicant, Thomas Miller, stated he was present to answer any questions.

There being no one else wishing to speak, the public hearing was closed.

In response to Councilmember Bertone, Mr. Collins stated the sizes of the parcels range from 20,145 sq. ft. to 38,185 sq. ft. Councilmember McHenry commented on concerns of the DPRB regarding bulk and mass of houses in this area and wanted to make the applicant aware of these concerns. Mr. Collins stated Parcel 2 has DPRB approval for an approximately 4,000 sq. ft. house.

It was moved by Mayor Pro Tem Tortorelli, seconded by Councilmember McHenry, to approve Parcel Map 89-3 as recommended by the Planning Commission at its meeting of September 20, 1989. The motion carried unanimously.

#### PARCEL MAP 89-7 330 EAST MOORE LANE PUBLIC HEARING

Planning Aide Van Buren presented the staff report dated September 20, 1989 and approval recommendation of the Planning Commission of Parcel Map 89-7, a request to subdivide one 21,393 sq. ft. parcel located at 330 E. Moore Lane into two 10,696 sq. ft. parcels. In response to Mayor Pro Tem Tortorelli, Ms. Van Buren stated the 10,000+ sq. ft. parcels are consistent with other parcels on the street. She stated the zoning is SF 7500.

In response to Councilmember Morris, Public Works Director Basile stated one-third of the street on the south side has curb and gutter and the subject proposal will also require extension of curb and gutter.

Regarding the parcel size, Mr. Stevens stated that generally the lots on the south side are in the same size range as the proposed parcels; on the north side are two larger parcels, but all are zoned SF 7500 and, therefore, capable of division. Discussion followed on lot sizes and street improvement requirements.

Mayor Dipple opened the public hearing and asked for those wishing to speak in favor of the proposal. There being none, he asked for those wishing to speak in opposition and the following persons spoke:

1. Beverly Hill, 342 Moore Lane, stated she objects to the lot split because it is a dead end street and poses traffic problems. She stated the parcel map is not for the betterment of the area.

In response to Councilmember Bertone, Mr. Stevens stated the size of the proposed parcels would not be out of line for the area although there are several larger parcels on Moore Lane.

Mayor Pro Tem Tortorelli asked about overnight parking enforcement on Moore Lane. Mr. Basile stated the City has the authority to enforce overnight parking regulations on private streets and Moore Lane may already be subject to this ordinance.

Councilmember Morris questioned the Council's discretion in approval of the subject parcel map. Mr. Stevens stated to deny the parcel map a finding would be required related to the fact that Moore Lane is not a full width street and would generate excess traffic. City Attorney Brown stated the issue before the Council is a lot split to permit a second house; it is consistent with the General Plan and zoning; does another residence on a private street add an unreasonable burden to traffic on the street? He stated that without cooperation of the neighbors to mitigate this negative impact by widening the street, it may be a premature subdividing of the property.

2. Terry Glassner, 343 Moore Lane, stated he bought his property because of the rural area; he feels the property owners have a right to a private road and would like it to remain private. He stated the lot split would overburden the area and the house being built is not typical of the area. He stated he would support SF 15,000 for the area. In response to Councilmember Morris, he explained the property owners' street access agreement.

Mayor Pro Tem Tortorelli asked if possibly there is a limit on the extent the property owners can burden the street easement. City Attorney Brown stated there may be private legal rights different from City rights. Discussion followed on the possibility of increased lot size requirements for the area. In response to Mayor Pro Tem Tortorelli, Mr. Stevens stated the subject area has not been included in General Plan discussions but a higher minimum lot size could be imposed under the existing General Plan.

3. Bob Peterson, 320 Moore Lane, stated they have been cited for overnight parking only on the asphalt area of the street. He commented on drainage problems on the street. He stated the applicant's house is not similar to others in the area. He stated the dirt road is not wide enough to handle additional traffic.

In rebuttal, the applicant, Zafar Ali, commented on his plans submitted as required by the City. He stated that with the proposed lot split, each lot will be about 40% in excess of the required 7500 square feet. He stated the proposed house would enhance the area and that he is willing to work with the neighborhood.

There being no one else wishing to speak, the public hearing was closed.

Discussion followed on the uniqueness of the area, the lot sizes, and the possibility of changing the zoning standards for the area. Mr. Stevens stated the City could probably justify zoning above SF 7500 based upon the characteristics of the area and parcel sizes. Councilmember McHenry stated that if the road is to be left a marginally improved dirt road with substandard widths, then the City needs to deal with not increasing the density of the area.

It was moved by Councilmember Morris, seconded by Councilmember McHenry, to deny Parcel Map 89-3 on the basis of the fact that the road may be inadequate to handle the kind of density starting to develop there and it is premature. The motion carried unanimously.

Councilmember McHenry requested staff work with the neighborhood regarding a possible change in density. Mr. Stevens stated staff will prepare a letter to the residents explaining their options in pursuing different zoning and encourage their attendance at the October 26 General Plan update community meeting.

**CONDEMNATION OF CERTAIN PROPERTY FOR THE SAN DIMAS CANYON ROAD  
STREET WIDENING IMPROVEMENT PROJECT  
RESOLUTION NO. 89-74  
PUBLIC HEARING**

City Manager Poff stated that as a part of the street improvements, the City plans to make certain improvements along San Dimas Canyon Road which requires the City acquire private rights of way. He stated that of the parcels included for acquisition, the City has successfully negotiated for the purchase of one of the parcels.

Director of Public Works Basile stated that in order to complete the future roadway improvements on San Dimas Canyon Road, north of Allen, it is necessary for the City to acquire four parcels; one parcel has been acquired and the City is still in negotiations with County Flood Control which owns land east of Romola on the south side of San Dimas Canyon Road. He stated the parcels subject to the public hearing are:

1. Northwest corner of Baseline and San Dimas Canyon Road where the City wishes to acquire an additional 20 feet of right of way for a total of 200 square feet of right of way; this would allow construction of San Dimas Canyon Road to its major highway designation. (Property owner: Jerome Gschwend)
2. Near the intersection of Fernridge and San Dimas Canyon Road where the City wishes to take the entire 3,050 square feet which is not a buildable lot. (Property owner: Wellington Loh)

In response to Councilmember Bertone, Mr. Basile stated the 3,050 square foot lot is not a buildable lot and the property owner does not own any adjacent property. He stated there is a residence on the Baseline road property. Mr. Poff stated a letter dated October 7, 1989, from Mr. Gschwend's attorney stated a primary difference of value for the property which will be an ongoing negotiation between the City and the property owner. Councilmember Bertone asked the impact on the property by taking this right of way. Mr. Basile stated that is taken into consideration in the appraisal. Mr. Poff stated all affected property owners were notified of the public hearing and the only communication received was the letter from Mr. Gschwend's attorney.

Mayor Dipple opened the public hearing and the following persons spoke in opposition:

RESOLUTION 89-a2

A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF SAN DIMAS DENYING  
PARCEL MAP 89-7

WHEREAS, an application for a parcel map was  
filed by:

Zafar Ali  
315 San Dimas Canyon Road  
San Dimas, CA 91773

WHEREAS, the applicant is requesting the parcel  
map to:

Subdivide a 21,393 square foot parcel into two parcels  
in the Single Family 7500 (SF-7500) Zone.

WHEREAS, the property to be subdivided is  
described as:

330 East Moore Lane

WHEREAS, the City Council has received the report  
and recommendation of such agencies pursuant to Section  
17.12.030 that have submitted same in addition to the  
written report and recommendations of the Planning  
Commission and Staff;

WHEREAS, notice was duly given of the public  
hearing on the matter, which public hearing was held before  
the City Council on the 10th day of October, 1989 at the  
hour of 7:30 p.m., with all testimony received being made a  
part of public record;

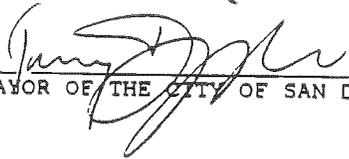
WHEREAS, this project is exempt from  
environmental review per Section 15315 of the California  
Environmental Quality Act Guidelines;

NOW THEREFORE, in consideration of the evidence  
received at the hearing, and for the reasons discussed by  
the Council at said hearing, the City Council now finds as  
follows:

- A. Access to the subject site is dependent upon the use  
of Moore Lane, a marginally-improved street in private  
ownership.
- B. The site is not physically suited for the proposed  
type or density of development due to access and  
drainage difficulties since Moore Lane is not of  
sufficient capacity or level of improvement at this  
time to service additional parcels or to convey all  
drainage in an acceptable manner.
- C. Further piecemeal parcelization of properties along  
Moore Lane is not appropriate until such time that  
arrangements are made to assure adequate access and a  
complete drainage system.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the City Council hereby DENIES Parcel Map 89-7. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED AND ADOPTED this 28th day of November, 1989.

  
MAYOR OF THE CITY OF SAN DIMAS

ATTEST:

  
CITY CLERK

I HEREBY CERTIFY that the foregoing Resolution was adopted by vote of the City Council of the City of San Dimas at its regular meeting of November 28, 1989, by the following vote:

AYES:	Councilmembers Bertone, McHenry, Morris, Tortorelli, Dipple
NOES:	None
ABSENT:	None
ABSTAIN:	None

  
CITY CLERK



## MEMORANDUM

DATE: October 10, 1989

TO: Robert L. Poff, City Manager

FROM: Larry Stevens, Director of Community Development

RE: Parcel Map 89-7 (Parcel Map No. 21428); A  
Request to Subdivide One 21,393 Square Foot  
Parcel into Two 10,696 Square Foot Parcels at  
330 E. Moore Lane

At its meeting of September 20, 1989, the Planning Commission took the following action on the proposed Parcel Map:

Vice Chairman Richards moved, seconded by Commissioner Williams, to approve Parcel Map 89-7 as revised.  
Motion carried 5.0.0.

Attachments:

1. Staff's Report
2. Planning Commission Minutes
3. Resolution No. PC-927

Planning Commission Minute . . . . . 7  
September 20, 1989

Commissioner Richard moved, seconded by Commissioner Dhingra, to approve Parcel Map 89-3 as amended. Motion carried 5.0.0.

**PARCEL MAP 89-7**

Planning Aide Rebecca Van Buren presented the Staff report and stated that this is a request to subdivide a 21,392 square foot lot into two lots located at 330 E. Moore Lane. Ms. Van Buren stated that Staff recommended approval based on the Departmental Conditions and Findings contained in the Staff report.

Chairman Harshman opened the public hearing and asked if the applicant was present. Ms. Van Buren stated that the applicant had a 9:00 p.m. appointment and left to attend that meeting.

Chairman Harshman asked if anyone wished to speak in favor or opposition to this parcel map request and there being none the public hearing was closed.

Director Stevens stated that Public Works condition #2 needed to be amended to include "if deemed necessary" after "sidewalks". He also stated that because of the pending fee schedule revisions the Human Services conditions should reference appropriate ordinance number not the actual dollar amount. The Commission concurred on both amendments.

Commissioner Richard moved, seconded by Commissioner Williams to approve Parcel Map 89-7 as amended. Motion carried 5.0.0.

MUNICIPAL CODE TEXT AMENDMENT 89-9

**EXHIBIT B**

Director Stevens gave a brief background of the project stating that this project was before the Planning Commission on September 6, 1989 and was continued in order to incorporate revisions requested by the Planning Commission.

Planning Intern Carolyn Tanimoto gave a brief summary of the revisions as noted in the updated Staff report.

Discussion occurred regarding the relationship of the City regulations versus homeowner CC&R's and it was brought that the more restrictive would apply in order to be in compliance.

**EXHIBIT B**

RESOLUTION PC-927

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF SAN DIMAS RECOMMENDING  
APPROVAL OF PARCEL MAP 89-7

WHEREAS, an application for a parcel map was filed by:

Zafar Ali  
315 San Dimas Canyon Road  
San Dimas, CA 91773

WHEREAS, the parcel map is described as:

A request to subdivide a 21,392 square foot lot into two lots.

WHEREAS, the parcel map would apply to the following described real property.

330 E. Moore Lane

WHEREAS, the Planning Commission has received the report and recommendation of such agencies as have submitted same including the written report and recommendations of staff;

WHEREAS, notice was duly given of the public hearing on the matter, which public hearing was held before the Planning Commission on the 20th day of September, 1989, at the hour of 7:30 P.M., with all testimony received being made apart of public record;

WHEREAS, this Parcel Map is exempt from environmental review per Section 15315 of the California Environmental Quality Act Guidelines.

NOW THEREFORE, in consideration of the evidence received at the hearing, and for the reasons discussed by the Commissioners at said hearing, and subject to the conditions attached hereto as Exhibit "A", the Planning Commission now finds as follows:

- A. The proposed map is consistent with the General Plan of the City of San Dimas which designates the property on the General Plan land use map as low density residential.
- B. The design or improvement of the proposed subdivision is consistent with the General Plan and the applicable development standards of the Single Family 7500 zone.
- C. The site is physically suitable for proposed subdivision per the land use goals, policies, and objectives whereas the size of the lots will, in both cases, be in excess of the development standards of the Single Family 7500 zone and will add to preserve the features of the area.
- D. The site is physically suitable for the proposed density of the development in that in development of proposed lots will result in a density consistent with the General Plan and the provisions of the Single Family 7500 zone.
- E. The design of the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or other habitat as the parcel is located in an existing developed single family residential neighborhood.
- F. The design of the type of improvements is not likely to cause serious public health problems.

- G. The design of the type of improvements will not conflict with easements acquired by the public at large for access through the property within the proposed subdivision.
- H. The discharge of waste from the proposed development into an existing community sewer system will not result in a violation of existing requirements prescribed by a California Regional Quality Control Board pursuant to Division 7.
- D. The design of the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or other habitat. An existing office building and a temporary bank building currently exist at the site. The proposed development of a new bank building will not negatively impact the environment.
- E. That the design of the type of improvements is not likely to cause serious public health problems. The subject site is currently developed and all surrounding land uses are commercial.
- F. That the design of the type of improvements will not conflict with easements acquired by the public at large for access through the property within the proposed subdivision. Reciprocal easements for vehicular ingress and egress and for vehicular parking will be recorded prior to final occupancy of the new building.
- G. The discharge of waste from the proposed development into an existing community sewer system will not result in a violation of existing requirements prescribed by a California Regional Water Quality Control Board.

PURSUANT TO THE ABOVE FINDINGS, IT IS RESOLVED that the Parcel Map be APPROVED subject to compliance with the conditions in Exhibit "A", attached hereto and incorporated herein. A copy of this Resolution shall be mailed to the applicant.

PASSED, APPROVED, and ADOPTED, the 20th day of September, 1989, by the following vote:

AYES: HARSHMAN, WILLIAMS, RICHARD, VALLECORSA, DHINGRA

NOES:

ABSTAIN:

ABSENT:

  
 Gary Harshman, Chairman  
 San Dimas Planning Commission

ATTEST:

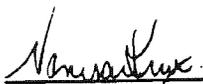
  
 Secretary, San Dimas  
 Planning Commission

EXHIBIT "A"

CONDITIONS FOR PARCEL MAP 89-7

Public Works

1. The developer shall install all utilities underground.
2. The developer shall provide street improvements on Moore Lane, including curbs, gutters, sidewalks (if deemed necessary), and paving according to city standards to the centerline of the street. The developer will be required to install curb and gutter in front of 324 Moore Lane in order to control the drainage along Moore Lane. The developer may be reimbursed for this curb and gutter by applying for a reimbursement district under city procedure. Dedication on Moore Lane and design of Moore Lane at the easterly property line shall take into consideration the possibility of a cul de sac abutting Arturo Street.
3. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
4. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
5. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
6. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
7. Moore Lane shall remain a private street at this time, therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
8. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

Planning

1. All future development must comply with the standards of the Single Family 7500 zone.
2. The developer shall comply with all provisions of the San Dimas Zoning Code.

Human Services and Facilities

1. The developer shall comply with City regulations regarding property development tax. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Ordinance 575 (as amended) regarding Park Land Dedication (Quimby). The City may require fees in lieu of land or combination thereof based on market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

Fire Department

1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow for a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25' from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall extend to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

General

1. Tentative Parcel Map No. 89-7 shall become null and void if the final map is not recorded within 24 months of the City Council approval. The approval can be extended if a request for extension is submitted to the Planning Division prior to expiration of the application.
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.



Tentative Parcel Map 89-7  
(Parcel Map No. 21428)

September 20, 1989

REQUEST: To subdivide an existing 21,393 square foot parcel into two 10,696 square foot parcels.

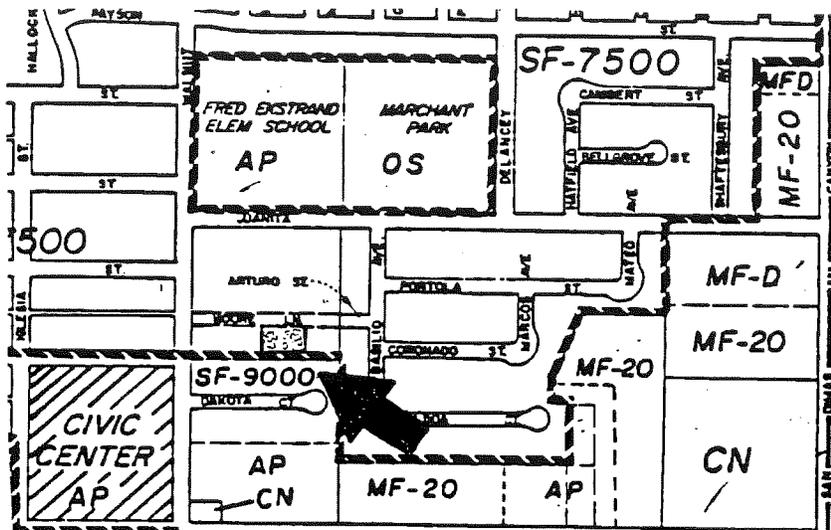
LOCATION: 330 E. Moore Lane

APPLICANT/  
OWNER: Zafar Ali  
315 San Dimas Canyon Road  
San Dimas, CA 91773

ENGINEER: Ubedur Rahman Aranin  
425 W. Bonita Avenue  
San Dimas, CA 91773

LOCATION  
MAP:

Subject  
Property



COMMUNICATIONS: None received to date

EXISTING ZONING: Single Family 7500 (SF-7500)

GENERAL PLAN DESIGNATION: Low Density Residential - up to 5 du/acre

LEGAL NOTICE: A total of 16 notices of the September 20, 1989 public hearing were mailed to owners of property within 300 feet of the subject property on September 8, 1989.

Legal notice was published in the Progress Bulletin on September 9, 1989. Additional notices were posted on September 8, 1989, at San Dimas City Hall, Library, Post Office, subject site and the Via Verde Shopping Center.

ENVIRONMENTAL DETERMINATION: The subject project is exempt pursuant to Section 15315, Class 15 of the California Environmental Quality Act

STAFF REPORT

PROJECT DESCRIPTION

The applicant proposes to subdivide an existing 21,393 square foot lot into two 10,696 square foot lots for the purpose of developing one single family residence on each lot.

PROJECT EVALUATION

The current zoning requires there be a minimum lot size of 7,500 square feet with a minimum lot width of 70 feet. Each lot of the proposed subdivision exceeds the minimum square footage requirement by over 3,000 square feet and meets the minimum lot width requirement of 70 feet. As proposed, the subdivision meets development standards of the SF-7500 zone.

The concerns associated with the proposed subdivision regard Moore Lane, which is a discontinuous, partially improved private street with cul de sac possibilities. As such, the Public Works Department has prescribed in its conditions of parcel map approval that the developer provide street improvements, including curbs, gutters, sidewalks, and paving to the centerline of the street, and that the easterly property line take into consideration a cul de sac abutting Arturo Street. As Moore Lane will remain a private street at this time, the conditions require the developer provide an irrevocable offer to dedicate all required street right of way.

FINDINGS

1. The proposed map is consistent with the General Plan of the City of San Dimas which designates the property on the General Plan land use map as low density residential.
2. The design or improvement of the proposed subdivision is consistent with the General Plan and the applicable development standards of the Single Family 7500 zone.

3. The site is physically suitable for proposed subdivision per the land use goals, policies, and objectives whereas the size of the lots will, in both cases, be in excess of the development standards of the Single Family 7500 zone and will add to preserve the features of the area.
4. The site is physically suitable for the proposed density of the development in that in development of proposed lots will result in a density consistent with the General Plan and the provisions of the Single Family 7500 zone.
5. The design of the proposed improvements are not likely to cause substantial environmental damage or injure fish or wildlife or other habitat as the parcel is located in an existing developed single family residential neighborhood.
6. The design of the type of improvements is not likely to cause serious public health problems.
7. The design of the type of improvements will not conflict with easements acquired by the public at large for access through the property within the proposed subdivision.
8. The discharge of waste from the proposed development into an existing community sewer system will not result in a violation of existing requirements prescribed by a California Regional Quality Control Board pursuant to Division 7.

RECOMMENDATION

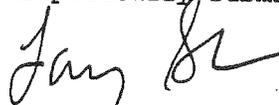
Based upon the above Findings, the Community Development Department recommends the Planning Commission approve Tentative Parcel Map 89-7 subject to the conditions set forth in Exhibit "A".

Prepared by,



Rebecca Van Buren  
Planning Aide

Respectfully submitted,



Larry Stevens  
Director of Community Development

STF/PM89.7  
TXTRVB

PARCEL MAP 89-7

CONDITIONS OF APPROVAL

EXHIBIT A

Public Works

1. The developer shall install all utilities underground.
2. The developer shall provide street improvements on Moore Lane, including curbs, gutters, sidewalks, and paving according to city standards to the centerline of the street. The developer will be required to install curb and gutter in front of 324 Moore Lane in order to control the drainage along Moore Lane. The developer may be reimbursed for this curb and gutter by applying for a reimbursement district under city procedure. Dedication on Moore Lane and design of Moore Lane at the easterly property line shall take into consideration the possibility of a cul de sac abutting Arturo Street.
3. The developer shall provide mailboxes per City of San Dimas standards. Mailbox locations are subject to the approval of the local postmaster.
4. The developer shall submit water plans to be reviewed and approved by the City Engineer and the Los Angeles County Fire Department.
5. The developer shall be responsible for any repairs within the limits of the development, including streets and paving, curbs and gutters, sidewalks, and street lights, or the installation of same where not existing, as determined by the City Engineer.
6. Both lots shall be graded to drain to the street, with the exception of the southerly 30+/- feet.
7. Moore Lane shall remain a private street at this time, therefore, the developer shall provide an Irrevocable Offer to Dedicate all required street right of way. Future right of way shall be 50 feet; future street width 34 feet.
8. The developer shall pay all sewer and other applicable fees as required by the City Engineer for both lots.

Planning

1. All future development must comply with the standards of the Single Family 7500 zone.
2. The developer shall comply with all provisions of the San Dimas Zoning Code.

Human Services and Facilities

1. The developer shall comply with Ordinance 573, property development tax, whereby fees shall be based on the rate of \$200 per living unit, plus \$75 per bedroom. Fees are to be paid at the time building permits are taken out.
2. The developer shall comply with Ordinance 575 (as amended) regarding Park Land Dedication (Quimby). The City may require fees in lieu of land or combination thereof based on market value of the land to be dedicated at 643 square feet per single family unit. Fees shall be paid at the time the final map is recorded.

Fire Department

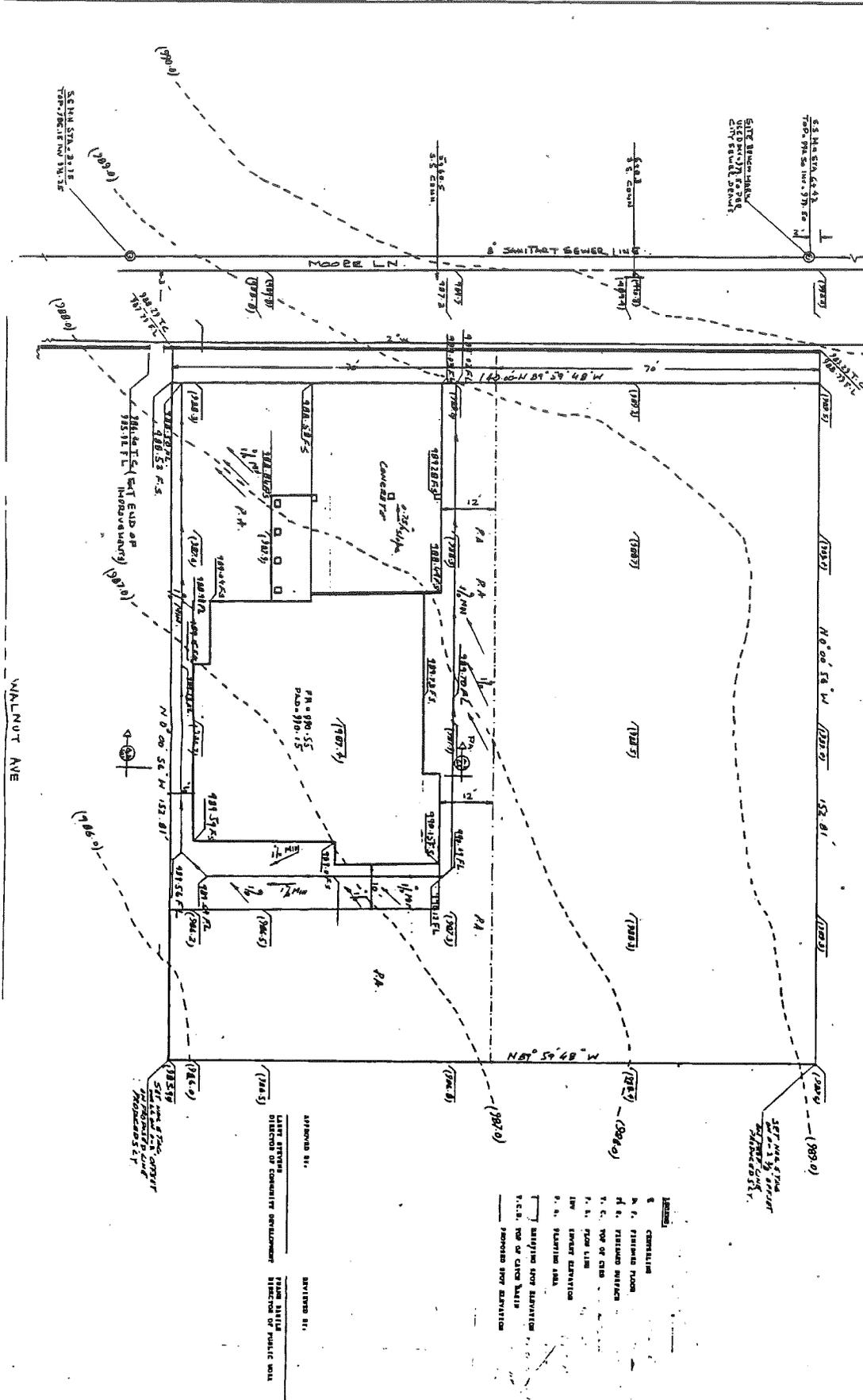
1. The developer shall provide water mains, fire hydrants, and fire flows as required by the County Forester and Fire Warden for all land shown on the map to be recorded.
2. The developer shall install one (1) Public Fire Hydrant on the south side of Moore Lane at the westerly property line. The required fire flow for a public fire hydrant at this location is 1250 gallons per minute at 20 psi for a duration of two hours, over and above maximum daily domestic demand.
3. The fire hydrant shall measure 6"x4"x2 1/2" brass or bronze, conforming to current AWWA standard C5303 or approved equal. The hydrant shall be installed a minimum of 25' from a structure or protected by a two (2) hour fire wall.
4. The required fire hydrant shall be installed, tested and accepted prior to construction. Vehicular access must be provided and maintained serviceable throughout construction.
5. The developer shall provide Fire Department and City approved street signs and building address numbers prior to occupancy.
6. Fire Department access shall extend to within 150 feet distance of any portion of structures to be built.
7. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways which extend over 150 feet.
8. The private driveways shall be indicated on the final map as "FIRE LANES" and shall be maintained in accordance with the Los Angeles County Fire Code.
9. The developer shall provide a minimum 20 foot wide all-weather access to Walnut Avenue via Moore Lane.

General

1. Tentative Parcel Map No. 89-7 shall become null and void if the final map is not recorded within 24 months of the City Council approval. The approval can be extended if a request for extension is submitted to the Planning Division prior to expiration of the application.
2. The applicant shall sign an Acceptance of Conditions Affidavit which shall be kept on file in the Community Development Department prior to the recordation of the parcel map.

# EXHIBIT B PARCEL MAP 89-7

## PARCEL MAP NO. 21428



- LEGEND**
- S. CENTERLINE
  - M. F. FINISHED ROOM
  - H. F. FINISHED ROOM
  - T. C. TOP OF CURB
  - F. L. FLOOR LINE
  - L. W. EXISTENT ELEVATION
  - E. E. EXISTENT AREA
  - REMOVING EXISTING ELEVATION
  - F.C.B. TOP OF CURB MARK
  - APPROVED STOP ELEVATION

APPROVED BY: \_\_\_\_\_  
 LARRY STUBBS  
 DIRECTOR OF COMMUNITY DEVELOPMENT

APPROVED BY: \_\_\_\_\_  
 FRANK BIRDA  
 DIRECTOR OF PUBLIC WORKS

SEEN STA. 2118  
 TOP OF CURB  
 (1989)

SEE STA. 44  
 TOP OF CURB  
 (1989)

WALNUT AVE

SEE STA. 44  
 TOP OF CURB  
 (1989)

SEE STA. 2118  
 TOP OF CURB  
 (1989)

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES  
INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name None

\*2. Common or current name None

\*3. Number & Street 300 North Walnut Avenue Cross-corridor \_\_\_\_\_  
City San Dimas Vicinity only \_\_\_\_\_ Zip 91773 County Los Angeles

4. UTM zone 11 A 426050/3774410 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

5. Quad map No. 1094 Parcel No. 8390-09-13 Other \_\_\_\_\_

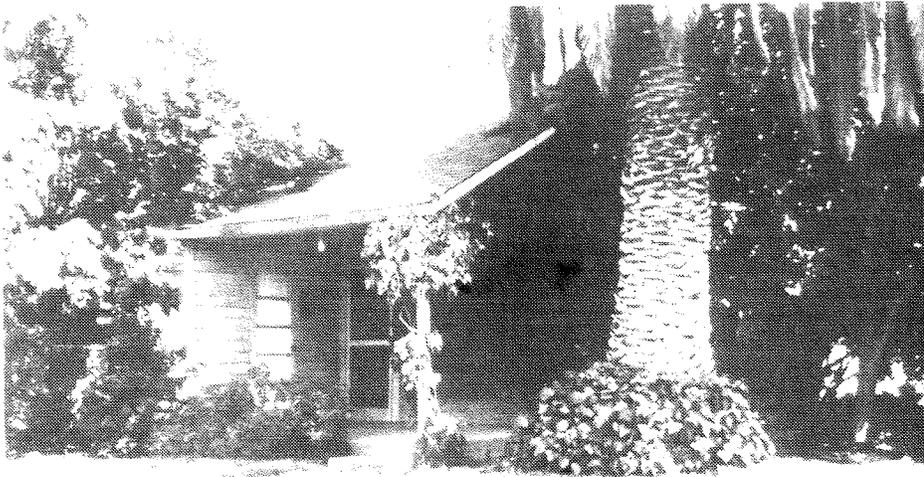
Ser. No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
National Register status SD2  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_

\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This one story residence is square in shape and has a medium side facing gable roof with closed eaves. The porch is recessed under the gable on the south side and supported by a single square column. There are two doors on the porch. The windows are wood frame sash with flat wood casings. The house is covered with both wide and narrow clapboard siding and rests on a concrete perimeter foundation. The house is surrounded by trees and shrubs including a mature palm. The house is in fair condition.



8. Planning Agency  
San Dimas Planning Department

9. Owner & address  
Harold/Edna M. Glasbrenner  
243 N. Lang Avenue  
Covina, CA 91790

10. Type of Ownership Private

11. Present Use Commercial/Residential

12. Zoning SF-7500

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

\*14. Construction date(s) 1904-F Original location same Date moved \_\_\_\_\_

15. Alterations & date \_\_\_\_\_

16. Architect None Builder None

17. Historic attributes (with number from list) 33--Farm/Ranch

**SIGNIFICANCE AND EVALUATION**

18. Context for evaluation: Theme Economic Development Area San Dimas

Period 1887-1940 Property Type Residence Context formally developed? no

\*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This residence is significant as one of the few remaining farm houses in San Dimas. It was built in 1904 for W. T. Michael. In 1907 it was purchased by John A. Ball, a nurseryman and rancher. It is a modest bungalow and has had some alterations over the years.

20. Sources

Assessor's Map Book, #113, 1902-10  
San Dimas City Directories, 1905, 1916

21. Applicable National Register criteria N/A

22. Other recognition \_\_\_\_\_

State Landmark No. (if applicable) \_\_\_\_\_

23. Evaluator Judith P. Triem

Date of evaluation 7/12/91

24. Survey type Comprehensive

25. Survey name San Dimas Historic Resources Survey

\*26. Year form prepared 1991

By (name) Judith P. Triem

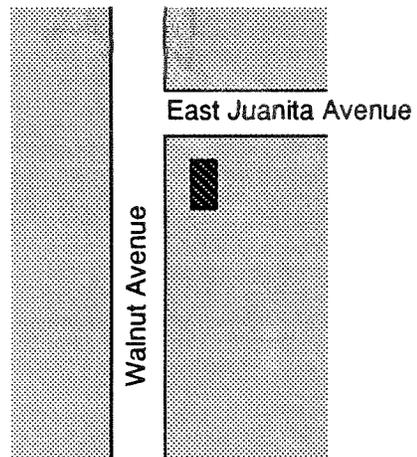
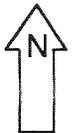
Organization City of San Dimas

Address 245 E. Bonita Avenue

City & Zip San Dimas 91773

Phone (714) 599-6713

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural features, etc. Name each feature.



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
OFFICE OF HISTORIC PRESERVATION

HISTORIC RESOURCES  
INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name None

\*2. Common or current name None

\*3. Number & Street 343 Moore Place Cross-corridor \_\_\_\_\_  
City San Dimas Vicinity only \_\_\_\_\_ Zip 91773 County Los Angeles

4. UTM zone 11 A 426220/3774470 B \_\_\_\_\_ C \_\_\_\_\_ D \_\_\_\_\_

5. Quad map No. 1094 Parcel No. 8390-09-10 Other \_\_\_\_\_

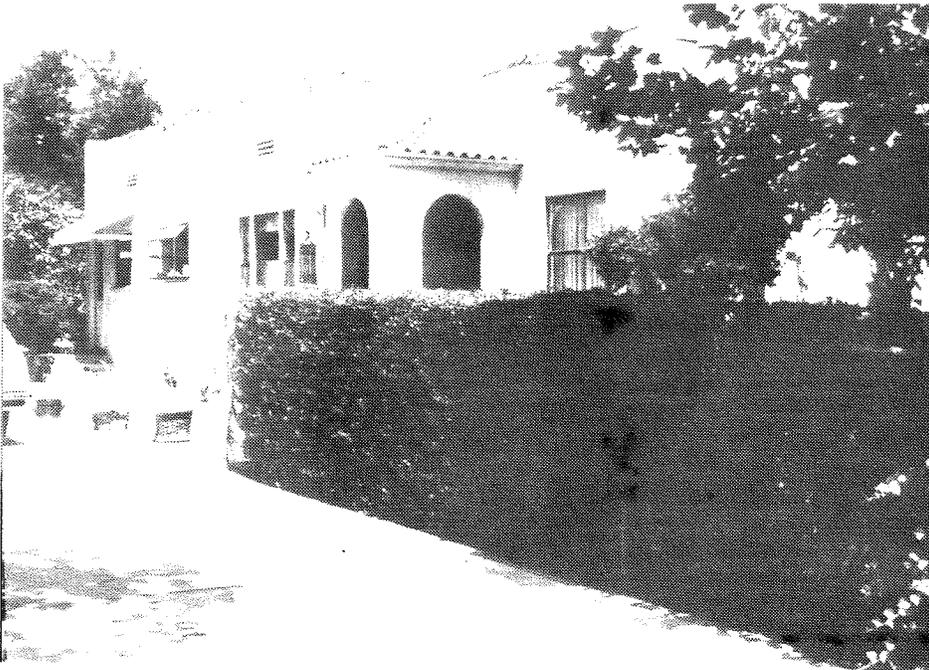
Ser. No. \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
National Register status 5S3  
Local designation \_\_\_\_\_

DESCRIPTION

6. Property category Building If district, number of documented resources \_\_\_\_\_

\*7. Briefly describe the present physical appearance of the property, including condition, boundaries, related features, surroundings, and (if appropriate) architectural style.

This one story Spanish Colonial Revival style residence has a flat roof with a raised tile parapet. At the left corner of the house is a small hipped roof porch with round arched openings. Windows are one over one wood sash and flush with the stucco siding. The house is basically rectangular in plan with a front wing on the right side and rests on a concrete foundation. The house is in good condition. A medium high hedge surrounds the front yard.



8. Planning Agency  
San Dimas Planning Department

9. Owner & address  
Terry A./Carol Glassbrenner  
343 Moore Place  
San Dimas, CA 91773

10. Type of Ownership Private

11. Present Use Residence

12. Zoning SF-7500

13. Threats None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942896, Sacramento, CA 94296-0001

\* Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

**HISTORICAL INFORMATION**

- \*14. Construction date(s) 1928-F Original location same Date moved \_\_\_\_\_
- 15. Alterations & date \_\_\_\_\_
- 16. Architect Unknown Builder Unknown
- 17. Historic attributes (with number from list) 02 - Single Family Property

**SIGNIFICANCE AND EVALUATION**

- 18. Context for evaluation: Theme Economic Development Area San Dimas  
Period 1887-1940 Property Type Residence Context formally developed? no
- \*19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.

This house was built in 1928 for Burgess T. and Leola R. Spry. Mr. Moore, for whom the street is named, developed this small dead end street in the 1920s in the middle of what had once been a citrus grove. This house is one of several small residences built in the California Bungalow and Spanish Colonial Revival styles. This group of residences reflects the growth of San Dimas during the 1920s. There was not much available land near town on which to build given the economic success of the citrus industry during the 1920s.

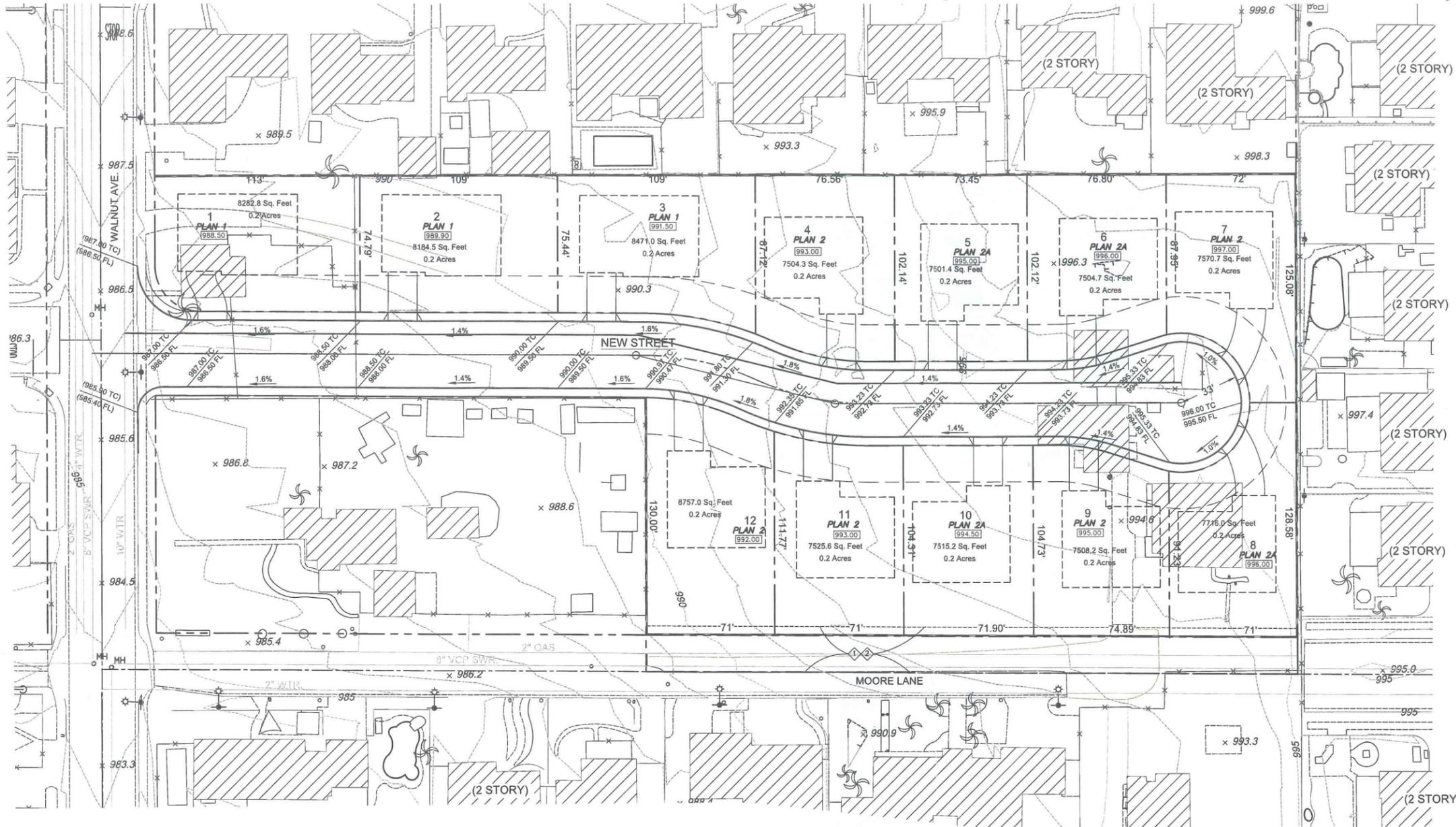
- 20. Sources  
Assessor's Map Book, #484, 1926-41

- 21. Applicable National Register criteria N/A
- 22. Other recognition \_\_\_\_\_  
State Landmark No. (if applicable) \_\_\_\_\_
- 23. Evaluator Judith P. Triem  
Date of evaluation 7/12/91
- 24. Survey type Comprehensive
- 25. Survey name San Dimas Historic Resources Survey
- \*26. Year form prepared 1991  
By (name) Judith P. Triem  
Organization City of San Dimas  
Address 245 E. Bonita Avenue  
City & Zip San Dimas 91773  
Phone (714) 599-6713

\* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.

The sketch map shows a grid of streets. The vertical streets are labeled 'East Juanita Avenue' at the top and 'East Bonita Avenue' at the bottom. A horizontal street, 'Moore Place', branches off from East Bonita Avenue. A small shaded rectangle is drawn on Moore Place, representing the property. A north arrow is in the top right corner.

# TENTATIVE TRACT NO. 73584 (12 LOTS, FIRST CHOICE)



**ADDRESS**  
 343 MOORE LANE & 300 N. WALNUT  
 SAN DIMAS, CA. 917

**ASSESSOR'S PARCEL NUMBERS**  
 8390-009-010, 011, 013, 031)

**PROJECT AREA CALCULATIONS**  
 TOTAL SITE AREA: 2.84 AC 123,552 SF

**LEGAL DESCRIPTION**

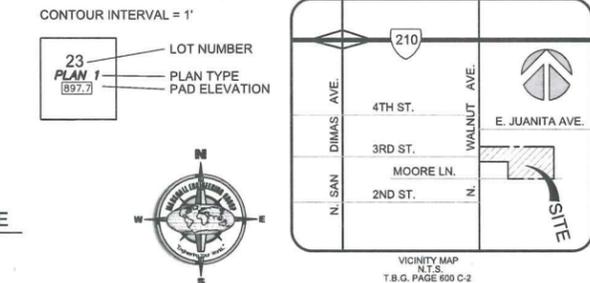
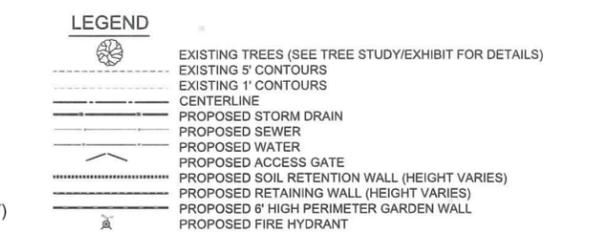
**PARCEL 1:**  
 PARCEL A:  
 VILLA LOT 25, OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THEREFROM THE NORTHERLY 100 FEET OF SAID LOT.

**PARCEL B:**  
 THE NORTHERLY 32 FEET OF VILLA LOT 24, OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**PARCEL 2:**  
 THE WEST HALF OF THE SOUTHERLY 150 FEET OF THE NORTHERLY 182 FEET OF VILLA LOT 24, OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21 ET SEQ., OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY EXCEPT THE WESTERLY 390 FEET OF SAID LAND.

**PARCEL 3:**  
 THE EASTERLY 120 FEET OF THE WESTERLY 390 FEET OF THE SOUTHERLY 150 FEET OF THE NORTHERLY 132 FEET OF VILLA LOT 24, OF THE SUBDIVISION OF THE RANCHO ADDITION TO SAN JOSE AND A PORTION OF THE RANCHO SAN JOSE, IN THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGE 21 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

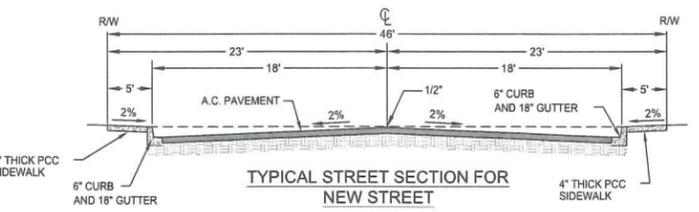
- GENERAL NOTES**
- EXISTING LAND USE: EXISTING RESIDENTIAL HOMES EXISTING ZONING DISTRICT: SINGLE FAMILY
  - (SF) RESIDENTIAL ZONE, SF - 7,500.
  - PROPOSED LAND USE: 12 LOT SF RESIDENTIAL SUBDIVISION



**OWNER(S) OF PROPERTY**  
 ALLIANCE PROPERTY LLC  
 CONTACT: QI LI  
 100 N. BARRANCA AVE, SUITE 800  
 WEST COVINA, CA. 91791

**AUTHORIZED REPRESENTATIVE**  
 JOHN BEGIN  
 JB CONTRACTORS, INC.  
 133 EAST BONITA AVE, SUITE 201  
 SAN DIMAS, CA. 91773  
 (909)592-3900 PHONE, (909)394-6733 FAX

**CIVIL ENGINEER**  
 MARSHALL ENGINEERING GROUP, INC.  
 625 E. ARROW HWY., STE. 7  
 GLEN DORA, CA 91740  
 PH: (626) 914-5788  
 FAX: (626) 914-5757



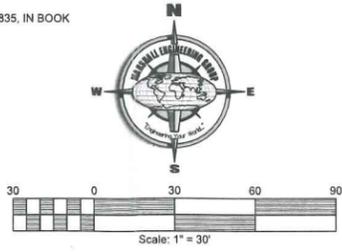
**EASEMENTS**

WATER EASEMENT TO SAN JOSE RANCH COMPANY, RECORDED IN BOOK 817 PAGE 31 AND BOOK 1302 PAGE 1 OF DEEDS OFFICIAL RECORDS. NOT PLOTTABLE.

WATER EASEMENT TO SAN DIMAS IRRIGATION COMPANY, RECORDED IN BOOK 1004 PAGE 90 OF DEEDS OFFICIAL RECORDS. NOT PLOTTABLE.

1 PUBLIC STREET EASEMENT AS RECORDED ON MAY 20, 1927 AS DOCUMENT NO. 120738, UNDER CERTIFICATE NO. EG-44490 OF TORRENS.

2 SEWER AGREEMENT AS RECORDED MARCH 18, 1964, AS INSTRUMENT NO. 1835, IN BOOK M1477, PAGE 525 OF OFFICIAL RECORDS.



**PUBLIC UTILITY COMPANIES**

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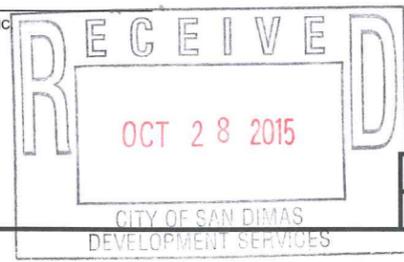
**WATER:**  
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**SEWER:**  
 LA COUNTY SANITATION DISTRICT  
 1927 W. SAN BERNARDINO ROAD  
 WEST COVINA, CA 91790  
 (626) 962-8605

CONTOUR INTERVAL = 1'  
 DATE OF PHOTOGRAPHY 03-18-15  
 EXISTING MAP INFORMATION COMPILED BY INLAND AERIAL SURVEYS INC.  
 CONTROL PROVIDED BY: MARSHALL ENGINEERING GROUP, INC.



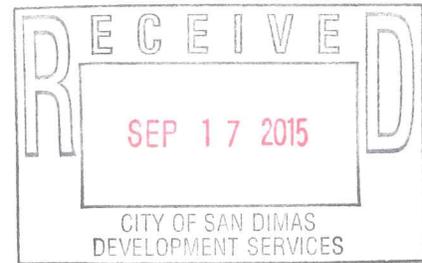
DATE REVISED: 27 Oct 15 - 11:38 am  
 FILE No: 15-014 SHEET 1 OF 7



Contractors, Inc.

9-17-15

City of San Dimas  
245 E. Bonita Ave  
San Dimas CA. 91773



Re: 343 Moore Lane Development Study Session

Dear City Council and Planning Commission,

JB Contractors is proposing a 12 lot, single family, 2 story, 3-5 bedroom with 3 car garage, 2965 sq' to 3324 sq' detached residential home development with lot sizes averaging a little over 7500 square feet. 7500 square feet is the majority of the surrounding property lot sizes in the neighborhood. We feel this development will enhance the area by cleaning up a blighted site, raise property values and provide some new quality homes for existing residents and the City along with fixing a badly needed Moore Lane.

The proposed project will require a zone change from the current SF-16,000 back to its original zoning of SF-7500, (See Resolution PC-1206) a Tentative & Final Tract Map, Environmental review, a tree removal application, DPRB approval to demolish, remove or relocate the existing insignificant historical houses located at 300 N. Walnut & 343 Moore Lane along with approving the design of the new track.

The previous zone change (99-2) from SF-7500 to SF-16,000 back in 1999 (according to the previous owner) was an attempt to prevent the neighbor to the South from splitting his lot and building 2 homes for himself and another family member. A long feud between these neighbors created this original zone change request. It was never used to build large estate style homes as this zoning would generally require and would better fit the area by conforming back to the uniform R-7500 lot size of the surrounding properties to the North, East and West. The zone change is also required to achieve the number of homes required to make this project a successful venture. From reading the previous zone change (99-2) the arguments for this zone change was to reduce potential future impacts on infrastructure. The infrastructure they were talking about is on Moore Lane, our new track is not intending on using any of Moore Lane's infrastructure because we are installing all new infrastructure along with creating our own new street for ingress & egress. No additional traffic or burden of any sort will affect Moore Lane with the approval of this zone change & track map design, in fact with this design we are willing to give up any access rights from Moore lane to ensure this fact. "Will Serve" letters will be obtained from all the utility companies to ensure future service to this new track without affecting any of Moore Lane's existing utilities and infrastructure. Moore lane's residents will benefit tremendously from this development by receiving a new 32' (minimum 32') wide completed Moore Lane with sidewalk that is safe to walk, bike, or drive on compared to their 15' wide ½ completed street currently. We are confident when the benefits are explained to these neighbors they will support the project whole heartedly.

The site is currently made up of 4 connecting parcels totaling approximately 3 acres, occupied by 2 insignificant historical homes in which one of them (300 N. Walnut) had previously been approved for demolition by the DPRB but has since expired. Numerous lime and lemon trees that (according to the previous owner) had reached their fruit producing life expectancy several years ago also inhabit the site. This proposed Development was intentionally designed to incorporate as many of the existing 12 mature oak trees that occupy the site as possible but unfortunately 4-5 are located in areas impossible to design around. We were very conscious of all the neighboring homes when designing our product, by insuring that all 4 elevations have decorative trim, the second floors are set back from the ground floor and the minimum amount of windows and bedrooms face neighboring back yards. We feel this will lower any impact a 2 story home may have on the 7 single story neighbors to the North. The site is basically flat and already sloped in the correct direction for drainage (South West) and will require very minimal grading. Utilities are readily available and accessible thus making this proposed development physically possible without any special challenges.

The size, style and features of these homes were designed for the buyer who wants comfort, luxury and room without a ridiculous amount of yard to water and maintain. Our research has shown that San Dimas is a City that home owners tend to permanently stay for many years, this is one of the primary reason we have designed these homes with the square footages proposed. We feel with these new homes a mature family will have room to stay as long as they choose and not outgrow their home or feel the need to add on. The most recent residential project in San Dimas (Lone Hill & Arrow Hwy) with this same zoning and similar home sizes sold out in less than 9 months during difficult financial times, this proves the need and demand for this type of housing.

Allowing this development will benefit all the surrounding property owners and create jobs that the City, County and State badly need. The following are just a few of the benefits that will occur if this project is approved; (a) Correct the zoning and lot size to match 90% of the surrounding neighbors. (b) Replace the adjoining neighbors dilapidated rear yard wood fencing with permanent decorative block walls, (c) Curb, Gutter, Pave and improve the existing neighboring street to the South (Moore Lane) that is currently 50% dirt & gravel along with fixing the sewer manholes that stick up and create a major safety hazard even though we will not be using this street. This should have been the previous developer of Moore Lanes responsibility, or the applicant that requested zone change 99-2. (d) Raise neighboring property values due to the higher anticipated new home sale prices. (e) Clean up a piece of property that had previously been used as a junk yard for old inoperable tractors and whatever else the previous owner could find. (f) New home construction is the catalyst for economic growth; dozens of local businesses in town will see an increase in sales as a result of the construction and existence of this project.

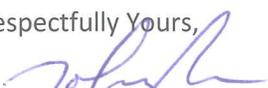
We realize these homes are larger in size and 2 story in height compared to the existing single story homes in some of the adjacent areas that were built 30 to 60 years ago but with proper design the two types can co exist together and not burden each other. We have identified over 75 existing homes that are within ½ mile of the site that are 2 story and some even abut this site. These homes are primarily to the North and East of this site and are mixed with single & two story homes, so we feel this project will blend in very easily. We also believe a property owner should have the right to develop his or her property in a manner that new home buyers want. The actual square footage of a home should not be the main determining factor for deciding compatibility for an infill project.

**Exhibit F**

We feel if the project is meeting the setbacks, City codes and designed similar to other successful projects approved in the City, that those items should be the factors for approval or disapproval of a development and to be honest it is extremely difficult to know the actual square footage size of a home by its outside appearance.

Thank you for your consideration regarding this project, I look forward to working with you.

Respectfully Yours,



John Begin, CEO

909-261-6802