



AGENDA ITEM 5

- ☒ Public Hearing
- ☐ Ordinance
- ☐ Consent Calendar
- ☐ Discussion/Transaction

WALNUT CITY COUNCIL

AGENDA DATE: JUNE 23, 2021

TO: Mayor Pacheco and Council Members

VIA: Rob Wishner, City Manager
Tom Weiner, Assistant City Manager – Development Services

FROM: Chris Vasquez, Senior Planner

SUBJECT: Continued from the May 26, 2021 City Council Meeting (Brookside)
- A proposal to subdivide a 25.8-acre property into twenty-eight (28) single-family residential lots and other on-site improvements at 800 Meadowpass Road (APN: 8709-093-001, 002, & 003)

RECOMMENDATION:

It is recommended that the City Council:

1. Open the Public Hearing;
2. Hear the Staff Report;
3. Solicit public input on this item;
4. Discuss amongst the City Council Members;
5. Close the Public Hearing; and
6. Accept the Planning Commission's March 4, 2020 recommendation(s) and approve the Brookside Project with the following actions:
 - a. Adopt Resolution No. 21-25 certifying the Final Environmental Impact Report (FEIR) with Statement of Findings;
 - b. Adopt Resolution No. 21-26 approving Conditional Use Permit (CUP) 2015-006;
 - c. Adopt Resolution No. 21-27 approving Tentative Tract Map (TTM) No. 72798, and
 - d. Introduce by title only and waive further reading of, Ordinance No. 21-02, approving (in substantial form) Development Agreement (DA) No. 2019-02; and agendize Ordinance No. 21-02 for adoption at the regularly scheduled City Council meeting of July 14, 2021.

PROJECT PROPONENT

Property Owner: Spring Meadows Homes LLC/Meadow Pass Estates LLC
Attn: Mr. Jack Su
18217 Gale Avenue, Suite A
City of Industry, CA 91748

BACKGROUND

On May 26, 2021, the City Council held a Public Hearing related to the Brookside Project. The following is an overview of the City Council's discussion:

- The Applicant did not present specific details related to the type of improvements that would occur on Lot K (Brookside Park). The Council was concerned that a final decision on the Brookside Project could not be made without considering alternatives for the Brookside Park improvements (including whether the Cottage House and Main Stables would be preserved, rebuilt, or retrofitted).
- The Hydrology Report within the EIR analyzed conditions of the property under twenty-five (25) and fifty (50) year flood conditions; however, a one-hundred (100) year flood analysis was not provided.
- The Council sought alternatives for Brookside Park along with costs estimates for consideration. The Council also inquired about the possibility of increasing the square-footage of the Brookside Park by expanding the park into the adjacent residential property (Lot 4) to the east.

It should be noted that during the meeting, the Council was presented verbal and written comments by members of the Public, which in summary include:

- Submittal of a petition of over five-hundred (500) signatories requesting the project provide 28,500 square-foot minimum lot sizes and the preservation of the existing Cottage House with Stables and Barn.
- Lot sizes within the development should not be less than 28,500 square-feet.
- The proposed private street should be a public street.
- Preservation of buildings should include the "Cottage" house with stables and minor structure (Barn) to the rear and become City owned.
- The creek and other natural open space and unique environmental qualities must be preserved.
- Public access to trails and open space should be provided.
- Support for the project (as presented) noting the need to provide more housing opportunities in the City.

The May 26, 2021 Public Hearing related to the Brookside project was closed and the City Council continued the project to the June 23, 2021 regularly scheduled meeting.

A copy of the May 26, 2021 City Council Staff Report with Attachments and Meeting Minutes is provided as Attachment 3 for the Council's reference.

Discussion

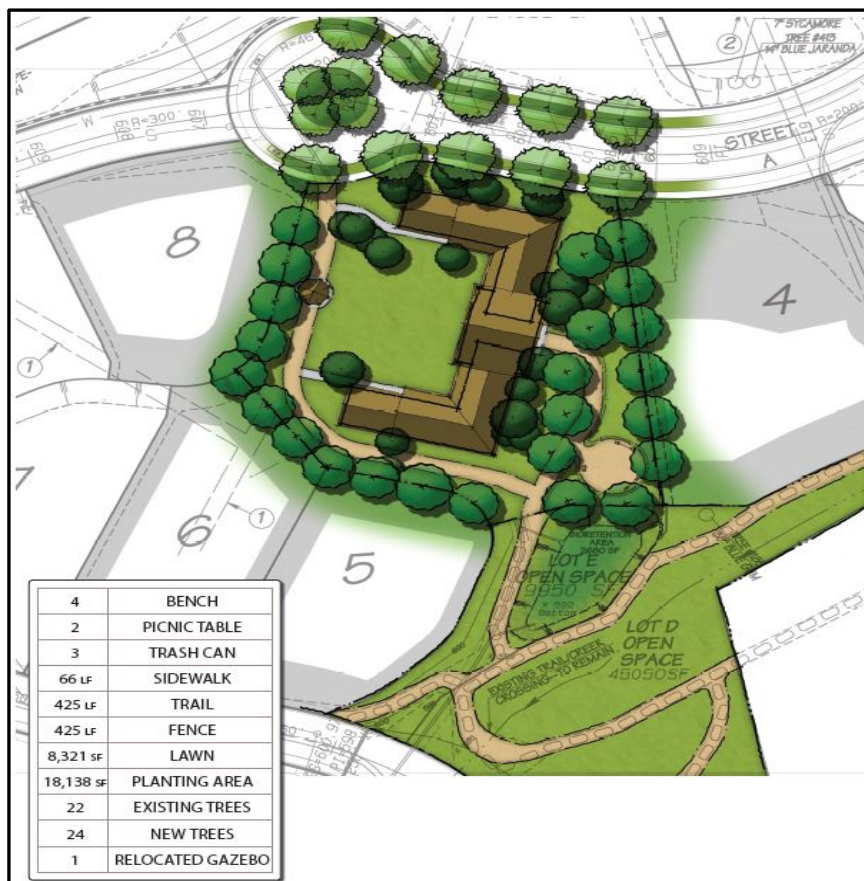
Following the May 26, 2021 City Council Meeting, the Applicant has been working to provide the items requested by the City Council. These items include the following:

- Detailed plan(s) for Brookside Park (Lot K).
- Alternative concept plan(s) for Brookside Park (Lot K) to include the following design options for consideration:
 - Concept 1 – Retain/Rebuild existing structure(s) and make necessary modifications to bring up to current code (e.g. seismic/structural, Fire Safety, Building Code, and American Disability Act compliance, etc.).
 - Concept 2 – Rebuild/Façade proposal, as proposed during the May 26, 2021 City Council Meeting.
 - Concept 3 – Rebuild/Change Orientation option for the Cottage House and Stables on another part of the development site.
- Provide costs for each of the three (3) Alternatives to be considered.
- Provide information related to the project Hydrology Report to address questions regarding the 100-year flood analysis.

Brookside Park Concept 1 (Retain/Rebuild to Current Code)

Concept 1 illustrates a passive park with access to The Brookside Trail. The building will remain in its current foot print and design, and will require a forensic reconstruction in order to (at minimum) bring the building into compliance with current Seismic, Fire Safety, and American with Disabilities Act (ADA) compliance. The Park design will have a central green in front of the main stable(s), with a gazebo built in the same likeness as the existing structure. Seating, horse tie downs, and information kiosks will be incorporated into the design.

Concept 1 – Conceptual Site Plan with Improvements



Concept 1 – Birdseye View from Turnaround above Public Street “A”



Concept 1 – View from Turnaround on Public Street “A”



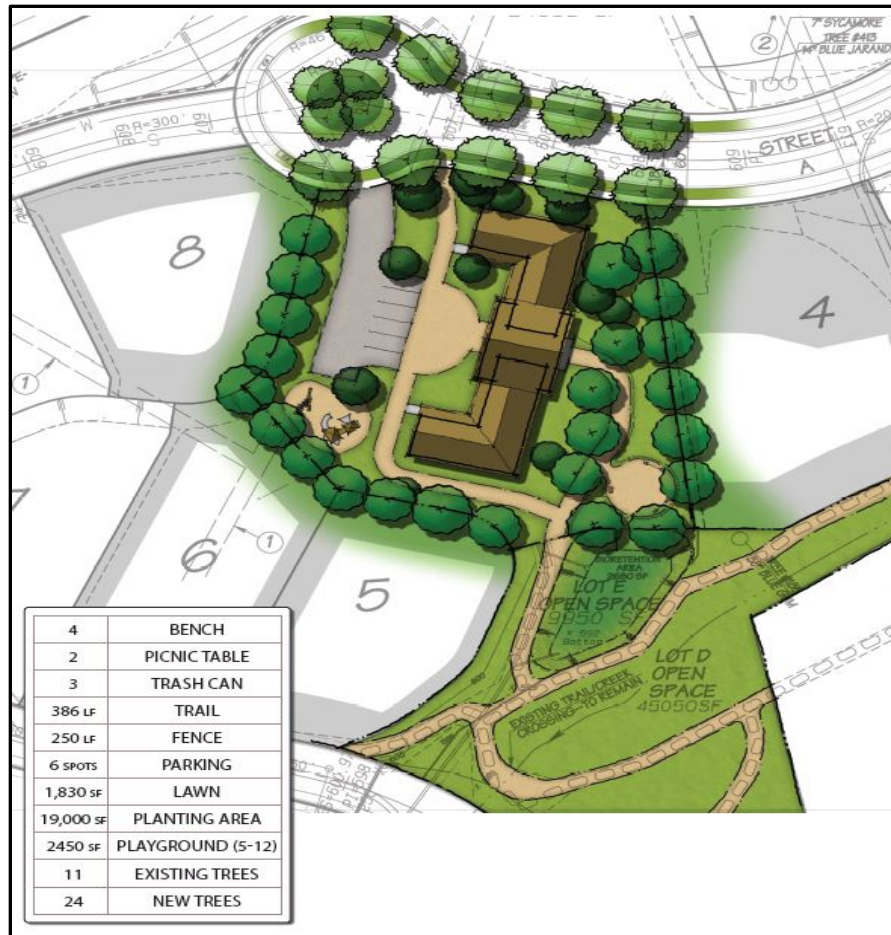
Construction Costs

The Applicant has provided a construction proposal with cost(s) to forensically teardown and rebuild the existing structure(s) in its current footprint and design. The costs to implement Concept 1 with restrooms is **\$1,344,000.00**. The complete cost(s) is for the building only and does not include landscaping improvements for the Brookside Park (Lot K). A copy of Concept 1 design plan(s) with itemized construction proposal is provided as Attachment 2a for the Council's review.

Brookside Park Concept 2 – Rebuild/Façade Proposal

Concept 2 will provide a passive park with on-site parking and access to The Brookside Park and Trail. A newly constructed building will echo the design of the original building prior to the 1990's additions and renovations (i.e. conversion of the original hay loft into a second story living area). The new building will remain in the same orientation and footprint, providing a decomposed-granite courtyard in front of the building with picnic seating areas. Seating under the building eaves, children's play area, horse tie downs, and informational kiosks will be incorporated into site design. Concept 2 is illustrated in the concept plan below.

Concept 2 – Conceptual Site Plan with Improvements



Concept 2 – Birdseye View from Turnaround above Public Street “A”



Concept 2 – View from Turnaround on Public Street “A”



Construction Costs

The Applicant has provided a construction proposal with cost(s) to reconstruct the existing stables using modern materials, replicating the original look and feel of the structure (including upgrades for current code). This concept will also incorporate as much of the existing materials as possible (e.g. decorative components such as hardware). The costs to implement Concept 2 with restrooms is **\$1,146,000.00**. This complete cost(s) is for the building only and does not include landscaping improvements for the Brookside Park (Lot K). A copy of Concept 2 design plan(s) with itemized construction proposal is provided as Attachment 2b for the Council's review.

Brookside Park - Concept 3 (Rebuild and Change Orientation)

Concept 3 is intended to provide a passive park and access to The Brookside Trail with additional functional space for visitors throughout the site. The building will be newly constructed in the same equine architecture of the existing building, and oriented toward Public Street "A" for greater building visibility and safety. The newly designed building will incorporate open air covered shade areas on the wings to provide protected picnic table and seating areas. A small children's play area, informational kiosks describing the site, a trail system, and horse tie will be present. Concept 3 allows for a site design that maximizes passive use(s) throughout the park and ensures the design of the park improvements promote usability and safety.

Concept 3 – Conceptual Site Plan with Improvements



Concept 3 – Birdseye View from Turnaround above Public Street “A”



Concept 3 – View from Turnaround on Public Street “A”



Construction Costs

The Applicant has provided a construction proposal with cost(s) to construct Concept 3 to replicate the original look and feel of the structure, including upgrades for current code. Concept 3 also incorporates covered shade structures attached to the end of each “wing” of the main building and will utilize high-quality and low maintenance materials. The costs to implement Concept 3 with restrooms is **\$1,069,000.00**. This complete cost(s) is for the building only and does not include landscaping improvements for the Brookside Park (Lot K). A copy of Concept 3 design plan(s) with itemized construction proposal is provided as Attachment 2c for the Council’s review. The following table summarizes the costs of all three (3) options:

Table 1. Summary of Costs for All Concepts (excluding landscaping)

Concept	Total Costs without Restrooms	Total Costs with Restrooms
<i>Concept 1 (Retain/Rebuild)</i>	\$1,184,000.00	*\$1,344,000.00
<i>Concept 2 (Rebuild/Façade)</i>	\$986,000.00	\$1,146,000.00
<i>Concept 3 (Rebuild/New Orientation)</i>	\$909,000.00	\$1,069,000.00

***Revised 6/18/2021**

Brookside Park (Lot 4) Size

In addition to requesting alternative design concepts for consideration, the City Council during their May 26, 2021 Meeting requested the Developer consider increasing the size of Brookside Park (Lot K) by exploring opportunities to reduce the adjacent 32,900 square-foot (gross area) Lot 4 and/or shifting property lines. Subsequently, the Applicant has increased the total size of Brookside Park (Lot K) to 41,620 square-feet, an increase of 1,150 square-feet. This was achieved by reducing Lot 4's gross area by 1,150 square-feet. The Applicant noted that this is the maximum increase to Brookside Park that can be provided based on the following constraints on Lot 4:

- Topography constraints on Lot 4.
- Proposed driveway for Lot 4 is adjacent to the property line with Brookside Park (Lot K) and will be impacted by having to increase the slope/grade of the driveway (currently 10% slope).
- Existing easements on Lot 4.

Hydrology Report

The Project site is not located in the One Hundred (100)-year flood hazard area. Consequently, the Initial Study determined that there is "no impact" in the 100-year flood hazard area resulting from the proposed Project and the Statement of Facts and Findings for the Brookside Project Final Environmental Impact Report (EIR) reflect this determination of "no impact". Consistent with CEQA and applicable County and City standards, the EIR Hydrology Study did not analyze the site condition under a One-Hundred (100)-year flood scenario. The Applicant has indicated that they have retained an Engineer to address the City Council's concerns related to the project Hydrology Study and the level of analysis that was performed (25-year/50-year flood analysis), as well as the Los Angeles County methodology that was followed, as applicable to City requirements.

PUBLIC NOTICE

On May 26, 2021, the City Council closed the Public Hearing and continued the Brookside Project to June 23, 2021. Because the item was continued to a date certain, Public Noticing was not required. However, understanding the Community-wide interest in the project, Staff mailed notices to all property owners within a five-hundred (500') foot radius of the project boundary, and to all interested parties whom have requested to be notified of any meetings related to the Brookside Project informing them that the project was continued and would be presented to the City Council on June 23, 2021.

In total, 210 notices were mailed to property owners surrounding the project site and residents who have requested to be notified of upcoming public meetings concerning the project, and a copy posted on the Brookside webpage on the City's website. The Brookside dedicated webpage was created in response to request by residents to

remain informed and ease of sourcing Brookside materials on the City website. A direct link was also created on the City's homepage and the page updated as new information becomes available. For reference, the webpage can be found at: <https://www.cityofwalnut.org/for-residents/departments/community-development/brookside-project>.

Conclusion

The information presented within this report includes only new information presented for the project that has been provided by the Applicant to address the City Council's comments during the May 26, 2021 Meeting. Specifically, presenting to the City Council three (3) Alternative Concept Designs related to the Brookside Park (Lot K) improvements and cost(s) estimates.

Attachments:

1. City Council Resolutions:
 - a. [Resolution No. 21-25 certifying the \(FEIR\) with Findings.](#)
 - b. [Resolution No. 21-26 approving Conditional Use Permit \(CUP\) 2015-006.](#)
 - c. [Resolution No. 21-27 approving TTM No. 72798.](#)
 - d. [Ordinance No. 21-02, approving \(in substantial form\) Development Agreement \(DA\) No. 2019-02; and agendaize for adoption at the regularly scheduled City Council meeting of June 9, 2021.](#)
2. Concept Plan(s) and Construction Proposals
 - a. [Concept 1 with Construction Proposal](#)
 - b. [Concept 2 with Construction Proposal](#)
 - c. [Concept 3 with Construction Proposal](#)
3. [May 26, 2021 City Council Staff Report and Meeting Minutes](#)
4. [May 26, 2021 City Council Public Hearing Notice with Mailing Labels](#)
5. [Development Agreement No. 2019-02](#)