

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

**April 12, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman
Scott Dilley
Blaine Michaelis
Krishna Patel
Jim Schoonover
John Sorcinelli*

ABSENT

CALL TO ORDER

Commissioner Schoonover called the regular meeting of the Development Plan Review Board to order at 8:31 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Scott Dilley, to approve minutes of March 8, 2007. Motion carried 6.0.0.

HEARING ITEMS

DPRB Case No. 06-57

Request to install metal industrial-style garage doors to a previously approved garage at 204 South Glengrove Avenue, zoned SF-7500. (APN: 8383-020-027)

Amario Tomasso, applicant, was present.

Assistant Planner Concepcion stated that applicant is requesting to install an industrial style garage door on a 682 square foot detached garage that was approved by DPRB on August 24, 2006. He explained that DPRB policy has been to not allow industrial style garage doors in residential zones. Applicant is making request because door is in rear yard and not visible from the street.

In response to Development Services Director Coleman, Mr. Tomasso stated that he wants this kind of door because residential doors have a roll back mechanism

that reduce over headspace that he needs for lights and being able to load his boat. He added that replacement of the springs in a residential door are costly and feels that maintenance will be much less on an industrial door.

In response to Public Works Director Patel, Mr. Tomasso stated that he did not want windows on the door for maintenance reasons.

City Manager Michaelis asked if applicant had considered barn door style instead. Mr. Tomasso replied that he had, but was concerned about the doors slamming shut or blocking driveway.

The Board discussed DPRB policy on industrial doors in residential zones and agreed that their recommendation had to be consistent with policy.

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

Motion carried 5.1.0. (Dan Coleman against because door not visible from street)

DPRB Case No. 07-19

Request to permit an already built 781 sq. ft. addition, 230 sq. ft. covered patio and 349 sq. ft. wood deck at 761 Highland Place, zoned SF-7500. (APN: 8386-010-029)

Andy Dinglasan, applicant, was not present.

Assistant Planner Concepcion went over staff's issues with the roofline, cantilever deck, corrugated plastic on front patio and front driveway. The deck was constructed 2-3 years ago without permits. Policy allows for 8 foot encroachment into the slope area with width not to exceed half horizontal distance of slope. Deck exceeds encroachment by 4 feet, though the width complies. Staff has permitted the use of corrugated plastic on patios in the rear yard. Both the rear and front patios have corrugated plastic, but the front patio is the only one visible from the street. The hardscaped second driveway would not have been permitted had applicant inquired with staff prior to installing.

Development Services Director Coleman stated that he was surprised corrugated plastic was allowed at all and that it is aesthetically unappealing even if out of sight, in the rear yard.

Planning Manager Hensley stated that design standards are in place in respect to front yard landscaping and concrete. The second driveway would not have been permitted had applicant inquired prior to constructing it. Something more aesthetically appealing would have been recommended such as pavers or turfblock.

The Board had no issues with the roofline, agreed to adhere to cantilever deck encroachment policy and recommended removal of the corrugated plastic from front patio. The Board discussed the front driveway issue.

Mr. Sorcinelli stated that this material is used in many areas throughout the city and that a policy should be considered to address the use of this material as a city wide issue. He felt that the driveway should not be part of this request as it does not require a permit to construct and pointed out there are parking constraints associated with cul-de-sacs. He also noted that there are many examples of similar driveways throughout the city; hence, it should be addressed as a citywide issue.

Public Works Director Patel commented that he lives in a cul-de-sac and does not have parking problems other than guests having to park a little farther away from his house.

Motion: Dan Coleman moved, second by Scott Dilley, to approve subject to reconstructing deck to 8 foot maximum slope encroachment, replace with acceptable material or remove corrugated plastic from front patio and reconstruct driveway to accommodate three cars maximum.

Motion: John Sorcinelli moved for addendum to motion, declined by Dan Coleman, to remove driveway portion of motion. No second.

Motion failed.

Original motion carried 5.1.0. (John Sorcinelli against)

DPRB Case No. 07-09

Request to construct a 3,016 s.f. family residence on West Allen Avenue behind 200 West Allen, zoned SFA 20,000. APN# 8392-013-031. (Previously DPRB 05-56)

Brent Hallam, Westwood Design, was present.

Mr. Sorcinelli lives within 500' of subject property; therefore, left the room.

Associate Planner Lockett stated that the previous approval included a second unit. The second unit ordinance changed after approval; therefore, disallowing any extensions. The new submittal is for a smaller house and no second unit. Subject lot is a SF-A flag lot surrounded by equestrian uses. Issues include siding material proposed and existing structures located on the "panhandle" of the property.

Mr. Hallam stated that he would work with staff on appropriate siding material. In response to Development Services Director Coleman, he stated that the house is a build to suit, though redesigned many times.

In response to Mr. Hallam, Associate Planner Lockett stated that the revised second unit ordinance reduced the allowable size of second units and would not likely change again in the near future.

Motion: Blaine Michaelis moved, second by Krishna Patel to approve with applicant working with Staff on siding material.

Motion carried 5.0.1. (Sorcinelli recused)

DPRB Case No. 07-10

Request to install a mechanized vehicle gate at the entrance of Cienega Valley Estates Mobile Home Park, located at 1245 Cienega Avenue within the Mobile Home Park Zone, AP# 8383-019-014.

Huntley Okholm, applicant, was present. Associate Planner Lockett stated that two prior applications had been submitted, one in 2000 and one in 2003 which were similar and approved with conditions. Both approvals expired due to lack of activity. The current application is significantly different than the two prior plans with many improvements to the design.

Public Works Director Patel expressed some concern with monument sign and line-of-sight. Mr. Okholm replied that he would work with staff on appropriate placement and size.

Development Services Director Coleman expressed concerns with lack of pedestrian access on the ingress side of the entry. He added that a call box feature should be on both directories.

Mr. Okholm added that he has not encountered any problems with police or fire departments in regards to design and layout of project.

In response to Public Works Director Patel, applicant stated that they did not want to use roll curb on west side of entry because they did not want to encourage any parking in that area for safety reasons, pedestrian and vehicle.

Motion: Blaine Michaelis moved, second by Dan Coleman to approve with a call feature on both directories.

Motion carried 6.0.0.

Precise Plan Case No. 06-01

Request to construct a 6,634 sq. ft. office building on a vacant 35, 890 sq. ft property located on the southwest corner of Foothill Blvd. at Dixie Drive within the Commercial Highway Zone and Scenic Highway Overlay Zone. (APN 8661-017-030, 8661-017-031)

Allan Smith and Aaron Brown, applicants, were present.

Associate Planner Lockett stated that the lot is irregularly shaped with several constraints due to its shape, size and existing easements. There is also a large mature oak on the property. The applicant is proposing to preserve the oak; however, two significantly large limbs would have to be removed for construction of the building. There is concern that the removal of these limbs may severely damage the future health of the tree.

Arborist reports from Ventura Tree Management were provided to the Board for review. In addition, a letter was received yesterday from Phil May, landscape architect. Copy was distributed to the Board today for review. Mr. May recommends preservation of the tree with a condition that if the tree dies, the applicant would have to replace with a 42" box multi-trunk oak.

Mr. Smith stated that he would be open to a condition to replace if the existing oak dies, though confident that everything will be done to preserve the tree.

Mr. Sorcinelli suggested that an oak be planted on the northeasterly corner of the lot to benefit streetscape and serve as "replacement tree" if the existing oak dies. Public Works Director added that maybe 2 oaks could be located in this corner area.

In response to Commissioner Schoonover, Associate Planner Lockett stated that a gate will remain on the property for easement access use only and that parking space requirement as been met and is at its maximum.

Development Services Director Coleman suggested that instead of ground cover on northwest property line adjacent to parking lot, shrubs and/or trees be planted. Allen Smith, applicant, agreed.

Public Works Director Patel explained use of existing drainage at property and what will be required when the lot is developed. Existing can be used, but with an increase of run-off from new development applicant will have to install an infiltration system as part of NPDES requirements.

Allen Smith asked for clarification of the street improvement conditions. Public Works Director Patel explained that condition asks for this developer to remove top 8-10 inches and repave to centerline of Foothill Boulevard. Development Services Director Coleman suggested that RKA and Public Works Director Patel meet to eliminate engineering condition redundancies.

Public Works Director Patel stated that engineering would coordinate with applicant on removal costs of asphalt as part of city project, but noted that prevailing wage rate applies.

Motion: John Sorcinelli moved, second by Dan Coleman to recommend approval to Planning Commission with preservation of existing oak, a condition for planting new box-size oak tree at northeast corner of site, and to include condition requiring trees and/or shrubs on northwest property line on landscape plan.

Motion carried 5.0.1. (Jim Schoonover abstained)

DPRB Case No.07-15

Request to construct a new 1,800 sq. ft garage and workshop at 812 North Oakway Avenue, located within the Single Family Agriculture 16,000 Zone.

AP # 8392-021-044

Steve Duncan, applicant, was present.

Associate Planner Lockett stated that there are several existing structures on the property that house birds. Applicant holds a home occupation permit for the wholesale business of pets and supplies. The existing aviary is non-conforming.

Mr. Duncan stated that previous owner used property for raising birds prior to zoning restrictions for this kind of use. He has been raising birds since he was 11 years old and purchased the property specifically because it was set up for raising birds. He conducts bird brokering from home and does not allow any visitors to the property for the safety of his birds.

Development Services Director Coleman stated that the non-conforming use should be treated as a separate issue from the request to construct garage and workshop.

In response to City Manager Michaelis, Associate Planner Lockett stated that the bathroom in the workshop is for use in conjunction with the pool and not is not habitable space.

Motion: Blaine Michaelis moved, second by Scott Dilley to approve.

Motion carried 6.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 11:46 a.m. to the meeting of April 26, 2007 at 8:30 a.m.