

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

**November 20, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager (arrived at 8:33 a.m.)
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

Curtis Morris, Mayor

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 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 November 8, 2007. Motion carried 3.0.1.2. (Morris absent. Dilley and Sorcinelli abstained.)

HEARING ITEMS

DPRB Case No. 07-53

Request to demolish and reconfigure a large portion of an existing 1,785 sq. ft. single-family residence and add 1,315 sq. ft. of living space for a total of 3,100 sq. ft. in addition, to a 800 sq. ft. attached garage and 430 sq. ft. porch/patio at 745 North Walnut.
(APN: 8392-009-102)

Mark Pellegrino, Foothill Construction, was present.

Mike Van Valkenburgh, property owner, was present.

Associate Planner Espinoza went over features of the proposal for the Board:

- Front setback of 25 feet;
- Front porch and rear patio totaling 430 square feet;

- Decorative natural stone veneer along the front entry porch and along a portion of the north elevation;
- Board and batten wood siding along the rest of the front elevation and a portion of the north elevation;
- Decorative window trim along the east elevation;
- Attached three car garage, side facing;
- Vaulted ceiling for use as a second story loft while giving the appearance of a single-story from exterior;
- Tree removal request for three palm trees with replacement ratio of two to one reviewed at Staff level;
- Flat tile roof proposed.

Mr. Espinoza stated that there were no major issues and recommended approval with standard conditions.

In response to the Board, Mr. Espinoza explained that setback changed from existing, but was still in compliance. Drive approach is 8' from property line. Decorative sidewalk on easterly side of property is proposed.

Mr. Smith, in response to Mr. Coleman, explained that the structures to be demolished were in very poor condition and could not be saved.

Motion: Ken Duran moved, second by Krishna Patel, to approve subject to standard conditions.

Motion Carried 6.0.1.0.

DPRB Case No. 07-48

Request to construct a two-story 5,905 sq. ft. house with a 827 sq. ft. attached garage in addition, to a 1,500 sq. ft. detached accessory garage at 613 Ghent Street.
(APN: 8392-018-013)

Marvin L. Barriga, applicant, was present.

Associate Planner Espinoza explained to the Board that the issues with this proposal were size of the house as it relates to adjacent properties. Staff compared 41 adjacent properties and found that the proposed house was more than double the average house size, but was also on a lot that is almost double the average lot size. He added that it was likely that the smaller homes on larger lots would either add on to existing house or demolish and build new, larger homes.

In response to Mr. Patel, Mr. Hensley explained that chainlink fencing is not permitted and a block wall will be required.

Mr. Espinoza informed the Board that applicant is aware that he will be required to install street improvements as a condition of approval. Mr. Patel stated that the electric pole will need to be removed and utilities under grounded.

Mr. Coleman commented that the project had nice movement and application of ledge stone, though lacked in the details such as with the windows, wood detail, and iron details. The project appears generic and would benefit from some simple details.

Mr. Duran stated the size of the project was a concern, but recognized the transitional nature of this neighborhood given the wide range of house and lot sizes that currently exist.

Mr. Hensley asked the Board to also consider the equestrian portion of the project being that the zone is SF-A.

The Board reviewed analysis provided by Staff and discussed project as it relates to this transitional neighborhood.

Mr. Sorcinelli agreed that the project lacked detail and suggested reducing the number of windows or reducing their size.

Motion: Dan Coleman moved, second by Scott Dilley, to approve subject to standard conditions. Applicant to work out construction details with Staff.

Motion Carried 6.0.1.0.

Precise Plan No. 06-01

Fencing plan review for 6,634 sq. ft. two-story office building at the Southwest Corner of Foothill Boulevard and Dixie Drive. (APN: 8661-017-030 and 0881-017-031)

Associate Planner Grabow stated that the proposal was approved by the DPRB on April 12, 2007, by the Planning Commission on May 2, 2007, and then by City Council on May 22, 2007. Review of a detailed fencing plan by the DPRB is required per conditions of approval. Proposal is for a six foot high slump stone block wall along a portion of the south and west property lines, while retaining the six-foot high pre-cast concrete fencing on the north property line. There is an existing six-foot high slump stone block wall on the other portion of the south property line from the neighboring residence and office building.

For discussion today were the two proposed gates located on the south property line abutting a residential zone. Ms. Grabow stated that staff is waiting on a letter from Metropolitan Water District (MWD) indicating whether or not a fence is required at the south property line.

If required by MWD, Mr. Coleman suggested a solid view obscuring gate.

Motion: Dan Coleman moved, second by Ken Duran, to approve with addition to condition no. 9 that if it is required by MWD, then the applicant will be required to have a solid view obscuring gate.

Motion carried 6.0.1.0.

DPRB Case No. 07-57D

Request to construct a large patio with retaining wall support at 302 Via Blanca. (APN: 8448-031-077)

Steve Eide, architect, was present.

Associate Planner Grabow stated that proposal is for a 54' by 20' patio with a wrought iron fence on top of a 3' retaining wall support. On the patio, 9' pre-cast columns with a 1' wide lattice covering the columns are also proposed. The proposed project will be highly visible. The Board should consider the total height and massing of the project.

Mr. Coleman pointed out that the perspective rendering makes retaining wall appear higher than it really is.

Motion: Dan Coleman moved, second by Scott Dilley to approve subject to standard conditions.

Motion carried 6.0.1.0.

Tree Permit No. 07-05

Request to remove four (4) trees; three (3) Liquid Amber and one (1) Pine located within Montecito Village at 100-210 West Via Vaquero. (APN: 8382-003-061)

Aurelia Boranda, 210 West Via Vaquero, was present. Ms. Boranda stated that she is the secretary of the Montecito Homeowners Association. She stated that at the association's October meeting their board approved four (4) replacement trees on-site and four (4) replacement trees for off-site. She concluded saying that she was opposed to all of the replacement trees on-site.

Andrew Perez, 198 West Via Vaquero, was present. Mr. Perez supported suggestion made by Board to obtain an arborist to assist with replacement tree selection. He expressed some concern with replacement trees taking away open space for resident use. He questioned the request for removal of one of the pine tree's as he did not see any proof of damage done by roots.

Associate Planner Espinoza presented the replacement plan submitted by the applicant which proposes a 2:1 replacement ratio of 15-gallon trees at various locations on the association property. In response to Mr. Patel, he stated that fruit trees are not acceptable replacement trees. Also, the homeowners association did not obtain an arborist to assist on tree selection.

Motion: Ken Duran moved, second by Krishna Patel to continue to a date uncertain to allow for further review.

Motion carried 6.0.1.0.

DPRB Case No. 07-58

Request to construct an 800 sq. ft. barn and arena lighting for a cellular facility at the community arena located at Horsethief Canyon Park. (APN: 8665-007-905) Zone: AL

Monica Moretta, Omnipoint Communications for T-Mobile, was present.

Gary Enderle, 2004 Via Esperanza, was present.

Don Green, 127 Maverick Drive, was present.

Planning Manager Hensley presented request was for an 800 sq. ft. barn, simulated wood painted red with white trim and a metal roof with four light poles with light fixtures located at 40' from grade. One pole will house the antenna. The antenna will be screened by a fiberglass shroud. Two similar plans have been approved by the DPRB and the City Council (DPRB Case No. 01-39 and 03-14), but were not acted upon. City has permitted temporary antenna on the site. The temporary lease was to Cingular which was sold to T-

Mobile. T-Mobile was notified of need to move forward with a permanent antenna site. The barn location has moved about 100' south of the previously approved location. He stated that the only issues to consider are the lights and design of the barn.

Mr. Hensley replied to the Board that restroom that was on previous plans has been omitted. Financing of the restrooms was an issue for applicant.

Mr. Enderle addressed the Board. He stated that the rodeo is asking for one more ticket window and air conditioning. Mr. Hensley stated that the entire building could be air conditioned. Mr. Enderle added that the facility will be able to accommodate other events throughout the year other than the rodeo.

Mr. Green stated that the Adairs are willing to add more lights to the area. He also stated that there is a need for restrooms because of remoteness of arena. In response to the Board, he stated that the building is south of the west driveway.

Mr. Duran agreed that there is a need for restrooms at site.

Mr. Hensley added that additional lighting is needed over the doors. The use of a timer vs. switch has yet to be decided. Also, there are logistical issues with adding restrooms as it relates to maintenance and operation.

Motion: Dan Coleman moved, second by Scott Dilley to approve subject to standard conditions.

Motion carried 6.0.1.0.

DPRB Case No. 07-61

Request for a Sign Program for Canyon Trails Plaza located at 343, 373, 413 and 433 East Foothill Boulevard. (APN: 8665-008-013,033) Zone: SP-9

Eric Simison, Sea West Enterprises, was present.

Planning Manager Hensley stated that sign program was well done with no issues. Proposal is for walls signs, one monument sign and directional signs for tenants of the office complex. On exhibit 1, the 431 building should read 433.

In response to the Board, Mr. Hensley stated that the flagpole meets development requirements.

Mr. Sorcinelli stated that placement of signage on exhibit 4 & 5 was awkward and suggested revision.

Mr. Coleman suggested allowance of two lines of text on exhibit 4.

Motion: Dan Coleman moved, second by Ken Duran to approve with revision to exhibit 4 allowing two lines of copy.

Motion carried 6.0.1.0.

DPRB Case No. 07-62

Request for a Sign Program for Baldy View Business Park located at 949 North Cataract Avenue. (APN: 8392-016-046) Zone: M-1

Josh Saul, Guthrie Development Company, was present.

Associate Planner Espinoza stated that the sign program has been designed to establish and maintain continuity throughout the business complex. The only issue is the proposed background color for the sign board.

Mr. Sorcinelli suggested that existing wall packs be replaced with fixtures that reduce light pollution.

Background color of the sign board was discussed and consensus was to change color to a shade of red, such as brick red.

Motion: Krishna Patel moved, second by Ken Duran to approve subject to standard conditions with sign board background color in a brick red shade and to replace wall packs with fixtures that meet current city requirements.

Motion carried 6.0.1.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:20 a.m. to the meeting of December 13, 2007 at 8:30 a.m.