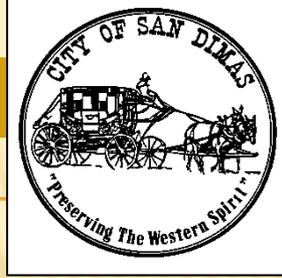


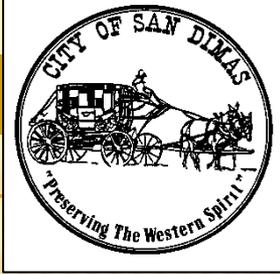
December 15, 2016
Community Meeting

Oak Valley Development

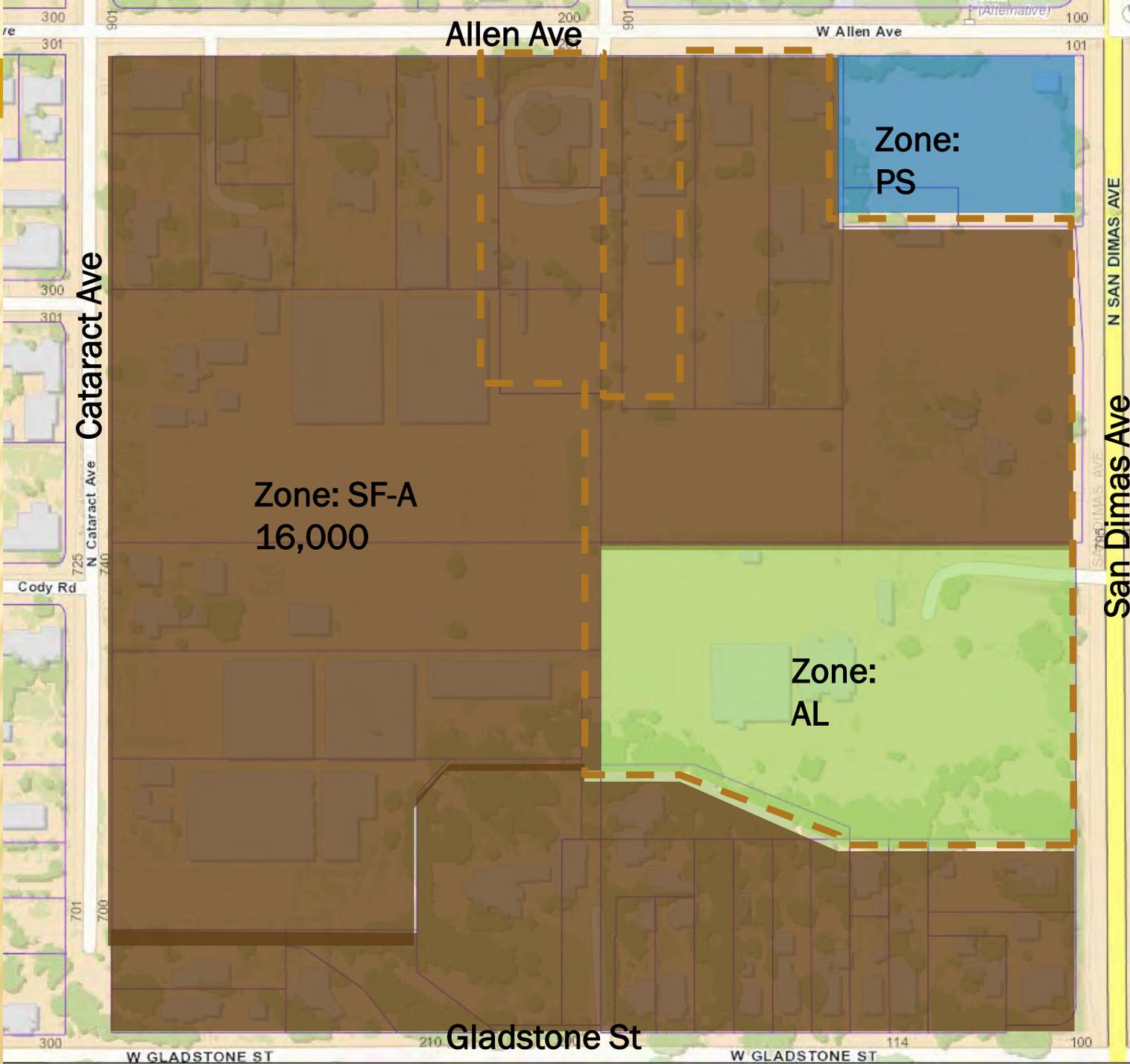


REQUEST

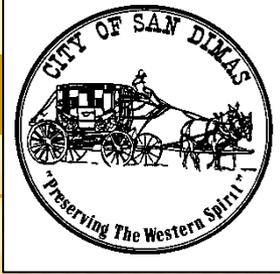
- General Plan Amendment - Amend the General Plan Land Use designation from Single Family Very Low to Single Family Low which allows a density of 3.1 – 6 units per acre and change the
- Zone Change – Change from Single Family Agriculture and Light Agriculture zone to Single Family with a minimum lot size of 7,500 square feet.
- Tentative Tract Map No. 73711 - Subdivide eight parcels with a total area of 10.55 acres to create 32 residential parcels within the Project Area.



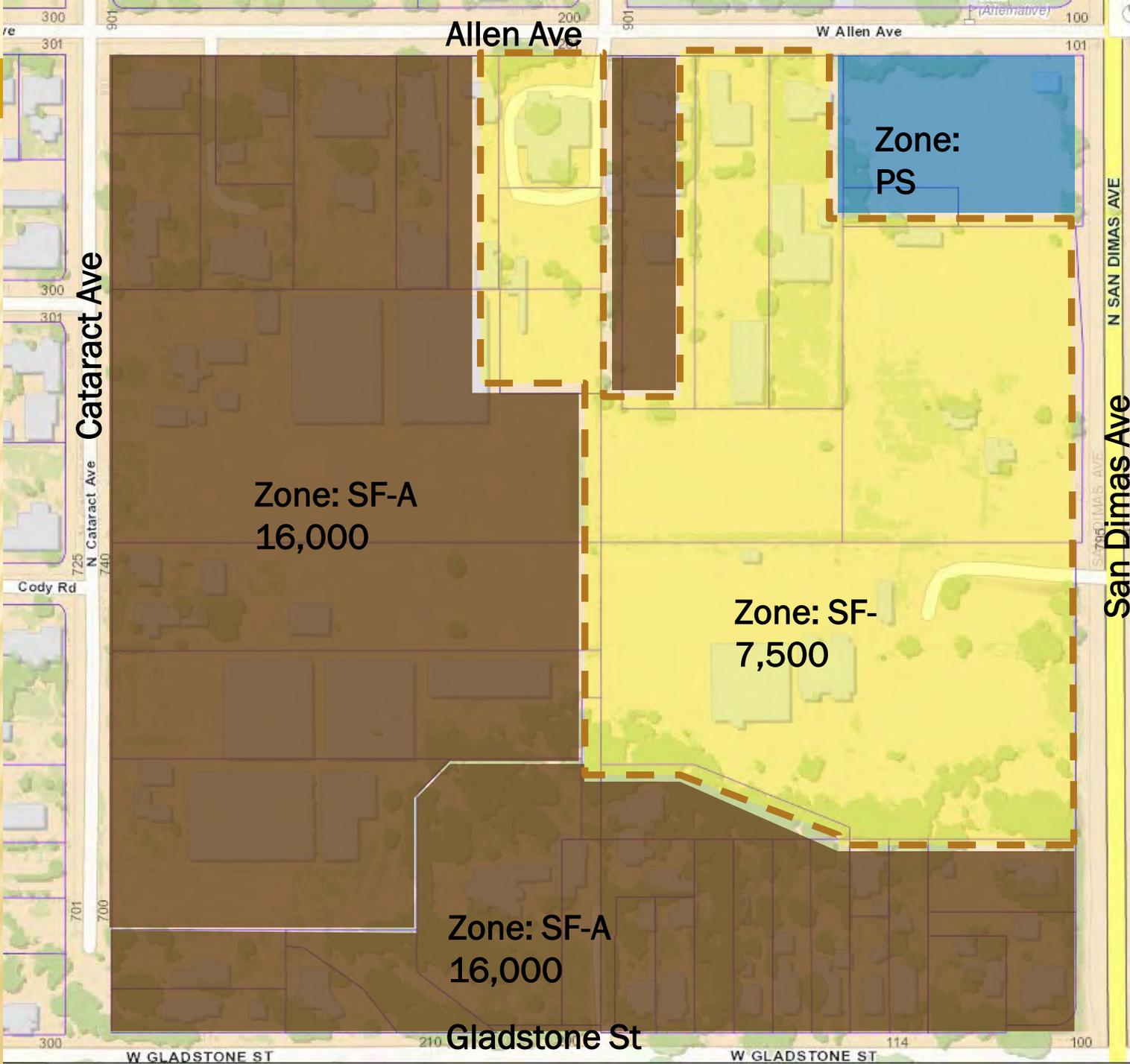
Existing Zoning



Subdivision Boundary



Option #1 Applicant's request



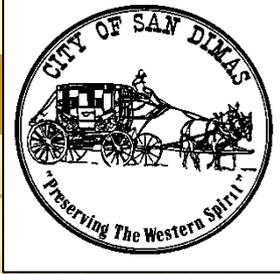
Subdivision
Boundary

OVERLAY CONSIDERATIONS

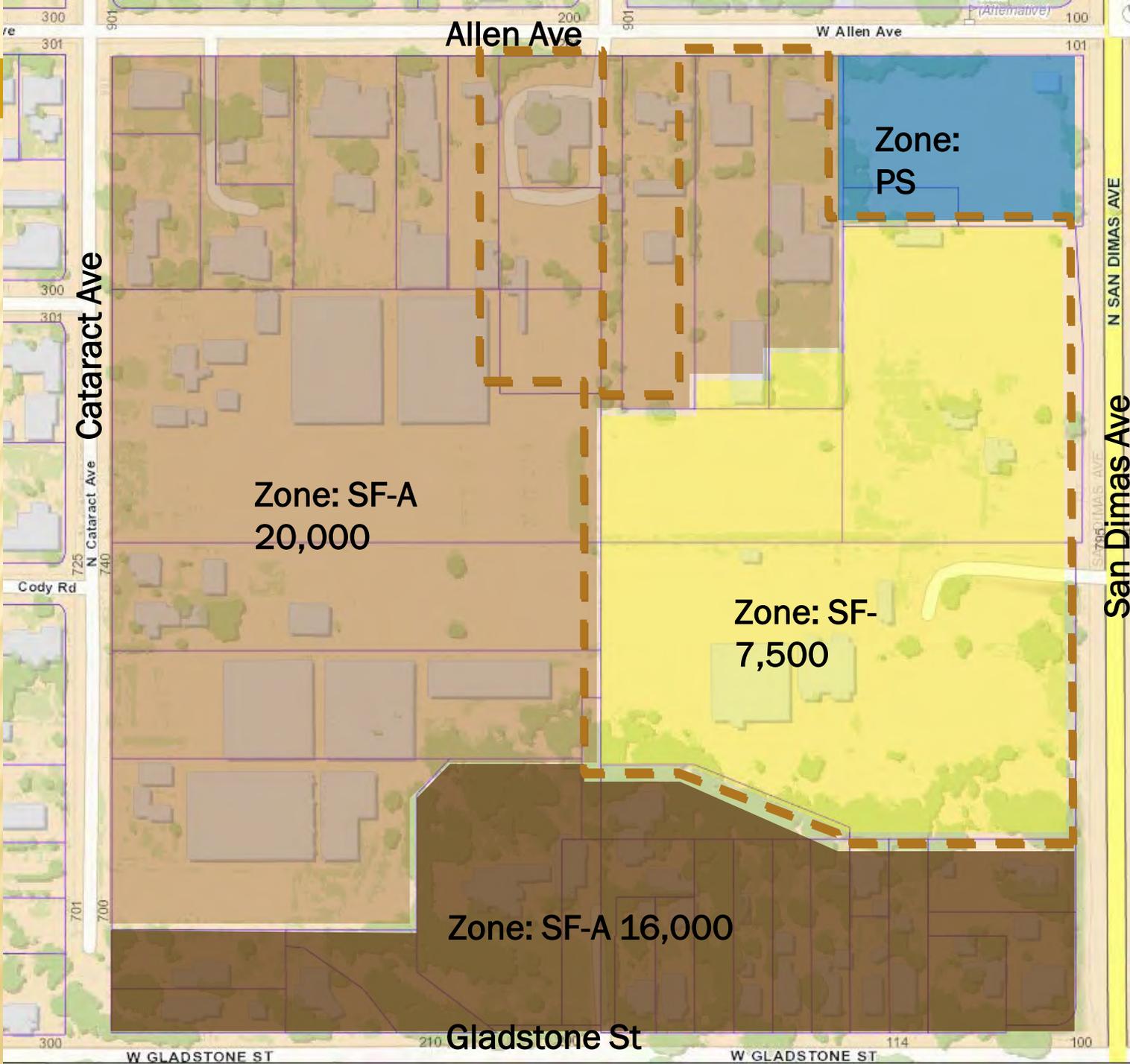
OVERLAY	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Standards which conserve & protect agricultural & equestrian use	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Applied to SF 7500 portion only	All rezoned areas
Housing design standards more restrictive than SF such as FAR, building height, flag lots	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Initially SF 7500 but later entire area rezoned	All rezoned areas
Infrastructure coordination – street, storm drain, sewer & overhead utilities	Street if westerly connection; sewer; storm drain	Street if westerly connection; sewer; storm drain	None	Streets, sewer, storm drain & overhead power	Streets, sewer, storm drain & overhead power
Timing criteria related to phasing & property owner preferences	n/a	n/a	n/a	Minimum lot assembly to subdivide	Minimum lot assembly to subdivide

Option 1 RESULT

Development of 28 new houses in TTM 73711. Retaining three existing SFRs on Allen Avenue. Approximately six future “flag” lots with access to Allen Avenue. Standards to preserve ag/equestrian on remaining SF-A 16000 (may develop later at approximately 2 units per acre).



Option #2 SF-7,500 minimized



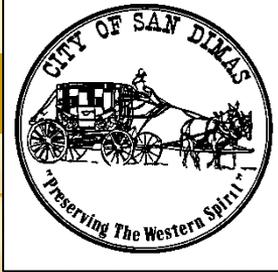
 Subdivision Boundary

OVERLAY CONSIDERATIONS

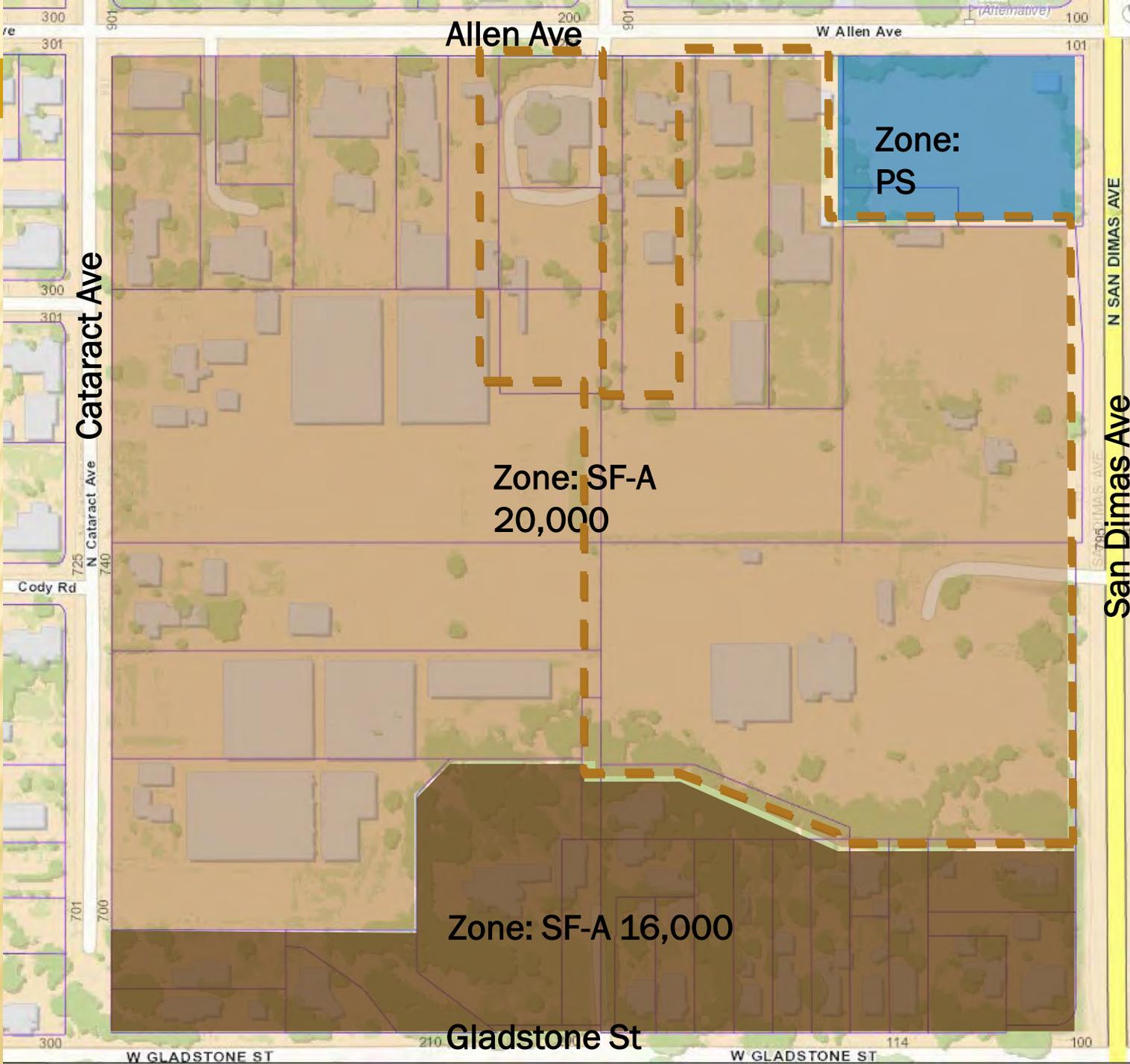
OVERLAY	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Standards which conserve & protect agricultural & equestrian use	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Applied to SF 7500 portion only	All rezoned areas
Housing design standards more restrictive than SF such as FAR, building height, flag lots	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Initially SF 7500 but later entire area rezoned	All rezoned areas
Infrastructure coordination – street, storm drain, sewer & overhead utilities	Street if westerly connection; sewer; storm drain	Street if westerly connection; sewer; storm drain	None	Streets, sewer, storm drain & overhead power	Streets, sewer, storm drain & overhead power
Timing criteria related to phasing & property owner preferences	n/a	n/a	n/a	Minimum lot assembly to subdivide	Minimum lot assembly to subdivide

Option 2 RESULT

Development of 28 new houses in TTM 73711. Retaining three existing SFRs on Allen Avenue. Approximately three future “flag” lots with access to Allen Avenue. Standards to preserve ag/equestrian on remaining SF-A 16000 (may develop later at approximately 2 units per acre).



Option #3 All equestrian



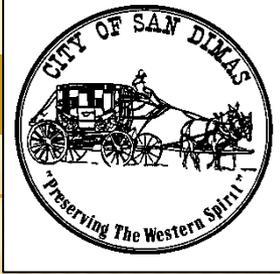
 Subdivision
Boundary

OVERLAY CONSIDERATIONS

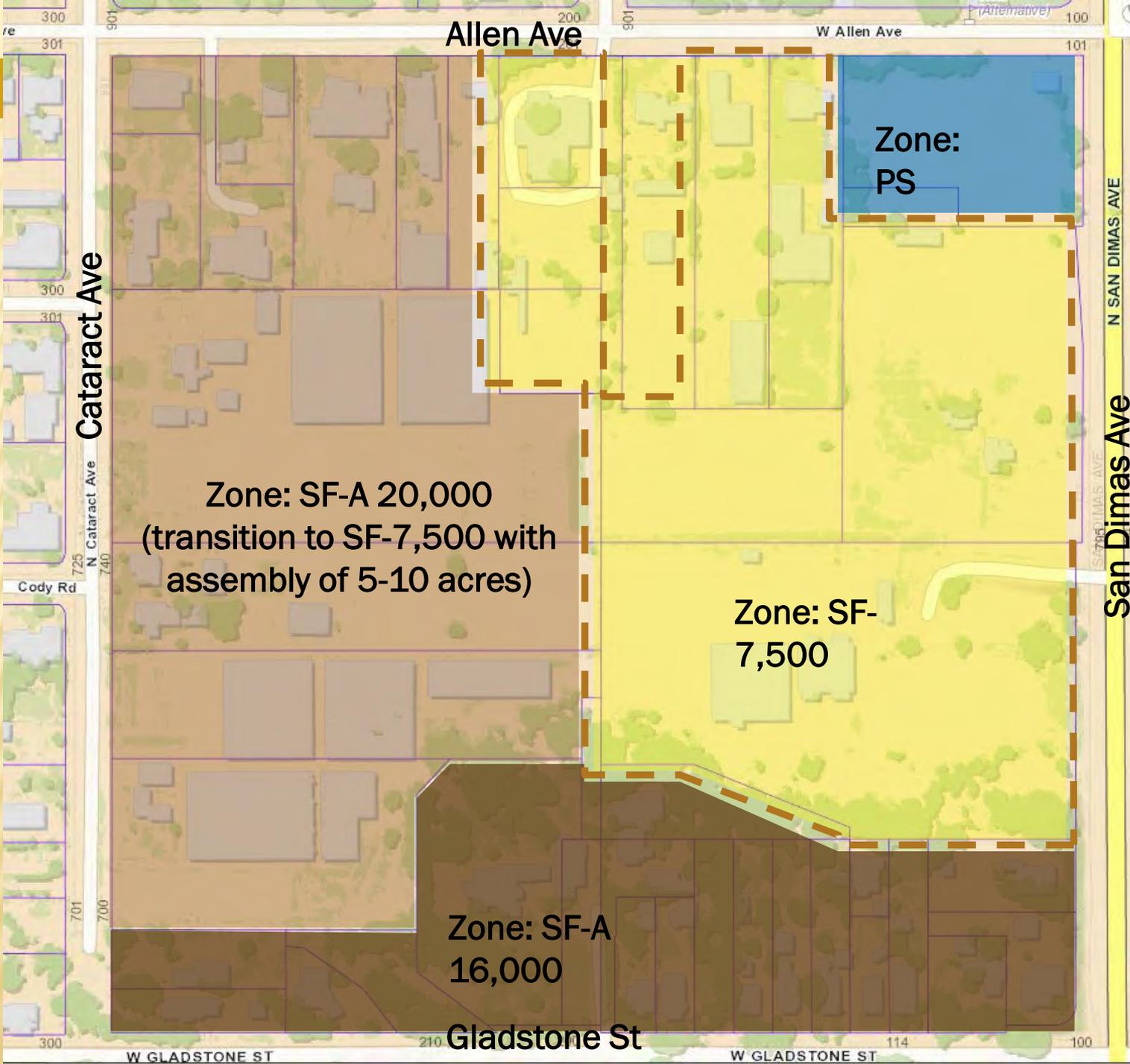
OVERLAY	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Standards which conserve & protect agricultural & equestrian use	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Applied to SF 7500 portion only	All rezoned areas
Housing design standards more restrictive than SF such as FAR, building height, flag lots	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Initially SF 7500 but later entire area rezoned	All rezoned areas
Infrastructure coordination – street, storm drain, sewer & overhead utilities	Street if westerly connection; sewer; storm drain	Street if westerly connection; sewer; storm drain	None	Streets, sewer, storm drain & overhead power	Streets, sewer, storm drain & overhead power
Timing criteria related to phasing & property owner preferences	n/a	n/a	n/a	Minimum lot assembly to subdivide	Minimum lot assembly to subdivide

Option 3 RESULT

No project approval. Future development applications subject to SF 20,000 policy re lot size & width. Area remains equestrian. Piecemeal development likely. Possible future application to increase density.



Option #4 Density transition



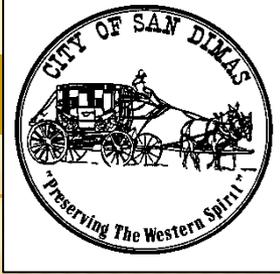
 Subdivision Boundary

OVERLAY CONSIDERATIONS

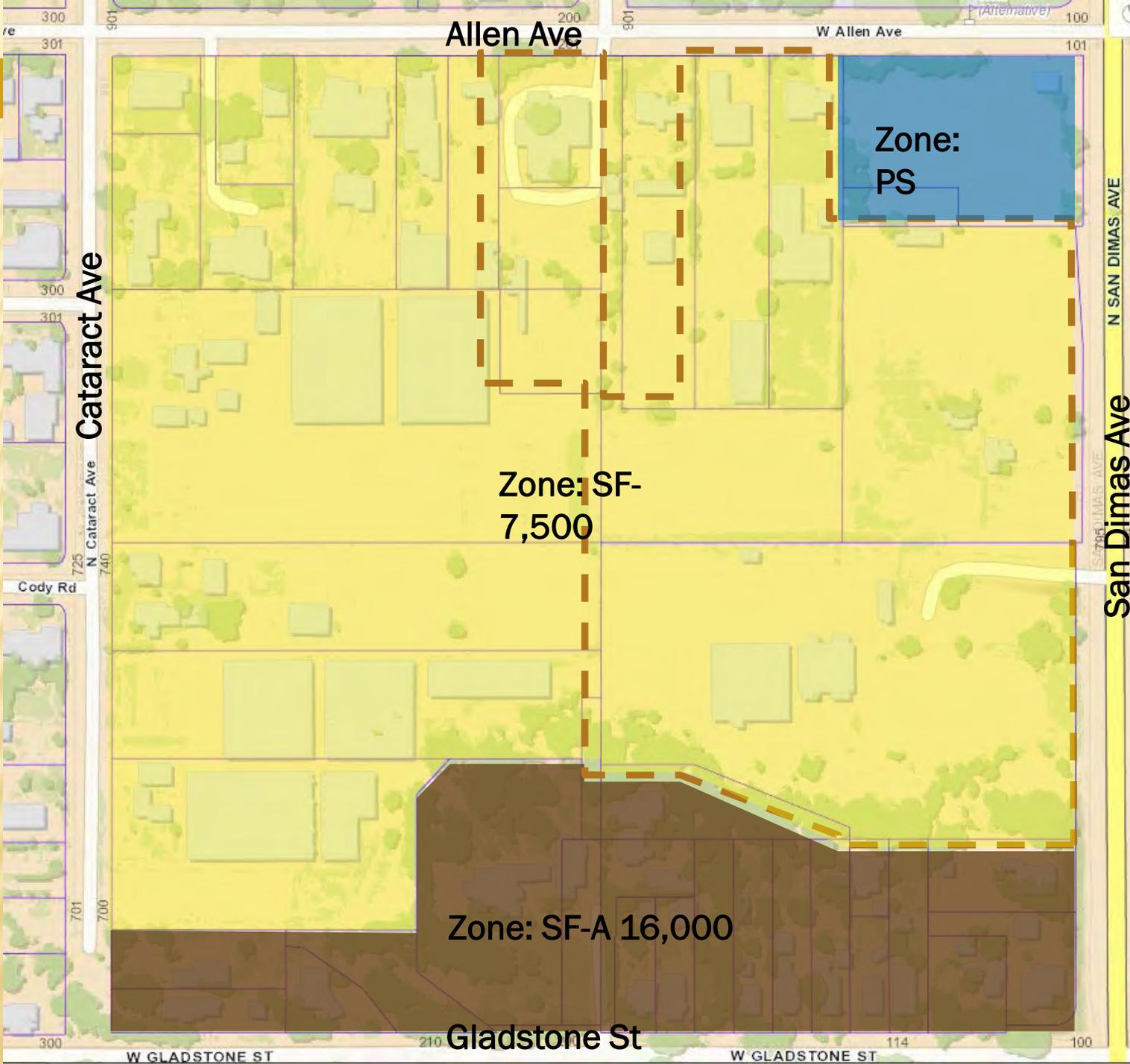
OVERLAY	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Standards which conserve & protect agricultural & equestrian use	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Applied to SF 7500 portion only	All rezoned areas
Housing design standards more restrictive than SF such as FAR, building height, flag lots	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Initially SF 7500 but later entire area rezoned	All rezoned areas
Infrastructure coordination – street, storm drain, sewer & overhead utilities	Street if westerly connection; sewer; storm drain	Street if westerly connection; sewer; storm drain	None	Streets, sewer, storm drain & overhead power	Streets, sewer, storm drain & overhead power
Timing criteria related to phasing & property owner preferences	n/a	n/a	n/a	Minimum lot assembly to subdivide	Minimum lot assembly to subdivide

Option 4 RESULT

Development of 28 new houses in TTM 73711. Retaining three existing SFRs on Allen Avenue. Approximately six future “flag” lots with access to Allen Avenue. Standards to preserve ag/equestrian on remaining SF-A on interim basis with ability to develop at SF-7500 (probably 4 units per acre or 40 SFRs) upon assembly of specified minimum acreage (likely 6-8 acres) with future rezoning for west half..



Option #5 All SF-7,500



 Subdivision Boundary

OVERLAY CONSIDERATIONS

OVERLAY	OPTION 1	OPTION 2	OPTION 3	OPTION 4	OPTION 5
Standards which conserve & protect agricultural & equestrian use	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Applied to SF 7500 portion only	All rezoned areas
Housing design standards more restrictive than SF such as FAR, building height, flag lots	Applied to SF 7500 portion only	Applied to SF 7500 portion only	None	Initially SF 7500 but later entire area rezoned	All rezoned areas
Infrastructure coordination – street, storm drain, sewer & overhead utilities	Street if westerly connection; sewer; storm drain	Street if westerly connection; sewer; storm drain	None	Streets, sewer, storm drain & overhead power	Streets, sewer, storm drain & overhead power
Timing criteria related to phasing & property owner preferences	n/a	n/a	n/a	Minimum lot assembly to subdivide	Minimum lot assembly to subdivide

Option 5 RESULT

Development of 28 new houses in TTM 73711. Retaining three existing SFRs on Allen Avenue. Approximately six future “flag” lots with access to Allen Avenue. Standards to preserve ag/equestrian on remaining SF-A on interim basis with ability to develop at SF-7500 (probably 4 units per acre or 40 SFRs) upon assembly of specified minimum acreage (likely 6-8 acres) without additional rezoning.

ISSUES & STANDARDS & CONSTRAINTS

✘ Access, Circulation & Traffic

- + San Dimas Avenue only (proposed)
- + San Dimas Avenue with future extension to Cataract
- + Allen Avenue (possibly with connection to San Dimas & Cataract)
- + All cul-de-sacs and flag lot driveways
- + Allen Avenue Traffic Management

✘ Infrastructure & Utilities

- + Trunk sewer re-location and extension
- + New storm drain and open channel transition
- + Undergrounding of existing line extending westerly from SCE facility
- + Street extension (see above)

ISSUES & CONSTRAINTS & STANDARDS

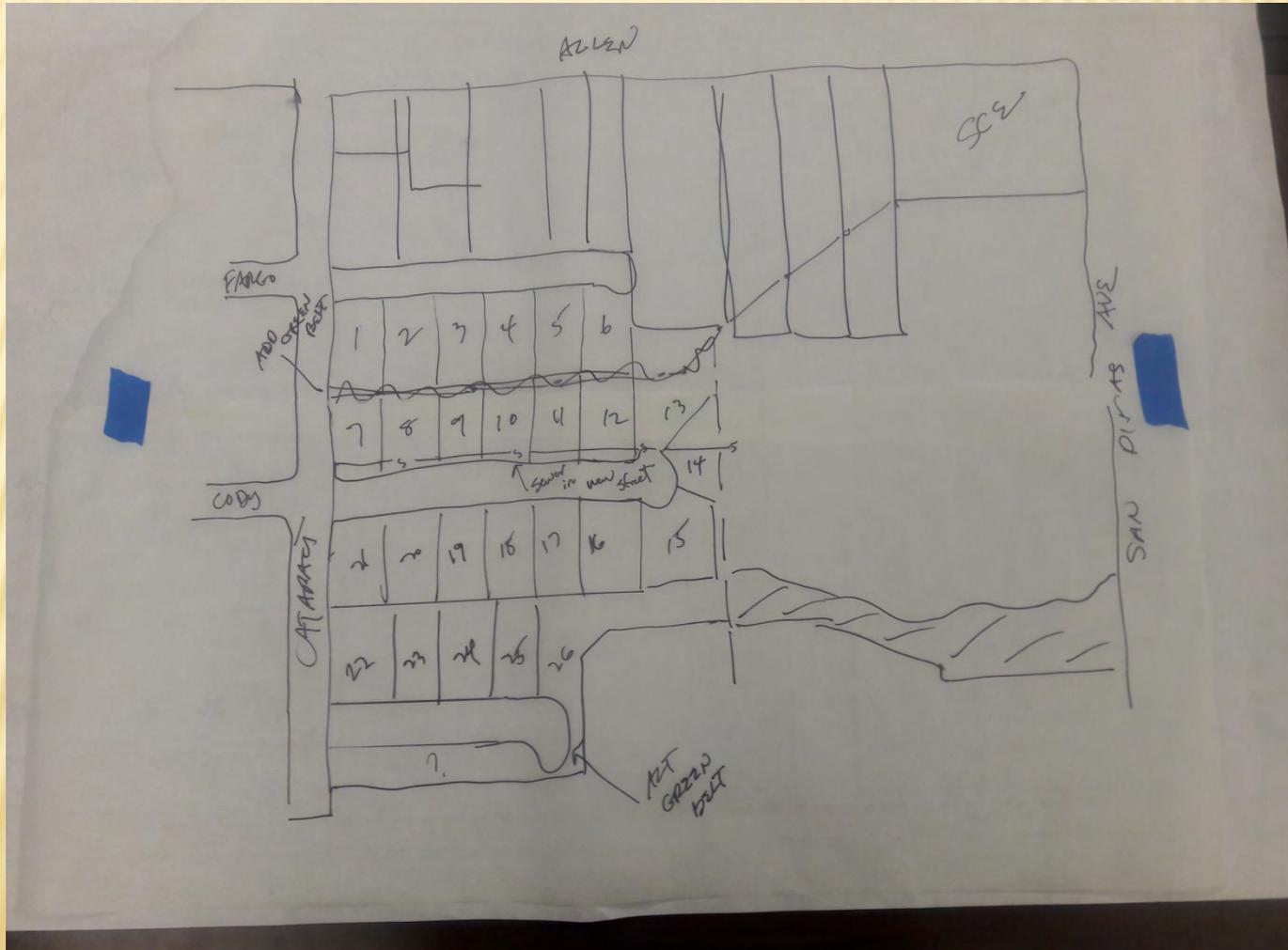
✘ Development Standards

- + Should house size be restricted to less than 35% lot coverage and two story heights (i.e. FAR)?
- + Should some one story houses be required?
- + Additional agricultural/equestrian separation (i.e. increased distance, added setbacks on new SFR, special notices)?
- + Standards to minimize flag lots (i.e. required shared driveways, increased lot sizes, utility access)?
- + Tandem garages, street parking in cul-de-sacs

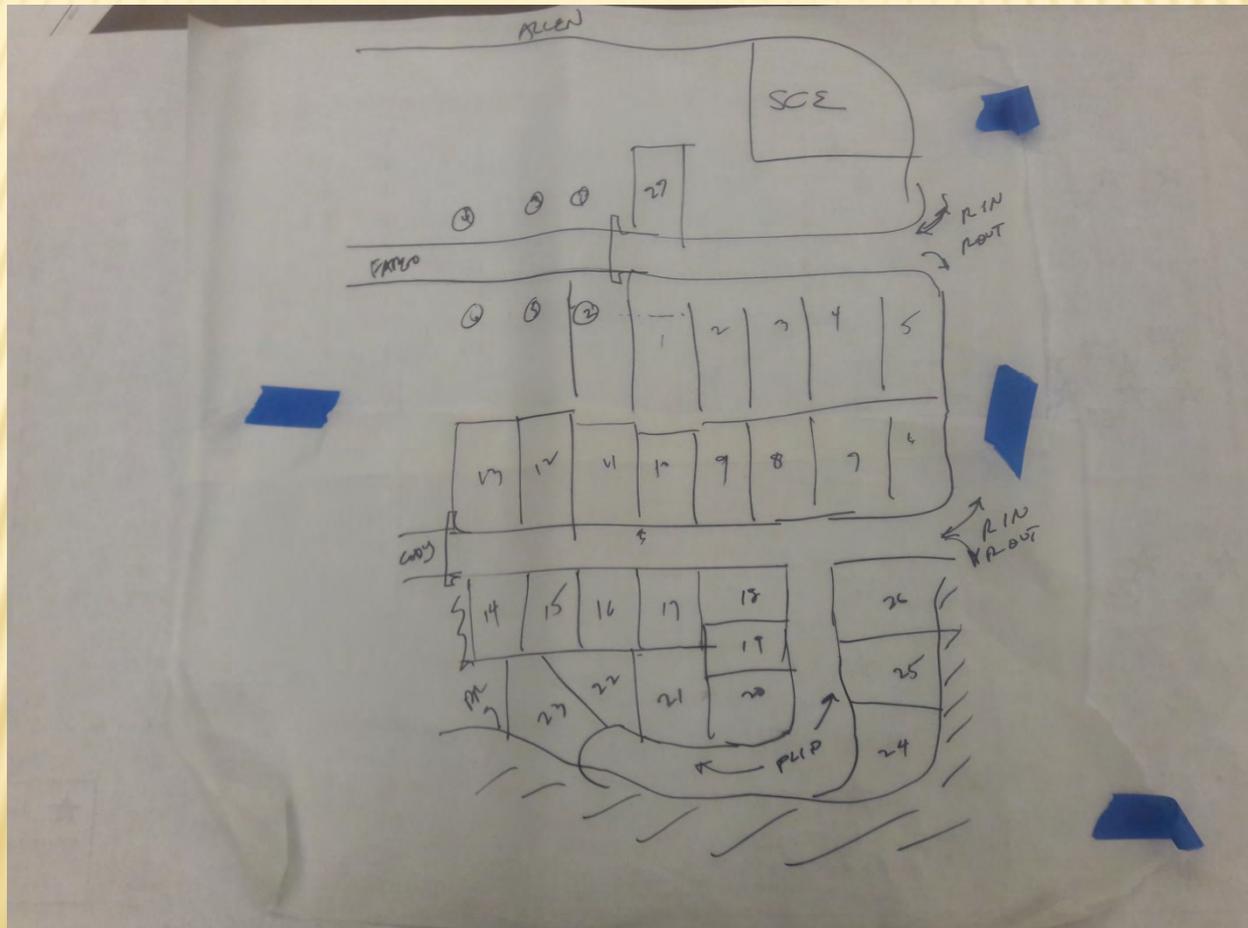
✘ Evaluation of Public Benefits

- + One time fees
- + Public open space, green belt, visibility of woodland to public, added bike/ped access

CONCEPTUAL RE-DESIGN OPTION #2



CONCEPTUAL RE-DESIGN OPTION #3



CONCEPTUAL RE-DESIGN OPTION #4

