



CITY OF VILLA PARK COMMUNITY DEVELOPMENT COMMITTEE AGENDA

November 7, 2005 – City Council Chamber
4:00 PM

The Community Development Committee, a subcommittee of the Villa Park City Council, welcomes you to this meeting. We encourage your participation. This agenda contains a brief general description of each item to be considered. If final action is to be taken on an item it will be noted on the agenda, otherwise, all actions are to be considered recommendations to the full City Council.

If you wish to speak on an item contained on the agenda, please ask to be recognized at the time the item is being considered. Upon recognition by the Committee Chair, state your name and address for the record prior to providing your comments. Speakers will be limited to a time period set by the presiding officer. If you wish to speak on an item that is not on the agenda, please do so during the periods listed for Oral Communications.

All supporting information is available for public review in the Office of the City Clerk during regular business hours, 8:00 a.m. - 5:00 p.m., Monday through Friday. Agendas are available on the City's Website at www.villapark.org.

ORDER OF BUSINESS

CALL TO ORDER

ROLL CALL

Mayor Pro Tem Bortle
Councilmember Ulmer

FLAG SALUTE

ORAL COMMUNICATIONS

Members of the public in attendance wishing to address the **Community Development Committee** on matters not otherwise appearing on the agenda, upon recognition by the Chair, state their name, address, and subject. Unless the presiding officer grants further time, address time shall be limited to three (3) minutes.

DISCUSSION AGENDA

1. Architectural Review of Secondary Dwelling Unit at 10492 Park Villa Circle (Shukla)

The applicant has submitted a Site Plan Review for a secondary dwelling unit. The unit complies with all applicable zoning requirements for a secondary dwelling unit, to include height, setbacks, and square footage (660 square feet). Per the VPMC Section 23-22.4, a unit must demonstrate compliance with standards, in particular, the design and materials of the second dwelling unit shall be consistent with the design and materials of the principal dwelling unit and reasonably compatible with the design and materials of the structures in the surrounding area.

Recommendation: It is recommended that the Community Development Committee assist the City Manager in the ministerial site plan review by reviewing the architectural features of the proposed secondary dwelling unit to ensure that it is consistent with the design and materials of the principal dwelling unit.

2. Review of Turn Prohibitions for Loma Street and Cannon Street Intersection

The City approved a turn prohibition from southbound Cannon Street to westbound Loma Street during the hours of 6 AM to 9 AM, Monday through Friday as a method to decrease traffic cutting through residential neighborhoods due to congestion on Cannon Street. The turn prohibition is enforced, regardless of place of residence, in accordance to law. Concern has been expressed both over the continual amount of cars using Loma Street to avoid Cannon by making left turns from northbound Cannon onto Loma, and by residents not being able to turn into Villa Park during

the posted hours. The City performed a traffic count during the week of October 24 to 28, 2005 from which to determine the amount of cars turning right and left onto Loma. Currently, there is no prohibition against turning left from Cannon on to Loma Street. Such a prohibition would need to be coordinated with the City of Orange given that the left turn lane and locations for required signage are located in the City of Orange.

Recommendation: It is recommended that the Community Development Committee hear public testimony, review available information, and discuss this issue in order to direct the City Manager or provide a recommendation to the City Council for action.

3. Review of Secondary Dwelling Unit Ordinance and Discussion on Restricting Maximum Size of Secondary Dwelling Units Based on Lot Size

The City currently allows Secondary Dwelling Units up to a maximum size of 1200 square feet in all residential zones. State law sets 1200 square feet as the maximum size allowed and a minimum size as necessary to provide for living, sleeping, sanitary, and cooking facilities. The City's E-4 Residential Zone, with a minimum lot size of 20,000 square feet, is capable of supporting secondary dwelling units up to 1200 square feet if well designed and within all other zoning regulations. The R-1 Zone, with lot sizes from 8,000 up to 13,500, is less suited for the maximum size secondary dwelling unit. Recent placement of secondary dwelling units in the R-1 Zone have created problems with the secondary dwelling unit ordinance, specifically the intent to create a secondary dwelling unit in such a manner that the visibility of the unit is minimized from adjacent properties and public streets.

Recommendation: It is recommended that the Community Development Committee review the Secondary Dwelling Unit ordinance, state law mandating ministerial review of secondary dwelling units, and discuss options for limiting the size of Secondary Dwelling Units in the Residential Zones. Specifically, it is proposed that Secondary Dwelling Units be limited by the following three lot size categories: 18,001 and above; 13,751 to 18,000; and 8,000 to 13,750 (square foot lot sizes). From those three categories, it is proposed to limit the secondary dwelling unit size to 1200 square foot maximum, 900 square foot maximum, and 640 square foot maximum, respectively. If the Community Development Committee is in agreement, it is recommended that the Committee direct the City Manager to place on the December City Council Agenda an ordinance to amend the current codes.

4. Discussion on Residential Design Guidelines

The City Council has discussed several issues of late dealing with items that can be best dealt with if contained in a design review process. These issues include architectural review of homes through the Site Plan Review Process and an ordinance necessitating mediation in disputes involving views. A formal Design Review process could include a Design Review Committee, made up of the Community Development Committee with additional members with architectural expertise. Other processes could include Residential Design Guidelines that are less prescriptive in nature, but seek to preserve the architectural integrity of a predominant style and/or to consider compatibility with surrounding homes within a neighborhood.

Recommendation: It is recommended that the Community Development Committee review and discuss items concerning a residential design process to include architectural review and possible mediation for view issues.

5. Boarding House Prohibitions

Resident concern over potential abuse of the single-family residence zone by renters/boarders have necessitated a review of the City's ordinances. The Municipal Code prohibits boarding houses in the residential zones by definition and the City uses a process of administrative letters to deter such abuse.

Recommendation: It is recommended that the Community Development Committee review and discuss items concerning boarding houses and take appropriate action.

COMMITTEE MEMBER ITEMS

Members of the Community Development Committee may make comments at this time or direct staff on items under the purview of the Committee for report back at either the City Council meeting or following Community Development Committee meeting.

1. Overnight Street Parking Prohibitions

ADJOURNMENT