

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

**January 24, 2008 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
Blaine Michaelis, City Manager (arrived at 8:36 A.M.)
Curtis Morris, Mayor
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

CALL TO ORDER

Jim Schoonover 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: Scott Dilley moved, second by Dan Coleman, to approve minutes of January 10, 2008. Motion carried 5.0.0.2. (Morris and Sorcinelli abstained)

HEARING ITEMS

Tree Permit No. 07-26

Continued from January 10, 2008. Request to remove seven (7) Canary Island Pine trees and four (4) Ficus trees removed without permits located at 2411 Via Mariposa. APN: 8448-026-028. Zone: SF-15,000

Tim Garcia, applicant, was present.

Associate Planner Espinoza presented the facts surrounding application. Application was approved by the DPRB on October 11, 2007 and was appealed to the City Council. City Council directed Staff and City Attorney

to prepare a resolution setting forth findings and conditions and to further evaluate the replacement requirements for consistency with the existing zoning regulations.

City Council reviewed appeal on December 11, 2007. Upon Staff's further review of the Tree Preservation Ordinance, the City Council concurred with the presented staff report and referred item back to the DPRB. After visiting the site, and based on the Code provision finding that *"The property in question has an adequate number of existing trees; therefore, a reduced replacement ratio is appropriate."* Staff supports the reduction in the tree replacement ratio for the site.

Motion: Krishna Patel moved, second by Scott Dilley to approve a reduced Tree replacement ratio and replacement as follows:

- One 24" box Camphor
- Five 15 gallon Crape Myrtles
- Six 15 gallon fruit trees

Motion carried 6.0.0.1. (Morris abstained)

Tree Permit No. 07-34

Request to remove four (4) trees, two (2) Eucalyptus and two (2) California Peppers, located within the Woodwalk Via Verde common area adjacent to 821 Via Alameda, 1362 Paseo Zacate, 1430 Paseo Maravilla and 828 Calle Arroyo.

John Johns, 1430 Paseo Maravilla, was present. Mr. Johns stated that removing the tree would solve many maintenance problems he is experiencing. He has been waiting since June for the Homeowners Association to trim the tree.

Emil Lozano, 1407 Calle Linda, was present. Mr. Lozano stated that he would like to see replacement trees in areas other than the slope as recommended by Staff. He also had concerns with Camphor and Tulip tree's, stating that trunks are quite large. Mr. Lozano presented the Board with the following handouts:

- Internet documents on Camphor and Tulip tree's;
- City of San Dimas street tree palette from Deborah Day;
- Letter from three property owners supporting removal of Eucalyptus tree.

Mr. Maksoudian, 1156 Camino del Sur, arrived after previous item was heard and voted on. He stated that he would be appealing decision of Tree Permit No. 07-26.

Associate Planner Espinoza presented request for tree removal and findings. Staff recommending removal approval of tree No. 1 and 2, denial of tree No. 3,

and Board discussion of tree No. 4.

In response to Mr. Morris, Planner Espinoza stated that Ms. Day, City Arborist, was not consulted on this application.

The Board reviewed issues and findings and concurred that Pepper tree's are messy and not desirable adjacent to pools or spas.

Motion: Curtis Morris moved, second by Dan Coleman to approve the removal of tree No.'s 1, 2, 3, 4 with applicant to work with Staff and City arborist on species and replacement location with a replacement ratio of up to 2:1.

Motion carried 6.0.0.1. (Jim Schoonover recused from the hearing and voting of this item as he lives in Woodwalk)

DPRB Case No. 07-70

Request to apply a ledge-stone veneer and foam window molding to an existing stucco house (already applied without approval) located at 421 N. Eucla Avenue. APN: 8386-011-010. Zone: SF-DR

Miguel Vargas, applicant, was present. He presented the Board with photos of properties in the surrounding neighborhood that have ledge-stone.

Associate Planner Espinoza presented facts and issues of application. The proposed modifications of the ledge-stone and sculpted window moldings do not meet the Town Core Design Guidelines. Although the property is in the Town Core, it was not included in the Historic Resource Inventory.

Planning Manager Hensley stated that Staff can not make a recommendation against Town Core Design Guidelines, but the Board has the authority to. In response to the Board, he stated that if a property is on the Historic Resource Inventory and in the Town Core, review is required by the DPRB. If a property not on list, but in Town Core, it may require Board review on a case by case basis.

Mr. Coleman stated that the alterations do not meet or follow the Town Core Design Guidelines and perhaps was not included on the Historic Resource Inventory due to significant modifications done to the house.

Mr. Sorcinelli stated that he did not see reason to recommend removal of ledge-stone as it is an improvement to the property from its previous condition.

Motion: Curtis Morris moved, second by Dan Coleman to approve application of ledge-stone and applicant to work with Staff on appropriate window trim design and fencing.

Motion carried 7.0.0.0.

DPRB Case No. 07-69

Request for exterior alterations on apartment structures and replacement of the carports located at 650 East Bonita Avenue.

APN: 8390-014-027 Zone: MF-16

Michael Bourque, applicant, was present.

Mr. Bourque addressed the Board. Submitted color samples for the Board to consider. Desire is to update look of property and remove rotten wood siding and dry rot from carports.

In response to Board, Mr. Hensley stated that color schemes have been approved in the past with the condition that Staff conduct a site inspection of a mock-up to approve or disapprove color(s).

Motion: John Sorcinelli moved, second by Blaine Michaelis to approve request with either colors proposed to come back to the Board for approval or Staff to conduct a site inspection of a mock-up to approve or disapprove color(s).

Motion carried 7.0.0.0.

DPRB Case No. 07-59

Preliminary Review. Request to demolish a large portion of an existing 533 sq.ft. single-family residence to construct an addition of 511 sq. ft. and a 1,038 sq.ft. second floor to a historic residence and to construct a new 630 sq. ft. detached garage located at 420 West Second Street.

APN: 8386-015-006. Zone: SF-DR.

Robert Graciano, architect, was present.

Dina Kessler, real estate agent, was present.

Don Scheffler, owner, was present.

Associate Planner Grabow presented facts and issues of application. She stated that the alterations proposed are equivalent to a building demolition as little or nothing will remain of existing house. Property is on the city's

Historic Resource Inventory and this major alteration would require a Negative Declaration to be conducted. A smaller design that is more consistent with the surrounding area is recommended by Staff.

Mr. Schoonover stated that he did not support proposed size two story home in mid-block location of smaller single story homes. He felt that it would be more appropriate on a corner lot.

Mr. Scheffler stated that the garage was positioned with door away from alley to allow for the use of a driveway and for more privacy of garage.

Mr. Graciano addressed the Board. He stated that the homes in the surrounding area are too small to realistically accommodate a family. He submitted new elevations today for the Board to consider.

Ms. Kessler stated that smaller homes are not selling and this alteration is necessary to make the home marketable.

Mr. Sorcinelli stated that the overall design is a satisfactory example of a craftsman bungalow.

Mr. Hensley stated that it may be best to not hang on to a historic house that is flawed and probably warrants removal. A Negative Declaration would address historic impact. Recommended that a detailed photographic record should be done by a professional photographer for historic record.

Mr. Coleman added that often in a project like this, one finds that the structure is worse than expected.

Discussion concluded with item to return to the Board for final approval.

DPRB Case No. 08-01

Request to approve a master sign program for 515-670 West Arrow Highway. APN: 8386-007-070,064,073,069,068,063,065,066,075,076, 077,078,080,074. Zone: Creative Growth Zone, Area 1.

Jolene Libliling, applicant, was not present.

Rick Batt of Sign Specialists was present.

Associate Planner Grabow presented facts and issues of application. The location is in one of the city's commercial areas and is visible from the 57 freeway off ramp. Letter arrangement on pylon sign should be revised to be more uniform.

Mr. Sorcinelli stated that the proposed sign program does not improve existing program. The major tenant signs are poorly designed and lack of how they relate to the buildings in the shopping center. The pylon sign and monument signs are an improvement.

Mr. Batt stated that he supports redesigning the major tenant signs requirements. He added that the major tenants own their buildings and that there may be some limitations to what they can impose on them.

Motion: Dan Coleman moved, second by John Sorcinelli to approve pylon sign and monument signs and continue major tenant sign approval to an uncertain date to allow for redesign.

Motion carried 7.0.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 11:05 a.m. to the meeting of February 14, 2008 at 8:30 a.m.