

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

**May 24, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman
Scott Dilley
Blaine Michaelis
Curtis Morris
Krishna Patel
Jim Schoonover
John Sorcinelli (arrived at 8:45 A.M.)*

ABSENT

Curtis Morris

CALL TO ORDER

Planning Commissioner Schoonover called the regular meeting of the Development Plan Review Board to order at 8:37 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Krishna Patel, to approve minutes of April 26, 2007 and May 10, 2007 Motion carried 5.0.0.

HEARING ITEMS

DPRB Case No. 07-28

Request to remove seven Melaleuca Linariifolia (Melaleuca) trees located at 224-268 E. Arrow Highway (APN: 8382-004-032 & 033).

The Matt West Company, applicant, was not present.

Mike Parker, California Arbor Care, was not present.

Associate Planner Espinoza stated that Staff visited the site and determined that three (3) of the seven (7) trees proposed for removal were in good health and did not warrant removal.

In response to City Manager Michaelis, Associate Planner Espinoza stated that there does not appear to be any utility damage.

Development Services Director Coleman suggested that all of the melaleuca trees be replaced with sweet shade trees instead of half. He was concerned with using two different trees in the same row, and that eventually the other trees may cause similar damage in the future.

Scott Dilley agreed.

Public Works Director Patel concurred with staff recommendation to not remove all the trees.

Development Services Director Coleman stated that the problem with these trees is the space allotted for them and the surface root problems are probably due to use of surface irrigation instead of deep-root control barriers with drip irrigation.

MOTION: Dan Coleman moved, second by Blaine Michaelis to approve removal of trees 1,4,5,7 and deny removal of 2,3,6 with replacement ratio of 2:1 with deep-root barriers.

Motion Carried 5.0.0.

DPRB Case No. 07-29

Request to remove four trees (1 Liquidambar, 1 Brazilian Pepper, & 2 Eucalyptus) located at 1613 Yorkshire Court (APN: 8426-030-020).

Nile Holmes, applicant, was present.

Associate Planner Espinoza stated that three of the four trees proposed for removal are within the area that a four to five foot retaining wall is planned. The construction of the wall will result in significant damage to the trees. The fourth tree, a Liquidambar, is in close proximity to a mature Mulberry tree which restricts the growth of the Liquidambar.

The Board reviewed site plan.

Mr. Holmes requested that replacement trees be of a low maintenance species.

MOTION: Blaine Michaelis moved, second by Scott Dilley, to approve removal of all trees proposed with replacement ratio of 1:1 due to adequate number of trees on site.

Motion Carried 6.0.0.

DPRB Case No. 07-25

Request to permit a previously built 312 sq. ft. second story deck that extends into a sloped area at 838 Windermere Road within the SF-5,000 (Side Yard Easement) zone. APN: 8385-019-094

Doug Spriggs, applicant, was present. He stated that he closed escrow last week.

Donna Stanley, homeowners association president, was present. Resides at 844 Windemere.

Associate Planner Espinoza stated that subject site is part of a side yard easement which grants the five foot side yard setback to the adjacent property. Most if not all of the properties in this development do not have windows or doors on the zero lot line side of the house. A second story deck would reduce privacy of adjacent property. Staff is not aware of any permitted second story decks on zero lot line. The existing deck violates building/fire codes as it is not 1-hour fire rated construction which is required within three feet of rear property line. The site plan indicates that the deck is one foot from rear property line.

He presented the following options for the Board to consider:

1. Demolish all portions of the deck within three feet of rear property line. Building demo permit required.
2. Redesign and reconstruct all portions of deck with three feet of rear property line with 1-hour fire treated materials. Requires plan check and building permit.

In response to Development Director Coleman, Associate Planner Espinoza stated that adjacent neighbors were mailed notice.

Ms. Stanley stated that she was the president of the homeowners association (HOA). She stated that the HOA does not approve of the 20' high fence on the side yard. Looks like a two story wall. She added that the HOA never has approved a second story addition.

Development Director Coleman stated that according to the site plan, the fence is 16' high. Associate Planner Espinoza added that the fence follows the grade change on the property.

In response to Mr. Sorcinelli, Associate Planner Espinoza stated that he has received an approval letter from the HOA for the current request with the condition that city requirements are met.

Development Director Coleman commented on the HOA's CC&R's, Condition No. 4. The wood material required in this section of the CC&R's may not meet fire rating requirements. A review and possible revision of the HOA approval and courtesy inspection by city building inspectors was suggested.

MOTION: Dan Coleman approved, second by Krishna Patel to continue for 30 days to allow HOA to review approval and courtesy inspection by city building inspector.

Motion carried 6.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:15 a.m. to the meeting of June 14, 2007 at 8:30 a.m.