

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

**May 25, 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 (left at 10:16 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 Scott Dilley to approve the Minutes of May 11, 2006. Motion carried 6.0.0.

HEARING ITEMS

Case No. 06-39 (Continued from April 27, 2006)

Associate Planner Laura Lockett present request to modify Master Sign Program for Via Verde Corporate Plaza located at the southeast corner of San Dimas Avenue and Via Verde.

Steve Hutchinson, applicant, was present.

Associate Planner Lockett stated that the applicant wants to keep the sign program as is with one change to building 140. The applicant requests that signs be allowed on north, south and east elevations with at least one eyebrow sign on east elevation.

Community Development Director Stevens stated that he was opposed to signs that were not related to entry and saw no reason for a sign on the east elevation of building 140. He suggested that directional signs be used instead for tenant identification.

The Board discussed purpose of sign program in regards to tenant identification versus advertising.

Mr. Hutchinson, applicant, addressed the Board. He stated that the tenant feels that they do not have a presence with the current signs.

Blaine Michaelis moved, second by Krishna Patel to deny. Motion carried 6.0.0.

Blaine Michaelis moved, second by Krishna Patel to amend existing sign program to allow a wall sign and an eyebrow sign on south elevation of 140 building. Motion carried 5.0.1. (Larry Stevens against)

Case No. 06-09 (Continued from March 9, 2006)

Planning Manager Hensley presented request to construct a new 13,725 s.f. commercial building on vacant lot on Village Court west of Levitz, north of Vista Paint and southwest of Red Roof Inn and Mitigated Negative Declaration.

Jay Nelson, applicant, was present.

Planning Manager Hensley stated that massing and materials were main issues and that changes were made to address those concerns. The perspective drawings were reviewed which showed pop-outs nicely. He also added that the stucco should be a smooth, hand trowelled finish. The entire property is to be landscaped. Historically property has been poorly maintained. A reciprocal access agreement needs to be done as well.

Community Development Director Stevens stated that the driveway should be re-done to line up properly and can be done when the reciprocal access agreement is done. Also trash facility should be reviewed to ensure that it is adequate.

Jay Nelson, applicant, addressed the Board. He stated that there are landscape buffers where the driveway in question is.. Materials to be used match those used in the adjacent commercial area. Tenant signs to be on store fronts of each space and on towers.

The Board discussed landscaping on rear elevation and concerns about maintenance and loitering in this area.

Mr. Sorcinelli commented that the design was well done, but over complicated for this location.

Larry Stevens moved second by Krishna Patel to approve Mitigated Negative Declaration and the following:

1. Applicant to work with Staff on landscape plan for rear of building;
2. Access reciprocal easement and parking agreement or Lot Line Adjustment to be analyzed and brought back to the Board for review;
3. Applicant to submit landscape plans that reflect enhancement on Vista Paint property;
4. Review adequacy of combined shared trash enclosure.

Motion carried 6.0.0.

Case No. 05-83

Planning Manager Hensley presented request for a Sign Program for the Arrow Highway Corporate Center, located at 160 East Arrow Highway.

Mickey Wu, Future Sign, was present.

Planning Manager Hensley stated that there were numerous errors in the text of the sign program and that a final text edit would be required. The monument sign is too cluttered and larger than permitted by current sign code. Recommends that it be revised and brought back to the Board.

Public Works Director Patel suggested that traffic signs be standard type as they are easier to replace than custom signs in the event that they are damaged.

Community Development Director Stevens expressed concerns with materials for the monument sign. White may be too bright and inappropriate. Also if a corporate logo used, limit the number of colors allowed. He suggested that the monument sign be removed from the sign program and submitted later with request for amendment to program.

Mr. Sorcinelli suggested under trellis signs for 190 building to improve tenant location visibility. Community Development Director Stevens added that the under trellis signs should be used instead of wall signs for this building.

Larry Stevens moved, second by Blaine Michaelis to approve subject to the following:

1. Text edits reviewed and approved by Staff prior to issuance of building permits;
2. Black letters unless registered trademark;
3. Monument sign to be removed from program;
4. Trellis style signs to be approved by Staff of building 190;
5. Applicant to submit full size site plan with final edit;
6. Antique white not permitted for background of aluminum signs.

Motion carried 6.0.0.

Larry Stevens moved, second by Krishna Patel in regards to monument sign(s), no amendment to sign program will be made for a sign that does not meet sign ordinance guidelines. Must be brought back to the Board for review. Antique white not permitted.

Motion carried 6.0.0.

Case No. 06-16

Assistant Planner Concepcion presented request to construct a 2,980 sq. ft. Single-Family Residence and a 680 sq. ft. Garage on Edinburgh Road, APN Nos. 8426-033-007 and 8426-033-013.

Ron Trout, applicant, was present.

Site plan and elevations reviewed. Difficult lot to develop as property has limited building area. Parking limited as well.

Community Development Director Stevens suggested reconfiguration of garage to create more parking spaces. Also, ok to shift garage forward 2-3' to reduce size of stem walls.

Larry Stevens moved, second by Scott Dilley to approve subject to standard conditions and that lot merger be finalized before issuance of building permits.

Motion carried 5.0.0.

Tree Removal Permit No. 06-24

Associate Planner Lockett presented request to remove 11 palm trees located at 1644 Gainsborough.

Rita Sepe, property owner, was present.

Photo's and condition of the trees reviewed by the Board.

Larry Stevens moved, second by Blaine Michaelis the following tree removals:

1. Approve removal of tree's 5,6,8,22,24 and 45 without permit as they are less than 32" in circumference;
2. Approve removal of multi-trunk trees 12-14 (adversely effecting oak tree) and 16-18 (adversely effecting retaining wall) and subject to Tree Preservation Ordinance replacement ratio of 2:1 (4 tree's);
3. Replacement may be deferred up to one year and re-evaluated with anticipated revision to the existing Tree Preservation Ordinance.

Motion carried 5.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 11:06 A.M. to the meeting of June 8, 2006 at 8:30 a.m.