

**CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD
MINUTES**

**May 11, 2006 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Scott Dilley
Ken Duran
Krishna Patel
Jim Schoonover
John Sorcinelli (arrived at 8:40 A.M.)
Larry Stevens*

ABSENT

Sandy McHenry

CALL TO ORDER

Commissioner Schoonover called the regular meeting of the Development Plan Review Board to order at 8:35 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

Larry Stevens moved, second by Ken Duran to approve the Minutes of April 27, 2006. Motion carried 4.0.1. (Krishna Patel abstained)

HEARING ITEMS

Case No. 05-96

Planning Manager Hensley presented request to construct a 6,498 s.f. single family house and 1,218 s.f. garage located at 1557 Calle Cristina.

Timothy Good, architect, and Mr. and Mrs. Mar, property owners, were present.

Issues were as follows:

- 16'-20' tall rear stem walls are proposed;
- Flat roof design typically discouraged;
- Proposed colors are very light;
- Mass and bulk;

- Landscaping.

Timothy Good addressed the Board. In regards to the roof, topography was a major factor. Mr. Good stated that he incorporated input from the client to create negative space from the architecture to increase interest and feeling of being away from the street and busy world. Illustrations and specs for the Bermuda metal roof were circulated to the Board for review. Mr. Good stated that the flat roof system was a hybrid and that flashing is typically a problem with flat roofs. He described the system which hides the flashing so it has a monolithic like look. The material looks like smooth stucco that will transition well with the wall.

Mr. Sorcinelli suggested that gutters be used to address dirty run-off of the flat roof onto walls. Also he advised the architect to check to see if copper gutters are still an allowed material per code.

The Board reviewed colors, materials, site plan and model.

Community Development Director Stevens commented that the project was a well thought out, unique design.

Mr. Sorcinelli commented that the project was interesting and incorporates many of the elements that the Board desires in developing a lot with this kind of topography.

Larry Stevens moved, second by John Sorcinelli to approve subject to standard conditions and applicant to submit landscape plan that incorporates California native plant material. Motion carried 6.0.0.

Mr. Good presented a revised site plan which showed an infinity pool and waterfall in backyard.

Case No. 06-24,25,26

Planning Manager Hensley presented request to review proposed San Dimas Avenue street plans for mixed use project located at east side of San Dimas Avenue, south of railroad tracks and north of Arrow Highway at Commercial Street.

Representative from William Fox Homes was not present.

Ron Kranzer, RKA traffic and civil engineer and resident, was present.

Planning Manager Hensley stated that the City consulted with RKA for traffic analysis and how parking could be achieved safely on San Dimas Avenue between Arrow Highway and railroad tracks.

He stated that the first concept plan that was approved by Council was a one lane northbound, two lane southbound plan designed to allow for additional lanes to be added in the future.

The revised concept plan includes additional northbound lane width for transition in and out of angle and parallel parking on San Dimas Avenue.

Planning Manager Hensley asked that the Board look at what is considered important elements and issues, such as the median width and number of lanes, and determine if plan needs to go back to RKA for further analysis. He also asked that setback from angle parking to buildings be considered.

Community Development Director Stevens stated that it is critical to have adequate landscaping on median at angle parking area.

Mr. Sorcinelli stated that the median should be excluded if too small and focus on landscaping should then be at building.

Public Works Director Patel explained his analysis of traffic plan to the Board which was based on the City's traffic standards. Typical median needles are 4' without trees.

The Board discussed importance of transition to and from parking, pedestrian friendly design and parking.

Mr. Kranzer addressed the Board. He is a traffic and civil engineer and has worked for several cities. In reviewing this plan, he noted that traffic hazards are being introduced. Two new intersections need to be addressed. One unimpeded thru lane needs to be on San Dimas Avenue at this location. Another foot of paving is needed instead of landscaping. He was in agreement with Mr. Stevens that we most likely will not see four lanes in this area. Transition is needed to get in and out of angle parking area. A median is critical if there is to be angle parking.

Community Development Director Stevens stated that the median (barrier strip) needed to have more dimension to it so it is noticeable to vehicles.

Larry Stevens moved, second by Ken Duran the following recommendations:

1. Maintain a minimum of 11' setback from face of curb to building on San Dimas Avenue;
2. Reduce lane width as much as possible for angle parking;
3. Maintain median width of 6' on San Dimas Avenue at angle parking area;
4. Provide for adequate transition lane width on San Dimas Avenue northbound between Arrow Highway and railroad tracks;
5. Maintain parallel parking on west side of San Dimas Avenue between Commercial and Arrow Highway.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:19 A.M. to the meeting of May 25, 2006 at 8:30 a.m.