

BACKGROUND:

On August 5, 2015, the Planning Commission received testimony from the applicant and other members of the public regarding TTM 72798 (Attachment 1). Initially, the applicant was proposing to subdivide the 25.8-acre property into thirty-three (33) detached single family residential lots, nine (9) open space areas, and one (1) public/private street located at 800 Meadow Pass Road within the R.P.D. – 28,500 – 1.3 DU Zoning District. In the proposal, lot sizes ranged from 10,005 square-feet to 30,695 square-feet respectively. The applicant proposed one (1) ingress/egress outlet from the development and onto Meadow Pass Road. Furthermore, a twenty-six foot (26') wide vehicular emergency access is proposed at the southern portion of the development off of La Puente Road. The applicant is proposing to preserve the existing barn and stable, located on the northeast section of the property, in an effort to preserve portion of culturally significant structures found on the Brookside property.

During the meeting, the Commission appreciated the efforts that the applicant had done to work with the community on the development of the site. However, due to the fact that the proposed lot sizes did not meet the minimum lot size as required by the WMC in the R.P.D. – 28,500 Zoning District, the Commission continued the project for ninety (90) days in order to allow the applicant sufficient time to address Code related shortcomings and refine the overall project.

STAFF ANALYSIS:

A. Project Description

TTM 72798 has been revised to subdivide the 25.8-acre property into twenty-eight (28) detached single family residential lots, ten (10) open space areas, and one (1) public/private street located at 800 Meadow Pass Road within the R.P.D. – 28,500 – 1.3 DU Zoning District. The re-submitted proposal includes lot sizes ranging from 15,022 square-feet to 70,773 square-feet, which a proposed average lot size of 19,757 square-feet. Ingress/egress out of the development and onto Meadow Pass Road is proposed by using a public street (Street A) and a private street (Street B). Furthermore, a twenty-six foot (26') wide vehicular emergency access is proposed at the southern portion of the development off La Puente Road. It should be noted that the applicant is still proposing to preserve the existing barn and stable, located on the northeast portion of the property (Lot 4).

B. Applications

In addition to TTM 72798, the applicant, on October 13, 2015, submitted a Conditional Use Permit (CUP 2015-006) as a request to reduce the minimum lot size

of the dwelling units within the development pursuant to Section 25.89.1b (Permitted uses and procedures) of the WMC.

Subsequently, the proposed Brookside Specific Plan, TTM 72798, CUP 2015-006, and all project related environmental documents require staff review and will be presented to the Planning Commission as a package at a later date. It is at this point that the Planning Commission will make a formal decision on the project.

PUBLIC NOTICE:

On December 3, 2015, a total of seventy-five (75) public notices were sent to property owners of record within the radius of 300-feet of the subject property to inform the meeting date and time.

CONCLUSION:

Staff and the applicant are currently working on project related applications and environmental review. Once this has been completed staff will forward the project with a formal recommendation for the Commission's review and determination.

Attachments:

1. August 5, 2015 Planning Commission Minutes and Staff Report
2. Property Profile and Assessor Parcel Map
3. TTM 72798 dated November 10, 2015