

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

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

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**PRESENT**

*Eric Beilstein  
Scott Dilley (left at 11:11 A.M.)  
Blaine Michaelis  
Jim Schoonover  
Larry Stevens*

**ABSENT**

*Sandy McHenry  
John Sorcinelli*

**CALL TO ORDER**

Commissioner Schoonover called the regular meeting of the Development Plan Review Board to order at 8:36 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

Scott Dilley moved, second by Eric Beilstein to approve the Minutes of March 25, 2006. Motion carried 5.0.0.

**HEARING ITEMS**

**Case No. 06-34**

Associate Planner Marco Espinoza presented request to construct a 1,232 s.f. second story addition to an existing single family house located at 303 North Iglesia.

Joseph Mancuso, homeowner, was present.

Associate Planner Espinoza reviewed issues of compatibility, massing and roof dormers. In response to Community Development Director Stevens, the number of bedrooms would increase to five from existing three. Existing garage is a two car garage. The drive approach is proposed to be widened. In response to Building Official Beilstein, the shed does not count in total lot coverage if it does not require a permit.

Mr. Mancuso addressed the Board. He stated that the dormers can be changed or removed. Siding is proposed on second floor and stucco on first floor.

Building Official Beilstein expressed concern with transition of stucco to siding and dormers.

Mr. Mancuso added that new roof to match existing roof. Cars parked partially in parkway to addressed and corrected. In reviewing the Town Core Design Guidelines, he said that he could not find anything addressing massing.

Community Development Director Stevens stated that design was reasonably good way to integrate a second story addition. There is probably enough flexibility to add parking in the future as well. The driveway needs to meet current standards. Porch columns need to be appropriate mass and dormers need work.

In response to Commissioner Schoonover, Community Development Director Stevens stated that the existing pad could remain, but curb cut to be corrected and in line with existing garage.

Larry Stevens moved, second by Scott Dilley to approve subject to standard conditions and the following:

1. Applicant to work with Staff on redesigning or eliminating dormers; transition of stucco to siding; revise existing porch; adjust curb cut to be in line with existing garage; parkway to be improved/landscaped.
2. Concrete from previous garage allowed to remain.

Motion Carried 5.0.0.

### **Tree Removal** **Case No. 06-25**

Associate Planner Marco Espinoza presented request to remove eight (8) Canary Pine trees located at Way Hill Village.

Dennis Wilding, president of Way Hill Home Owners Association, was present.

Staff visited the site and determined that six (6) of the proposed pines could be candidates for removal based on ordinance.

Arborist report and photo's reviewed. Tree numbers 3,4,5 appear to be in good condition. The Board felt that only one of these could be removed to thin out the area.

Larry Stevens moved, second by Blaine Michaelis to approve removal of tree numbers 1,2,6,7,8 and to work with Staff on removal of only one from group 3-4. Applicant to work with Staff on replacement plan.

Motion Carried 5.0.0.

**Case No. 06-24,25,26**

Planning Manager Craig Hensley presented request to construct a mixed use project with 110 residential units and approximately 14,000 s.f. of commercial/office space located at east side of San Dimas Avenue, south of railroad tracks and north of Arrow Highway at Commercial Street.

Jide Alade, William Fox Homes, was present.

Planning Manager Hensley stated that a few changes have been made and now ready for conditions of approval. A site plan super-imposed over an aerial was displayed. Pedestrian and vehicle circulation was also mapped out for review. He stated that Planning Commission suggested that four parking spaces be removed from east elevation adjacent to the park area. This leaves the project with 15 more spaces than required. The fencing at the north property line will have to come back to the Board for review. Need more discussion on clock feature and number of faces to be used.

In response to Building Official Beilstein, Planning Manager Hensley stated that the Gold Line easement is hypothetical at this point. Regarding trash enclosures, they will be addressed in the landscape plan with pick-up issues to be worked out with Waste Management.

In response to Community Development Director Stevens, Planning Manager Hensley stated that requirements for noise mitigation along railroad tracks to be researched.

Community Development Director Stevens stated that he would prefer an open style fence long the railroad tracks or a mixture of fencing to discourage potential graffiti opportunities. Landscape and fencing plan should come back to the Board for review.

In response to Community Development Director Stevens, Planning Manager Hensley stated that Master Sign Program will have the same guidelines as in Frontier Village.

Mr. Alade stated that the internal paving material had not been decided on yet, but would probably be a mixture of paving. In regards to the clock tower, only west and north faces desired. In regards to the second floor windows, Planning Manager Hensley stated that wood would be used on first floor windows and doors, wood on the inside and vinyl on outside for second floor. Consideration should be made on type of materials used on exterior as it relates to exposure. In regards to air conditioning units, Mr. Alade stated that the roof units to be centered on roof and behind parapet out of view. Electrical will be located inside office buildings and outside for town homes no ganged gas meters.

Community Development Director Stevens noted that utility equipment to be screened per policy. Encroachment permit and phasing plan need to be in conditions of approval.

Larry Stevens moved, second by Scott Dilley to approve subject to standard conditions and the following:

1. Applicant to work with Staff and bring back to the Board revision of clock faces, window and door detail for buildings facing San Dimas Avenue and fence/landscaping plan;
2. Conditions of approval to include:
  - Street parking, median, pedestrian and vehicle travel ways;
  - A/C units to be per City standards or brought back to the Board;
  - Encroachment permit from Public Works for underground parking;
  - Phasing plan;
  - Master Sign Program per Town Core Design Guidelines;
  - Remove four parking spaces from east elevation adjacent to the park area.

Motion Carried 5.0.0.

### **Case No. 05-18**

Planning Manager Craig Hensley presented request to revise previous approval and add 471 s.f. to the second floor located at 1402 Red Bluff.

Fred Diaz, architect, was present.

Planning Manager Hensley stated that approved plans were currently in plan check. No change in conditions of approval is being requested.

Larry Stevens moved, second by Eric Beilstein to approve subject to standard conditions.

Motion Carried 5.0.0.

### **Case No. 06-17**

Planning Manager Craig Hensley presented request for a Negative Declaration and to construct a new 2,500 s.f. commercial/office building located at 217 West Bonita Avenue.

Jonnathon Muresan, property owner, was present.

Planning Manager Hensley stated that the building was not designed to be compatible with other buildings in the Town Core. Ten parking spaces are proposed though twelve are required.

Community Development Director Stevens explained that the parking district would have to be redrawn to include this property with problem being that there is no where for new parking. Any additional parking would probably be remote. The process to change parking district is complex.

Mr. Muresan presented the Board with a new elevation showing two doors/entrances on the first floor.

Community Development Director stated that architectural design needs to be similar to what is downtown. Applicant may want to seek design assistance. The street design should have opportunities for two entrances instead of one. Appropriate materials should be used with a better architectural strategy that is more historic than western. Parking needs to be addressed before any building can be considered. City Council direction is needed to proceed.

Building Official Beilstein agreed that City Council discussion is needed to resolve parking issues that have arisen with the request.

Larry Stevens moved, second by Scott Dilley to continue to date uncertain. Staff to submit parking alternatives to City Council to review at meeting in July. Applicant to work with Staff to on architectural details of street frontage and possibly seek design assistance.

Motion Carried 5.0.0.

Community Development Director added that windows on the adjacent building to the east belonging to Paul Kirby need to be addressed.

### **Case No. 05-95**

Associate Planner Laura Lockett presented preliminary review of a 714 s.f. single stall self service car wash at Shell Gas Station located at 630 West Bonita Avenue

Joseph Karaki, architect from Western States, Sam Anabi, owner of Shell Gas Station, and Mike, Bonita Carwash owner, were present.

Issues of on-site circulation, parking, pipe-guards, main entrance to the City, design of carwash and location of trash enclosure were discussed. Associate Planner Lockett explained that the site is not adequate in size or layout for proposed project.

Associate Planner Lockett clarified that Warren Siecke, Engineering Consultant for the City, was not asked by City Staff to review proposal. Mr. Karaki consulted with with Mr. Siecke. Mr. Siecke reviewed turning radius and not back up space, which is not adequate.

Mike, owner of Bonita Carwash stated that he was against carwash request at Shell Station because of problems with circulation and parking, gasoline delivery truck access problems and noise from blowers. He also stated that this type of car wash is a "roll over car wash" not a "self service" car wash.

Sam Anabi, owner of Shell Station stated that he should have the right to compete with other businesses and that this type of car wash was considered "self service".

Community Development Director Stevens stated that competition is appropriate as long as there is compliance with municipal codes. The City has invested financially in the redevelopment of the commercial center at Bonita and Arrow to improve appearance of entrance to the City at this location. View is to not allow any expansion unless a modern development standard is followed. Staff willing to work with applicant on a re-design.

Board and Staff comments to be referred to Planning Commission for further review and direction.

Larry Stevens moved, second by Blaine Michaelis to forward comments to Planning Commission for further review and direction to address:

1. Parking
2. Circulation
3. Encourage investment in re-design more appropriate for high profile site.

Motion Carried 4.0.0.

#### **Case No. 06-44**

Associate Planner Laura Lockett presented request to add 1,010 s.f. and 600 s.f. detached garage to existing house located at 429 West Second Street.

Pete Volbeda, architect, was present.

Issues of size and altering of front elevation were discussed. Addition is consistent with Town Core Design Guidelines.

Community Development Director Stevens suggested that the porch design be improved.

The Board reviewed elevations, photos and historic survey.

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

1. Correct setback for garage;
2. All windows and trim to match existing;
3. Applicant to work with Staff on appropriate plan to add a porch;
4. Remove curb cut and pad on Second Street;
5. Tree removal to comply with City ordinance;
6. Materials to match existing.

Motion Carried 4.0.0.

#### **ADJOURNMENT**

There being no further business the meeting was adjourned at 12:05 P.M. to the meeting of June 22, 2006 at 8:30 a.m.