



**MINUTES
SPECIAL CITY COUNCIL
PLANNING COMMISSION MEETING
TUESDAY, NOVEMBER 10, 2015 5:00 P. M.
SAN DIMAS COUNCIL CHAMBERS
CONFERENCE ROOM
245 E. BONITA AVENUE**

PRESENT:

Mayor Curtis W. Morris (arrived at 6:05)
Mayor Pro Tem Jeff Templeman
Councilmember Emmett Badar
Councilmember Denis Bertone
Councilmember John Ebner

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

City Manager Blaine Michaelis
Assistant City Manager Ken Duran
Assistant City Manager for Community Development Larry Stevens
Director of Public Works Krishna Patel
Director of Parks and Recreation Theresa Bruns
Associate Planner Jennifer Williams

1. CALL TO ORDER

Mayor Pro Tem Templeman called the Special City Council Meeting to order at 5:00 p.m. He commented that Mayor Morris owns property within 500 feet of the subject property in item 1 so he will be abstaining from the topic and is not present.

2. ORAL COMMUNICATIONS

None.

3. REQUEST FROM ALLIANCE PROPERTY LLC, JB DEVELOPMENT FOR A ZONE CHANGE FROM SF-16,000 TO 7,500 FOR PROPERTIES LOCATED NEAR MOORE LANE, SPECIFICALLY EAST OF WALNUT, SOUTH OF JUANITA, NORTH OF DAKOTA COURT

Associate Planner Williams presented that the City Council had previously approved scheduling a joint study session with the Planning Commission for the requested zone change. She reviewed a description of the properties and the existing zoning of the surrounding properties.

She also provided a history of the zoning on the property explaining that the property had previously been rezoned from SF - 7,500 to its current designation of SF – 16,000 in 1999 and the reasons for the zone change as described in the staff report. She provided a preliminary concept plan displaying a 12 lot sub-division presented by the applicant. She described the details of the application including the proposed access from a new street off of Walnut. She expressed that initially staff's preference is for an extension of 3rd St. into the development. Assistant City Manager Stevens commented that there may be a consideration for a fire department turn around at the end of Moore Lane.

Associate Planner Williams explained that there are two zone change options, option A being rezoning the entire area to SF – 7,500 and option B being only the properties north of Moore Lane.

In response to a question, Mr. Stevens responded that Moore Lane is a private street and the process to make it a public street would require all of the owners to dedicate the street to the City and for them to make the improvements to bring the street up to City standards.

Councilmember Ebiner commented that an option could be to rezone the area to SF – 9,000 to be consistent with the neighborhood to the south, instead of SF – 7,500.

Associate Planner Williams presented that the Council may want to consider an overlay zone as an additional tool to address compatibility with the neighborhood and access issues.

Associate Planner Williams reviewed the analysis of the proposal in consideration of the Generalized Criteria and Overriding Principals as outlined in her staff report. She concluded that staff's recommendation is that the Council authorize the initiation of the zone change and including the development of an Overlay Zone to address access issues and house size and design standards to be compatible with the surrounding neighborhoods. There was some discussion on the impacts of the properties that may be rezoned but not part of this project.

Applicant John Begin provided a presentation on the project. He presented a letter to the property owner at 216 N. Walnut Ave. demonstrating his unsuccessful efforts to try and acquire their property to incorporate it into the project. He also expressed that he feels that the project is being tossed into the realm of the town core but less than 5% of the property is in the town core. He added that staff wants single story smaller homes but that is not what the market wants.

Mr. Begin commented that staff is asking for a full parkway on the proposed street which would require him to give up two lots. There was discussion on the street, sidewalk and parkway standards and options. Mr. Begin commented that if they had to meet all of the requirements that staff is proposing they could only get 9 to 10 lots and he couldn't do the project.

Mr. Stevens commented that staff is proposing an overlay zone as a way to impose standards on things like set-backs and house size from the beginning to ensure that they are compatible with the neighborhood. Mr. Begin commented that no surrounding areas have an overlay zone and the market won't support homes similar to the surrounding area. Mr. Stevens commented that if the Council agrees to an overlay zone process they don't have to agree to specific standards up front but the standards could be developed throughout the process.

Councilmember Ebner suggested that an option could be to rezone the area to SF – 9,000 like the property to the south. Mr. Begin commented that that would not work for him and he could not build the project. In response to a question Mr. Begin stated that ideally he would like 7,200 lots and then he could construct the turnaround at the end of Moore Lane. There was discussion on the appropriate lot size.

Mayor Pro Tem Templeman commented that he could support SF 7,500 but has some concern with the parkway requirements and has concerns with an Overlay Zone. Councilmember Badar commented that he agrees with Mayor Pro Tem Templeman. There was some discussion on the feasibility of making Moore Lane a public street and making it a through street to Basilio.

Commissioner Davis commented that making the SF – 7,000 with an Overlay Zone gives the most flexibility. Mayor Pro Tem Templeman commented that all recent Council discussions on residential rezoning proposals have set 7,500 as the standard and he feels they should be consistent.

Mr. Stevens commented that one of staff's biggest concerns is that the homes are compatible with the surrounding neighborhoods and an Overlay Zone is the best tool to achieve that.

After further discussion Councilmember Bertone made a motion to authorize the initiation of a zone change to SF – 7,500 for only those properties north of Moore Lane and direct staff to develop an Overlay Zone to ensure that the subdivision addresses access and house size and design compatibility issues. The motion was seconded by Councilmember Badar. Councilmember Bertone commented that he may be willing to forgo the parkway requirement if it makes for a better project. Mayor Pro Tem Templeman agreed. Mayor Pro Tem Templeman clarified that the motion included taking access off of Walnut. The motion passed 4 – 0, with Mayor Morris abstaining.

(Mayor Morris arrived at 6:05)

Mr. Stevens presented that the City has obtained a \$150,000 grant from SCAG to allow for a review and potential update of the downtown Creative Growth Specific Plan. He added that it is anticipated that the process will take about a year and the end result will be that the CG zone will be eliminated and replaced with a new zone. He introduced Kaizer Rangwala, of Rangwala Associates, the consultant that has been retained to facilitate the project.

Mr. Rangwala presented that the objective this evening is to present a summary of the scope of the project and schedule and process. He provided a summary of the objectives to review the project area developing guiding principles and vision for the area.

Mr. Ragwala described the process of gathering information and then engaging community input. He described building on the prior charrette information and an updated charrette process. He explained that the focus will be on three components, economic development, urban design and mobility.

There was discussion on the shortcomings of the prior downtown study. Mr. Ragwala commented that the objective of this study is to focus on practical implementations.

Mr. Ragwala explained that the process will include identifying three focus groups to discuss the three main components. Mr. Stevens explained that each focus group should be between 8 – 10 people with a representative from the Council and Planning Commission on each. Commissioner Davis and Councilmember Ebner volunteered to serve on the urban design group. Commissioner Molina and Councilmember Bertone volunteered to serve on the mobility group. Commissioner Bratt volunteered to serve on the economic development group.

Mr. Stevens asked the Council to begin to consider potential individuals to recommend to serve on the focus groups, including business owners downtown and those with broader interest.

There was some questioning of the need and objectives of the study and process.

4. AJOURNMENT

There being no further business the meeting was adjourned at 7:00 p.m.

Respectively submitted,



Ken Duran, City Clerk