



**MINUTES**  
**SPECIAL CITY COUNCIL MEETING**  
**TUESDAY, JULY 26, 2005, 5:00 P. M.**  
**CITY COUNCIL CONFERENCE ROOM**  
**245 E. BONITA AVE.**

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**CITY COUNCIL:**

Mayor Curtis W. Morris  
Mayor Pro Tem Jeff Templeman  
Councilmember Denis Bertone  
Councilmember John Ebiner  
Councilmember Sandy McHenry

City Manager Michaelis  
City Attorney Brown  
Assistant City Manager Duran  
Community Development Director Stevens  
Public Works Director Patel  
Parks and Recreation Director Bruns

**1. CALL TO ORDER**

Mayor Morris called the meeting to order at 5:08 p.m.

**2. ORAL COMMUNICATIONS**

None

**3. STUDY SESSION**

- a. Vista Verde Ranch/Tzu Chi Foundation – consideration of revised residential development proposal and annexation opportunities.

Community Development Director Stevens reported that Tentative Tract Map 47449 has been revised in response to a series of meetings subsequent to the County Planning Commission direction to make substantial revisions earlier this year. The revised proposal is for 70 single family residential units, down from the 92 lots that was submitted to the County; most recently four lots closest to San Dimas Avenue having been eliminated; primary access off San Dimas Avenue with a 600 foot bridge; the gated emergency access remains at Calle Bandera; and proposes connection to the existing City sewer. Additionally, the applicant may want to annex to the City after securing County certification of the EIR and approval of the tentative tract map. The revised tract map has not been resubmitted to the County for further processing. Staff desires to seek consensus on the progress made by the applicant and on a number of outstanding issues including: residential density; use of bridge as access; connection to City sewer; residential lot/grading design; design review of future houses; future annexation/pre-annexation agreement.

In response to a question Mr. Stevens indicated that the bridge would connect to San Dimas Ave. south of the staging area and a few hundred feet north of the unimproved street in the abandoned subdivision.

In response to a question on how the County would review the house plans Mr. Stevens responded that the County would only review the lot split and does not have a review process for the house plans.

Director Stevens reported that the Tzu Chi Foundation owns the 90 acres adjacent to the Vista Verde Ranch project. It is developed with many of the Old Cal Poly/Voorhees School buildings and is primarily used for administrative offices and related ancillary uses. It is within the unincorporated area of Los Angeles County, with access from Valley Center. In a recent meeting with staff, it was indicated that the Tzu Chi wish to seek annexation to the City as soon as possible. A letter expressing their intent is expected shortly. Tzu Chi is in the process of developing a Master Plan for City consideration and they expressed concern regarding the safety of the existing access off Valley Center Drive. Staff believes it is beneficial to explore a number of issues which include: development of a master plan/determination of appropriate uses; access; annexation/pre-zoning (specific plan)/Environmental review; historic buildings/design; open space.

Mr. Stevens reported that the request for an annexation is controlled by the property owner with the highest assessed value which in this case is the Tzu Chi. In response to a question about whether an annexation would effect the current land use designation Mr. Stevens responded that an annexation would likely require an EIR and a zone change/general plan amendment. Councilman Bertone asked whether it could be left an open space designation if it did not affect the Tzu Chi's development plans. Mr. Stevens responded that a Specific Plan may be able to be developed that would preserve some open space. Mr. Bertone responded that he doesn't believe that the City has to go down a path of allowing development and the open space designation doesn't have to change. Councilman Templeman confirmed that the current County zoning is residential.

Councilman Bertone stated that he wants the City to have definitive answers to the whether the developer has a right to connect to the City sewer and access San Dimas Ave. He added that the Council should know all its options.

Mr. Stevens reported that in preliminary discussions with the Tzu Chi they indicated that some of the types of uses they are considering include a small school with dormitories and administrative buildings. The Council discussed these types of uses as being low impact and consistent with historical uses.

Councilman McHenry stated that he feels that Mr. Singh keeps going back and forth between the County and City to get the best deal. He added that he feels that the City ought to tell Mr. Singh to decide whether he wants to process his application with the County or City and move forward.

Mr. Brown commented that there are agreements between Mr. Singh and the Tzu Chi and the City needs to understand how they might affect an annexation application. In response to a question Mr. Brown confirmed that the City has total control over access to the Calle Bandera emergency gate based on the previous court decision.

Ron Kranzer expressed concern over how the lot line adjustment was approved by the County. Councilman McHenry suggested that the City review how the lot line adjustment was processed by the County. There was discussion over the lot line adjustment process.

Mike Mohajer asked if the property was annexed to the City if they had a right to connect to the sewer. Mr. Stevens responded that they would have a right to connect.

Councilman Templeman commented that he wouldn't outright throw out the option of the bridge without more review and that he likes the idea of being able to master plan both properties by an annexation.

Mr. Stevens asked for feedback on the Tzu Chi's desire for annexation. It was the consensus of the Council that they would support an annexation request.

It was the consensus of the Council that the proposed housing density is not acceptable and that they are not sure about the concept of the bridge. Councilman McHenry stated that for him the bridge is not an issue it is the bigger picture that is a concern.

Councilman Ebiner commented that he likes some things about the bridge such as the sensitivity to the environment but he does not like having any homes between the knoll and San Dimas Ave. He added that any pre-annexation agreement must address house standards.

Councilman Bertone reiterated his desire to have legal answers to the right to the sewer connection and road access and the lot line adjustment before making any decisions.

There was discussion on the annexation process and implications for the development proposals for both properties.

An unidentified resident commented that there is resistance to development from the community. He asked if the Council has asked the community for their input. Mayor Morris responded that the City hosted a public meeting earlier in the year and heard no support for development.

The resident asked if there was consideration to buy the property for open space. Councilman Bertone responded that he is aware of two conservancies that have interest in acquiring the property for open space.

Another unidentified resident express concern for the high risk of fire and access in an emergency. He added that he could not imagine County fire approving this plan. It was noted that approximately 90 per cent of the proposed lots are beyond the emergency access.

#### **4. ADJOURNMENT**

The meeting adjourned at 6:55 p.m. to the regular scheduled City Council meeting at 7:00 p.m.

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Mayor of the City of San Dimas

ATTEST:

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City Clerk