



Walnut Avenue Subdivision Community Meeting Summary

Meeting Date: February 8, 2016
Meeting Location: Senior Center

Project Overview

On February 8, 2018 at 6:00 pm, the City of San Dimas Development Services Department held a community meeting regarding a proposed project by Alliance Property, LLC being processed by JB Development Co. Senior Planner Marco Espinoza provided an overview of the proposed project, which involves a rezoning from Single-Family 16,000 to Single-Family 7,500 with a minimum lot size of 7,500 square feet for a project area of just under 4 acres. The Walnut Avenue subdivision proposes to subdivide approximately 3 acres of the project area into 12 residential lots to be developed with 12 two-story single-family homes. The project also includes the demolition of two structures listed on the City's historic inventory list and the removal of mature trees. The project applications submitted by the Applicant are listed below:

- Zone Change 16-01
- Tentative Tract Map 73584 (TTM 16-01),
- Development Plan Review Board Case No.'s 16-02, 16-03, and 16-04
- Tree Removal Permit 16-03

A Mitigated Negative Declaration of Environmental Impact is being prepared for the project and will be posted on the City's website when it is available. A Municipal Code Text Amendment (MCTA) is also being prepared by Staff for the Planning Commission and City Council's consideration of additional development standard overlay requirements to encourage compatibility with adjacent development.

Summary of Concerns/Comments from Attendees

The purpose of the meeting was to gather input from the community on the proposed project and to identify any potential issues of concern to inform Staff, the Applicant, and decision makers moving forward. No decisions were made at the meeting and no recommendations were provided by Staff. The project will be reviewed by the Development Plan Review Board, Planning Commission, and City Council at future dates.

- Concerns with higher density
- Concerns with development proposing only two story homes
- Concerns about massing

- Concerns about views and privacy
- Concerns about look of new perimeter wall
- Concerns about loss of citrus grove
- Concerns about loss of mature trees, specifically oak trees
- Concerns about how development will affect neighborhood character
- Concerns about Moore Lane- potentially being made a public street and/or being developed as a through street, concerns about improvements such as curb and gutter and maintenance/street sweeping, etc
- Concerns about property line issues- structures near/potentially over property lines, existing walls and fences, drainage across lots
- Questions about the alignment of the new street with Third Street
- Questions about whether or not 216 N. Walnut Avenue was also being developed
- Concerns about coyotes/wildlife currently on the site

Conclusion

Staff listened to all the comments made by the residents and answered questions about the project. Staff indicated that a follow-up community meeting will be scheduled and that residents would also have the opportunity to speak at the Development Plan Review Board meeting and Planning Commission and City Council public hearings.