

From: [Phillip Castruita](#)
To: [publiccomments](#)
Subject: Grading
Date: Tuesday, October 13, 2020 2:23:07 PM

CAUTION: This email originated outside our organization; please use caution.

Bloc Mayor and City Council,

I have been in Real Estate for over 34 years, in the San Dimas area. Over the years I have seen well intended decisions create underdeveloped and blighted area in the San Gabriel Valley. Calle Cristina is and has been the premier street in San Dimas. With that said, there are undeveloped lots due the inability to grade them into much more than cliff side homes. Cities in the San Gabriel Valley have been persuaded by the NIMBY (Not in my back yard) factions, that feel their rights somehow extend to other people's property. This street is obscured to almost the entire city, with the exception of a few homes below. This street looks north to Azusa/Glendora and the South side is The County area of Covina. This is truly an isolated development not affecting other San Dimas properties. The adjoining homes to the South on Covina Hills Road (County area of Covina) have much less restrictive development standards. They virtually get to build what they want without input from Calle Cristina residents. Glendora enacted a more restrictive ordinance and their development has many vacant lots and underutilized lots, the result of good intentions. If this hasn't worked for over 30 years, it might be time for a different approach to development standards. This only costs landowners equity and the City fees and property tax increment on high end homes. Please consider a responsible plan to increase grading in recreational areas to match the housing component.

Kind Regards

Phillip Castruita
Broker
DRE Lic #00919319
626-905-9595

Sent from my iPhone

From: [Stacey Rosas](#)
To: [publiccomments](#)
Subject: Grading restrictions in San Dimas Via Verde
Date: Tuesday, October 13, 2020 2:10:35 PM

CAUTION: This email originated outside our organization; please use caution.

To whom it may concern,

My name is Stacey Cimino-Rosas and I am a local real estate broker in the San Dimas community for over 32 years . It is my understanding that it is very hard for homeowners who live in the custom homes up there off of Calle Cristina and Paseo Lucinda to expand or do any type of grading on their property. It would be very helpful if the city would allow that for the homeowners resale value and the beauty of the community. Sometimes it is difficult to sell these properties and vacant land knowing that I have to tell my customers that they may or may not be able to build or add on or extend or any type of grading.

I hope that things can change and make it easier for the homeowners that live there and for the future buyer as well.

Thank you for your time..

Stacey Cimino Rosas
Remax Innovations

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Remax Innovations

Sent from my iPhone

From: [Mike Lou](#)
To: [publiccomments](#)
Subject: Regarding Municipal Code Text Amendment 20-0005 – Amending Grading Limits within Specific Plan 11, Planning Area I
Date: Tuesday, October 13, 2020 1:51:43 PM

CAUTION: This email originated outside our organization; please use caution.

To San Dimas City Council and Planning Commissioners,

My name is Mike Lou and I'm the homeowner of one of the properties affected by the existing grading restrictions. While I understand perhaps that once upon a time, these restrictions were placed as a safety measure to protect the area and prevent reckless development, it is evident now that they were overly restrictive. If you drive up to that street/neighborhood you can clearly see that restricting the addition of any grading and development on the hillside not only cripples that area from an aesthetic perspective but also from a fire hazard point of view. The houses there have been tastefully built and I firmly believe that they have earned the right to build backyards and recreation areas like the rest of the city., if not more so.

I implore you to remove the restrictions altogether or at least increase the allotted size for grading substantially so that responsible homeowners are able to make the hillside a beautiful and desirable place to live

--

Regards,
Mike Lou
DRE#:02082850



Office: 909-394-0171
<https://hlindustries.com/>



Real Estate Heaven
898 N. Fair Oaks Ave
Suite A
Pasadena, CA 91103
(888) 727-0REH

From: [Chris Wyrick](#)
To: [publiccomments](#); [Frank Wang](#); [Hector Tamayo](#); [Diran Zack Deukmajian](#)
Subject: SP11 Amendment Discussion
Date: Monday, October 12, 2020 8:48:46 PM
Attachments: [Opposition to SP11 Changes - San Dimas Johnstone Station Board.docx](#)

CAUTION: This email originated outside our organization; please use caution.

Hello,

Attached is a formal position against amendments to SP11 that represent the views of the San Dimas Johnstone Station HOA that we would like to share with the council at the meeting tomorrow.

Thanks,

Chris Wyrick
Board Member San Dimas Johnstone Station

From: kbucks4@aol.com
To: [publiccomments](#)
Subject: To the Mayor and City Council
Date: Monday, October 12, 2020 10:21:56 AM

CAUTION: This email originated outside our organization; please use caution.

Mayor Bader and members of the San Dimas City Council:

My wife and I have lived in San Dimas for more than 24 years now, and have enjoyed the quality of life here. It has a small town feel despite being part of an array of cities from the sea to the mountains.

I understand that the city council will be discussing a change in zoning in Via Verde with regard to grading limits. I have two comments for your consideration.

First, while the current limit of 200 cubic yards may be somewhat restrictive, unlimited grading or even a much higher limit would not be appropriate for San Dimas. Given the visibility of Via Verde from much of the rest of the city, it would indeed impact more than just the residents of that portion of the city.

Second, I listened to an earlier city council meeting on this subject. A member of the community called with a question as to whether or not it was a conflict of interest for one city council member to be part of the discussion and decision. The caller noted that this council member received campaign donations from the private citizen who prompted the zoning discussion (John Begin). In that meeting the city attorney said that it was not a conflict of interest according to the laws of California. I find it inexplicable that it is not a legal conflict of interest, but of course can't argue with that.

However, I would suggest that not everything that is legal is also moral and ethical, and that this dictum applies to this situation. Council member Eric Weber received \$3,500 – over 30% of his total campaign contributions – from John Begin and members of his family and associates. I would argue that it is morally and ethically improper for Mr. Weber to participate in both the discussion and the final decision on this matter, regardless of what California law states.

Thank you for hearing my concerns.

Sincerely,

Keith R. Buck
334 W. 4th St.
San Dimas, CA

From: [Mike Lou](#)
To: [publiccomments](#)
Subject: Regarding Municipal Code Text Amendment 20-0005 – Amending Grading Limits within Specific Plan 11, Planning Area I
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