

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

**THURSDAY, AUGUST 23, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Denis Bertone, Councilman (left at 10:56 AM)
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce (left at 10:30 AM)
Ken Duran, Assistant City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commissioner
John Sorcinelli, Public Member at Large*

ABSENT

CALL TO ORDER

Denis Bertone called the regular meeting of the Development Plan Review Board to order at 8:35 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: John Sorcinelli moved, second by Scott Dilley, to approve minutes of August 9, 2007. Motion carried 5.0.0.2. (Ken Duran and Denis Bertone abstained)

HEARING ITEMS

DPRB Case No. 05-12

Continued from June 14, 2007. Review landscape plans, corner design element and related matters for Costco project located at southeast corner of Lone Hill and Gladstone. Zone: SP-24.

Assistant City Manager of Development Services Stevens outlined several items to the Board for review:

- East property line behind Costco building:
 - Costco didn't like Eucalyptus in this area; prefers London Plane
 - Fencing proposed is black vinyl coated with trumpet vines.
- Sycamores proposed for street frontage trees.
- London Planes proposed at entry's.

- Transplants – An oak did not survive at Costco site. The other oaks are to remain in the ground until pad sites are developed to improve survival rate. Oak at corner of Lone Hill and Gladstone should remain at its present location for best chance of survival.
- Berms proposed with flat areas of lemon tree groupings.
- Corner Element – length of screen wall increased. Vent stack height is an issue. Proposal still needs work, staff not satisfied. 12' proposed wall ht. is not acceptable. Equipment not adequately screened by 8' wall. Recommend a wall ht. of 9' 6" +/-.
- Mural – Suggested a lemon packing theme either painted mural or tile. Mural would help make wall more acceptable. Needs to know what strategy Board wants to apply to corner element. Ideas:1) use oaks to frame corner with requirement that oak be replaced with oak if it does not survive.2) use citrus to frame citrus themed mural. 3) use one oak as a centerpiece, though risk tree death with transplant.
- He is requesting a grade trim of 18" – 2' on southwest end of property to reduce height of development near the street.
- Landscape plan overall acceptable with a few minor changes. 24" – 36" box trees proposed. Tree replacement slightly short, but can be made up when the pads are developed. Pads will be hydro seeded until developed.
- Master Sign Program – in reviewing draft program, Costco not interested in monument sign.

In response to Director Coleman's questions regarding lighting and trees in parking lot, Assistant City Manager Stevens stated that applicant's response was that to reduce conflicts with light poles, certain planters would not have trees.

Mr. Sorcinelli stated that the east property line wall north of the Costco building needs to be esthetically pleasing as it will be highly visible from parking lot. Assistant City Manager Stevens stated that chainlink fencing in the railroad right of way would have to remain. Mr. Sorcinelli also stated that evergreen trees should be used instead of deciduous trees for year round screening.

The Board discussed the corner element and importance of thoughtful design. There was consensus that a mural would be appropriate.

Discussion concluded with corner plan to be brought back again to the Board at a later date.

No Case #

Request to establish a DPRB policy as it relates to the parking of horse trailers on properties zoned SF-A.

Manager Hensley stated that an issue had come up in which a horse trailer is being parked in the front setback area at 2750 Dalepark Drive (Zone SF-A). There is not adequate side yard to park the trailer on the property, so the property owners applied for a variance. He added that while the trailer is large, it

could easily be considered to be different than a boat or motor home as it may be used to transport horses that are maintained on the property.

The Board discussed how variance vs. policy would set precedence and acceptability of horsekeeping equipment or recreational vehicles stored on SF-A properties vs. non SF-A neighborhoods.

Motion: Dan Coleman moved, second by Ken Duran to adopt policy as follows:

“On properties zoned SF-A or properties in the Private Horse Overlay, where a minimum 12 foot side yard setback is not present on either side of the building and where there is not other adequate access to horsekeeping area and where horses are being kept on site; one horse trailer, maximum length of 30’ long, may be located in the front driveway area if the parking surface is concrete or asphalt.”

The Board further discussed acceptable maximum length and reviewed examples of trailers from the internet presented by Manager Hensley.

Motion amended by Dan Coleman, second by Ken Duran, to change maximum trailer length to 28’ and not to encroach in public-right-of-way.

Motion carried 4.1.2.0. (Jim Schoonover against. Denis Bertone and Scott Dilley absent.)

ADJOURNMENT

There being no further business the meeting was adjourned at 11:15 a.m. to the meeting of September 13, 2007 at 8:30 a.m.