

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

**June 14, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Scott Dilley
Blaine Michaelis
Curtis Morris
Jim Schoonover
John Sorcinelli
Larry Stevens*

ABSENT

Krishna Patel

CALL TO ORDER

Mayor Morris called the regular meeting of the Development Plan Review Board to order at 8:34 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Jim Schoonover moved, second by Scott Dilley, to approve minutes of May 24, 2007. Motion carried 6.0.0.

MOTION: Jim Schoonover moved, second by Scott Dilley, to approve minutes of special meeting on May 30, 2007. Motion carried 5.0.1. (Blaine Michaels abstained)

HEARING ITEMS

DPRB Case No. 05-12

Request to review landscape plans for Costco project located at southeast corner of Gladstone and Lonehill. Zone: SP-24

Assistant City Manager of Community Development Stevens presented landscape plan with comments from landscape consultant, Larry Moss. Eleven trees are to remain in place and be moved later if necessary with two or three of those to be boxed and stored for later replanting. Tree #'s 92, 49 and two non-numbered trees are to remain until after bird nesting season is over.

Items being asked of applicant were as follows:

- Change varieties and location of landscaping;
- Use something other than Brisbane box as it is slow growing and provides little shade;
- Reduce use of Chinese pistache;
- Review list of potential trees that would do better in our climate;
- Switch out pines trees with a more substantial tree;
- Work on corner art element;
- Upgrade number of trees in some areas as noted on plan;
- Upgrade box sizes;

He stated that what he would like to see accomplished was ample shade trees in the parking lot and a good streetscape with mounding and variety and a strong corner element at Gladstone and Lonehill.

The Board discussed pros and cons of fruit trees and suggested fruitless for easier maintenance. Assistant City Manager of Community Development Stevens commented that London Planes are good shade trees. Mr. Sorcinelli commented that lemon trees should be in flat areas with no grass and not on the mound. Mayor Morris commented that Lisbon lemon trees are a nice large tree with year-round foliage.

In regards to the chainlink fence on the east property line, City Manager Michaelis suggested black coating instead of green. Also the Board discussed pros and cons of using vines on the chain link fence. Mr. Sorcinelli suggested that a nicer material be used for the first 50-100' from Gladstone as it will be seen from the parking lot, such as a decorative block. The Board also discussed the use of Eucalyptus vs. London Plane trees along this property line as well.

Assistant City Manager of Community Development Stevens stated that the landscaping behind the Costco building should be simplified with plant material that would have better chance of survival. He also suggested that the Board may want to think about addressing islands on east side of the freeway on Gladstone on the north and south side of the street now in conjunction with this project.

Discussion concluded and plan to be brought back again at a date uncertain for further review by the Board.

Case No. DPRB 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 **Continued from May 24, 2007**

Doug Spriggs, applicant and homeowner, was present.

Associate Planner Espinoza spoke with Ms. Stanley of 844 Windemere, Homeowners Association President, via phone this morning. Ms. Stanley stated that she supports revisions made with open railing and is in favor of Board recommending a setback from the zero lot line, but would be okay if not proposed.

Associate Planner Espinoza stated that the applicant made the following changes:

- Railing: 42" high solid guard rail, down from 6' high guard rail;
- Rear yard setback: three feet, up from one foot;
- Zero Lot Line: no change;
- Deck square footage: 267 sq. ft, down from 312 sq. ft.;
- Lot Coverage: 59.66% down from 60.56%

Planning Manager Hensley explained to Board property line and easement structure in this development.

The Board discussed the deck height and how it relates to the slope and view of it from adjacent properties. Also discussed was easement at rear of property and whether Mr. Spriggs could benefit from the easement and leave portion of deck that currently encroaches into it.

MOTION: Larry Stevens moved, second by Jim Schoonover, to approve as revised subject to standard conditions. Applicant to complete work within six months with no extensions permitted. If applicant can legally benefit from easement at rear of property, 18" of deck encroachment will be permitted.

MOTION: Larry Stevens moved, second by Blaine Michaelis, to request that Staff establish a policy for side yard easements referencing DPRB Case No. 07-25.

Case No. DPRB 07-31

Request to construct a 1,481 sq. ft. two-story single family residences and detached 504 sq. ft. garage at 175 N. Acacia Street within the Town Core (APN: 8386-015-001)

Item removed from agenda per applicant.

DPRB Case No. 07-32

Request to exceed the 42-inch high maximum fence height within the front setback for an as-built wrought-iron fence at the front yard of 1145 Edinburgh Road (APN: 8426-034-028), zoned Specific Plan No. 4.

Bernard Buchanan, applicant, was not present.

Associate Planner Espinoza stated that the intent for the setback and fencing zoning regulation is to conserve scenic qualities of the area and prevent sight distance blockage. The fence is consistent with the neighborhood and past DPRB approvals.

MOTION: Larry Stevens moved, second by Blaine Michaelis, to approve subject to conditions of approval.

Motion Carried 6.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:00 a.m. to the meeting of June 28, 2007 at 8:30 a.m.