

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

**December 14, 2006 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Scott Dilley
Blaine Michaelis
Krishna Patel (arrived at 8:34 A.M.)
Jim Schoonover
John Sorcinelli
Larry Stevens*

ABSENT

Sandy McHenry

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:33 A.M. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

Larry Stevens moved, second by Blaine Michaelis to approve the Minutes of November 21, 2006. Motion carried 5.0.0.

HEARING ITEMS

Case No. 06-84

Planning Manager Craig Hensley presented request to construct a 5,002 s.f. two story residence with a three car garage located at 325 Rebecca Drive. (Previously approved DPRB Case No. 04-76)

Planning Manager Hensley stated that there were no issues as this request had been previously approved by the Board.

Larry Stevens moved, second by Jim Schoonover, to approve subject to standard conditions as previously approved by the DPRB, Case No. 04-76.

Motion Carried 6.0.0.

Case No. 06-81

Associate Planner Laura Lockett presented request for a new architectural entry to create a second entrance to an existing building located at 955 Overland Court.

David Keller of Kamus & Keller Architects and Jay Tittle, tenant, were present.

Associate Planner Lockett pointed out that the property owner has divided the building into three leaseable tenant spaces. Two of the tenant spaces will utilize the existing main entrance as a primary entry with the third tenant gaining access from the secondary entrance on the east elevation.

Issues surrounding this request were as follows:

- Triangular pillar as an individual monument sign;
- Landscaping is unacceptable as proposed;
- Black metal arches not consistent with existing building;
- Building originally designed for single user, secondary entrance may not be appropriate;
- Second entry point should be complementary to the original entry.

Assistant City Manager of Community Development Stevens expressed concern with amount of office space proposed and available parking as building was designed originally for single tenant use.

Associate Planner Lockett added that nothing has been submitted for the third tenant space that would be using this secondary entry as their primary entrance.

The Board reviewed the site plan and rendering.

In response to Public Works Director Patel, Mr. Keller stated that they are ADA compliant in regards to parking.

Public Works Director Patel pointed out that the public right of way was not shown on plans.

Mr. Keller stated that the existing openings are going to be modified, architectural elements match the existing building and enhanced landscaping ties into building well.

Mr. Sorcinelli expressed concerns with lack of walkway at south parking lot. A clear path for pedestrian travel was missing.

Mr. Tittle stated that the arches match the theme at the main entry and that the second entry was not a walkway. The second entry has been designed to match the interior theme.

In reviewing the site plan, Assistant City Manager of Community Development Stevens commented on the dock space that was used when the building was occupied by a single tenant. The dock space has been eliminated and the wall re-

done. Only the paved area outside exists. The existing two tenant spaces were reviewed with a total of four leaseable spaces proposed. He added that the lobby needs to be included in the gross square footage calculation in regards to parking.

Mr. Keller replied that no new mechanical equipment is proposed.

Mr. Tittle replied that there will be one main entrance and one secondary entrance with low visibility.

Mr. Sorcinelli commented that the rendering does not match what is existing, for example, the glazing is different. He suggested that the pop out space on the east side of the building could be converted into parking spaces. In addition, he stated that the proposal is for a primary entrance for the third tenant. Less could be done to the building and more with the landscaping and walkways. The approach to this secondary entrance parking lot may be a problem as well. He suggested that the applicant re-work the corner to create a stronger secondary entrance without altering the building so much. The triangular pillar should not be stucco; perhaps metal.

Assistant City Manager of Community Development Stevens stated that the windows should be as proposed on the plans and rendering instead of what is existing.

Larry Stevens moved, second by John Sorcinelli to continue exterior modifications to secondary entrance with the following:

- Parking compliance;
- Work with Staff on general landscape comments;
- Any changes to hardscape and landscaping details to be brought back for review;
- Re-do triangle feature with either metal or concrete;
- Remove wall packs;
- Leave windows as shown on plans;
- Allow construction of face of building portion of entrance as shown on graphic representation to continue;
- Path of travel to meet ADA requirements.

Motion Carried 6.0.0

Case No. 06-78

Associate Planner Laura Lockett presented request to install front yard fencing and gate located at 1151 Edinburgh.

Ben Jiang, property owner, was present.

Associate Planner Laura Lockett stated that the security fence is consistent with the neighborhood and past DPRB approvals.

Public Works Director Patel stated that the fence would be behind the utility easement; therefore, acceptable.

Mr. Jiang stated that the gate opens inward.

Assistant City Manager of Community Development Stevens stated that moving the gate further back creates grade problems. There does not appear to be any queuing problems as proposed.

Mr. Sorcinelli suggested that design of pilasters be consistent with house by incorporating rusticated design.

Larry Stevens moved, second by Scott Dilley to approve with the following:

- Require four lighted pilasters to match rusticated corners of house. Interim pilasters to not be higher than wrought iron.

Motion Carried 6.0.0.

Case No. 06-82

Associate Planner Marco Espinoza presented request to export 750 cubic yards of soil and construct a retaining wall located at 326 Via Blanca.

Rick Marshall, property owner, was present.

Associate Planner Espinoza stated that the proposed grading of the knoll is contrary to Specific Plan 5, Grading Design Section: 18.506.110 (C)(4) & (11). The knoll that is being proposed to be graded may have originally been intended to be re-graded after the 911 utility pole was removed. A \$10,000 bond remains from the developer to ensure removal of the pole and landscaping of the area, though there is no mention of the knoll in the bond or original grading plan.

Mr. Marshall stated that the knoll looks man made and out of place. It does not fit the contours of the property, removal will increase scenic view by 30-40% and mudslide concern would be reduced.

In response to Mr. Sorcinelli, Mr. Marshall stated that removal of the knoll does not appear to create any problems for adjacent properties.

Mr. Sorcinelli suggested undulation and removal of retaining wall to reduce the amount of soil to be graded and exported.

Assistant City Manager of Community Development Stevens commented that there should have been additional grading after the 911 pole was removed. The proposal intends to perform above and beyond what was intended. He added that he would be willing to authorize approval if modifications were made to create contour grading and reduce retaining wall. He recommended that the applicant look into whether the bond can be used with this proposal.

Larry Stevens moved, second by Krishna Patel to approve a revised plan that reflects Board recommendations to create a contour effect with grading, subject to Staff approval, that minimizes or eliminates retaining wall and determine if bond on file can be used towards completion of grading.

Motion Carried 6.0.0.

Case No. 06- 79

Assistant Planner Michael Concepcion presented request to construct a 888 square foot two story addition located at 455 Balboa Court.

David Hoefflerle, of 447 Balboa Court, was present to say that he does not like the mass and bulk of addition and has general parking concerns for the street.

Kent Tsen, applicant, was present.

Assistant Planner Concepcion stated that an approval would set precedent for being the first two story house on the street. Compared to the first proposal, DPRB Case No. 06-02, this proposal is more integrated with the existing house. Mass and bulk has been decreased.

The Board reviewed the new elevations and felt that intensity of use was reduced as was mass and bulk. Much better plan than previously submitted.

Larry Stevens moved, second by Krishna Patel to approve with standard conditions. Loft area not permitted as additional bedroom.

Motion Carried 6.0.0.

DPRB Case No. 06-83 & Tree Removal No. 06-52

Associate Planner Marco Espinoza presented request to remove three (3) trees in order to construct a circular Driveway located at 526 Belleview.

Steve Arch, applicant, was present.

Site plan and photos were reviewed. The Board suggested preserving the sycamore and pine. Turf block instead of concrete preferred as a landscape feature.

Mr. Arch clarified to the Board that no concrete is proposed – using all pavers.

Larry Stevens moved, second by Scott Dilley to approve driveway along north property line and removal of two trees. The pine tree is to be preserved. Turf block to be used for the driveway on the north side yard.

Motion Carried 6.0.0

ADJOURNMENT

There being no further business the meeting was adjourned at 11:37 A.M. to the meeting of January 11, 2007 at 8:30 A.M.