

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

**March 13, 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
Curtis Morris, Mayor
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission*

ABSENT

John Sorcinelli, Public Member at Large

CALL TO ORDER

Jim Schoonover 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: Blaine Michaelis moved, second by Dan Coleman, to approve minutes of February 28, 2008. Motion carried 4.0.1.2. (Sorcinelli absent, Morris and Schoonover abstained)

HEARING ITEMS

With the consensus of the Board, Item 3 was taken out of order and heard first. As Director of Development Services Dan Coleman was presenting this case, Assistant City Manager for Community Development Larry Stevens was the substitute voting Board member.

DPRB Case No. 07-42 & 07-43

Request to develop a mixed use project consisting of 120 apartments and approximately 40,000 square feet of retail on 8.53 acres of land located at northwest corner of Bonita Avenue and San Dimas Canyon Road (APN: 8390-

013-010, 011, and 012). Related File: Tentative Tract Map 07-01 (69609) to subdivide 8.53 acres into five (5) parcels located at northwest corner of Bonita Avenue and San Dimas Canyon Road (APN: 8390-013-010, 011, and 012)

Present for the applicant were:

Larry Kosmont, Renaissance Community Fund
Harpal Sadhal, Renaissance Community Fund
Susan Perry, Renaissance Community Fund
David W. Ho, KTG Y Group, Inc., Architects
Rudy Carbajal, Nadel Architects
Tom Segura, Segura Associates
Steve Reiner, Development Resource Consultants
Nee Valenzuela, Oakland, CA
Guy Williams, ECS Inc.

Director Coleman presented the facts surrounding the application. He stated a Walgreens drug store has been added as an anchor tenant along with Fresh & Easy, outlined changes to the driveway on Bonita to avoid traffic conflicts with Gaffney Avenue and the Mountain View Apartments (referencing the traffic study), and went over the architecture which was a combination Contemporary Village Mission and Craftsman style. He noted that environmental studies were prepared at an EIR-level of analysis for topics such as traffic and noise. He explained the am and pm peak hour trips at the Bonita drive entry.

He stated after meeting with Staff, the applicant agreed to amend the Tentative Tract Map to six lots in order to meet the RHNA housing numbers, but has now submitted another revised Tract Map showing eight lots. The new map includes separate lots for Building B, and each of the retail pads. The 1.6 acre Lot 6 contains Building B with 48 apartments; therefore, the density is 30 dwelling units per acre consistent with Draft 2008 Housing Element. The average density for the entire residential portion remains 24 dwelling units per acre.

In regards to the residential buildings, Staff would prefer to see another window material used rather than aluminum, and discussed the appropriateness of using wood for the balcony columns and railings.

David W. Ho, KTG Y Group, Inc., Architects, clarified that vinyl windows are proposed.

For the retail portion, Mr. Coleman discussed the shared access issues from the apartments to Bonita Avenue and other proposed circulation changes as outlined in pages two and three of the staff report. He explained that staff recommended deleting any retail parking spaces that would back out onto the two-way shared access for the apartments as shown on the sketch attached to the staff report.

He noted that Fresh & Easy objects to the staff recommendation because it would eliminate 11 parking spaces along their west elevation. In response to concerns expressed by Mayor Morris about removing retail parking spaces to create easier residential access to Bonita Avenue, Director Coleman stated it is usually advisable to disburse traffic through a project instead of concentrating it to one area, i.e., San Dimas Canyon Road.

Mr. Stevens stated while the staff recommendation to delete parking along shared access would eliminate 25 retail parking spaces, these spaces are in direct conflict with traffic flow to what is clearly an important residential access route and thought the applicant should think about this area further. He asked the architect to give a complete presentation regarding the proposed materials for both the residential and retail projects.

Larry Kosmont, applicant, thought eliminating parking spaces would be a major issue for Fresh & Easy and presented background information on compromises made to bring in two major anchors instead of the initial one. He stated that retailers want traffic to move slowly through parking areas and felt the indirect path to the apartments from Bonita would invite residents to stop and shop before going home.

Rudy Carbajal, Nadel Architects, using the retail building elevation drawings as reference, outlined the use of stacked stone on the building corners, exterior plaster, wood trim along the top, concrete tile roofs, and metal for the trellis because of the low maintenance required.

Mr. Stevens stated he would like to review the material of the trellis further before final approval because he did not like the proposed metal. He felt concrete was superior. He also asked questions or made comments regarding:

- Drainage from the northwest corner of the property;
- Did not want to see any double walls along the adjoining property lines;
- Felt the ten-foot setback of the Shops 2 building from the property line should be eliminated;
- Had no issues with the median extension or proposed tree removal plan;
- Felt the higher trellis design for Fresh & Easy was out of scale with the rest of the project and should be reduced;
- Did not like the look of the windows for the Walgreens and thought the tower element looked awkward where it joined the parapet.

Mr. Patel concurred that he felt the metal for the trellis was a restrictive material and that concrete would be better.

David Ho, architect, presented information on the residential project and explained that by placing the buildings in a U-shape, it creates an auto court for the garages and a better design for the external elevations. He stated proposed materials consist of cement pilasters, Hardie board siding and hand-rail for low maintenance, composition shingle roof, stone accent pilasters, and vinyl windows if they can find them in a color other than bright white. He explained how they divided the garage doors into wings with different styles and colors to minimize their impact, and went over the Recreation building porch elements.

Mr. Stevens had the following comments in regards to the residential portion of the project:

- Use of different window patterns on garage doors rather than color changes;
- Was concerned about conflicts of garage doors on drive aisle;
- Wanted to discuss proposed carports in detail when this item comes back for final review as he was concerned about design;
- Would like to work with Waste Management to implement a multi-family recycling program;
- Possible use of trees within the bio-swale.

Mr. Stevens reiterated that when this item comes back for final review, he would like the comments discussed today to be covered in more detail. He also wanted to see a sketch from the applicant showing the proposed change to the Bonita access without the parking spaces. He understands the position of Fresh & Easy but would still like to see a revised site plan based upon Staff's recommendation. He also wanted to emphasize that the Board was only making comments on the design, not on any other aspect of the project.

Mayor Morris concurred that there needed to be further discussion.

Motion: Larry Stevens moved, seconded by Krishna Patel to consider the comments made by the Board on the design and to bring back a final design for consideration after the Planning Commission and City Council hearings.

Motion carried 6.0.1 (Sorcinelli absent).

DPRB Case No.07-44 Continued from December 13, 2007.

Request to construct a 1,083 sq. ft. addition located at 269 West Foothill Boulevard. APN: 8665-004-015. Zone: Commercial Highway

Mike Tricker, Agro International, applicant, and consultant Ron Kranzer were present.

Associate Planner Kristi Grabow stated the Applicant is still waiting for the applicant to submit a title report to resolve the issues surrounding the easement along the northeast portion of the property and access to Cataract across the private street strip. Also, because this project is located in the Scenic Highway Overlay (SHO) zone, Staff is processing a Precise Plan review to the Planning Commission and City Council; thus, Condition No. 9 was removed, the conditions renumbered, and Conditions 11, 12 and 13 were added by the City Attorney.

In response to Mr. Schoonover, Director Coleman stated Condition No. 11 was an attempt to accommodate Pinnacle Peak because they would have to close down their business completely for the interior remodeling, and this would give them time to rebuild their capital for the rest of the project. He did not feel that they would need the entire two years to complete the parking lot.

Mayor Morris stated there have been many meetings regarding this and two years was a "drop-dead" date and no extensions will be granted. Condition No. 13 was added to make that requirement clear.

In response to Mr. Michaelis, Director Coleman stated the two-year time period will start with the release of temporary occupancy for the additions.

Ron Kranzer, consultant, stated this was always intended to be a two-phase project for the restaurant and parking lot. He explained the changes to the restaurant; that they will hide the mechanical equipment on the roof with a parapet; and that the building materials will be similar to the existing materials. He felt the best solution for circulation in the parking lot was to access Cataract via the private street that was created in 1966 or 1967. They are waiting on the title report to verify access. He added that if they cannot obtain access to Cataract, then having two driveways on Foothill will be essential for efficient circulation.

Mr. Kranzer felt that some of the conditions should be modified, especially Condition No. 9, so that the parking lot plans would not have to be approved before building permits could be issued for the restaurant.

Mike Tricker, applicant, thanked the Board and said he appreciates the City recognizing the uniqueness of their business. He is in concurrence with Staff's recommendation.

In response to Mayor Morris, Mike Tricker stated he has read Condition No. 13 and felt it is in the spirit of the many recent discussions and is not an issue.

Mr. Patel felt there should be a timeframe established for submittal of the parking lot plans. He also felt a condition needed to be added to the Engineering

Conditions stating the developer shall dedicate a corner cut-off at the intersection of Foothill Boulevard and Cataract Avenue.

Mayor Morris stated they could amend Condition No. 9 to require submittal of plans within six months of issuance of the temporary occupancy.

Motion: Dan Coleman moved, seconded by Scott Dilley to amend Condition No. 9 to insert a six month timeframe for submittal of parking lot plans and the addition of a condition for dedication in the Engineering Conditions. Motion carried 6.0.1 (Sorcinelli absent).

DPRB Case No. 08-08

Request to expand existing parking for ADP consisting of approximately 148 new parking spaces; located at 400 & 620 Covina Blvd. (APNs 8382-002-034 & 8382-019-037)

Kevin McCarthy, Majestic Realty, was present.

In response to Mr. Patel, Mr. McCarthy stated there is quite a bit of slope on the north side of Cliffside so in order to install a sidewalk, a retaining wall may be required. They aren't opposed to having a sidewalk but will need to study it further.

In response to Mr. Patel, Planning Manager Hensley stated RKA was working on the studies needed for NPDES requirements for each parking lot.

Motion: Blaine Michaelis moved, seconded by Curt Morris to approve DPRB Case No. 08-08 as submitted. Motion carried 6.0.1 (Sorcinelli absent).

DPRB Case No. 08-05

Request to add 546 sq. ft. of living space and a 625 sq. ft. attached patio to an existing 4,907 sq. ft. single-family house in addition to a 4,338 sq. ft., two-story, semi-detached R/V-garage / game room at 1539 Calle Cristina (APN: 8448-038-055). Zone: Specific Plan 11.

John Begin, Craig Kerouac, Don St. Ours and Jay Mooers, applicants, were present.

In response to Mr. Coleman, Associate Planner Marco Espinoza stated the lot size is approximately 64,000 sq. ft. and the proposed lot coverage was 8-9%. The garage is 75 feet deep to accommodate an RV trailer hooked to a vehicle that is 60 feet in length.

In response to Mr. Patel, Associate Planner Espinoza stated landscape plans have not been submitted at this time but Staff has had discussions with the applicant about adding trees to screen the garage.

Don St Ours, applicant, presented pictures of other houses located on Calle Cristina. He stated the proposed house and garage would total approximately 10,000 sq. ft., and that the Board just recently approved construction of a new house totaling 12,000 sq. ft. just a couple lots away from them.

John Begin, applicant, stated they have met with the neighbors and none had objections, and the HOA has approved the design. The garage will allow them to legally park the RV without exposing it to surrounding neighbors.

Motion: Curt Morris moved, seconded by Dan Coleman to approve. Motion carried 6.0.1 (Sorcinelli absent).

Tree Permit No. 08-04

Request to remove 55 trees within the Cinnamon Creek HOA common area (APN: 8385-018-001). Zone: Single-Family 7,500 (RPD).

Present were Matt Jaroscak, Cinnamon Creek Boardmember; Steve Mamen, Property Manager; Mike Parker, arborist; and Denise Virsack, resident.

Associate Planner Espinoza outlined the request from the applicant to remove 55 trees and the reasons why Staff was recommending the removal of only 50 trees, along with corrections to the photo survey and tree tagging.

In response to Mr. Coleman, Associate Planner Espinoza stated there is not an exact count of the number of trees in the Association, but it is heavily planted, more than any of the surrounding complexes. If the Board approves this item, Staff is recommending a 1:1 replacement ratio, with a review of each proposed location to ensure that it is appropriate for the species of tree being planted.

Matt Jarocak, Boardmember, stated they disagreed with two of the five trees Staff is recommending be retained. He stated the trunk of Tree 25 has split into two major trunks and the roots are heading towards the buildings. Tree 48 is located on the edge of a gully and is growing at an angle, pushing on a nearby wrought iron fence. While technically these two trees are healthy, they feel they are going to cause major problems in a short period of time and would like to remove them now.

Denise Virsack stated she has seen the HOA remove a lot of trees in the past and never replace them. She felt the trees added financial value to the property owners and she did not want to see so many of them removed. She also felt the

HOA could explore other options, such as rubberized sidewalks, in order to maintain the mature trees.

Matt Jarocak, Boardmember, stated originally they wanted to remove 79 trees, but after meeting with the City's Arborist, have reduced that number to 55. He did not feel they had enough property to have a 2:1 replacement ratio, but the HOA was willing to work together with the City on an appropriate replacement plan.

Motion: Dan Coleman moved to approve the removal of 55 trees subject to the applicant working with Staff on the replacement plan. Motion died for lack of a second.

Motion: Jim Schoonover moved, seconded by Scott Dilley to approve removal of the 53 trees, and denying removal of trees No. 7, 20 and 28, with the condition that the HOA work with Staff on developing a replacement plan. Motion carried 6.0.1 (Sorcinelli absent).

DPRB Case No. 07-59

Request to approve the Mitigated Negative Declaration for the demolition of an existing historic residence and the construction of a new, two-story 2,088 square foot single-family residence with a 193 square foot porch and a new 630 square foot detached garage at 420 West Second (APN: 8386-015-006)

Present was Robert Graciano, applicant and designer.

Also present was Brad Johnson, 425 W. 2nd Street.

The facts of the case were presented by Associate Planner Kristi Grabow, who stated the Environmental Committee reviewed the Initial Study and proposed Mitigated Negative Declaration, and outlined the proposed mitigation measures for the Board.

Planning Manager Hensley stated the proposed mitigations were consistent with those imposed in similar situations, such as 125 West Commercial Street. He added that the proposed house is much larger than other houses in the area.

Robert Graciano presented material samples of both a three-inch reveal wood siding and a five-inch reveal Hardie siding, and window samples.

Brad Johnson felt that the new and renovated homes being built on 2nd Street keep getting bigger and bigger and is changing the character of his historic neighborhood. He felt the design was bulky. He disagreed with the proposal to keep the existing retaining walls and landscaping because it was in such poor

shape. He stated the neighbor next door to this project could not attend but wanted him to express their concerns over the side position of the garage having a negative impact on their lot. He felt the windows should be all wood, disliked the proposed color palette, the front facing balcony was out of character for a Craftsman style, and the front entry element was undersized.

Robert Graciano stated the owner planned to remove the landscaping in the future and was willing to work with the City on submittal of landscaping plans.

Mr. Schoonover stated he did not like seeing a two-story house mid-block when this project was presented two months ago, and was still opposed.

The Board discussed the setbacks of the house and the side entry garage as opposed to an alley facing garage.

Motion: Dan Coleman moved to approve with the condition to rotate the garage facing the alley and require wood siding with a five-inch reveal. Motion died for lack of a second.

Motion: Blaine Michaelis moved, seconded by Krishna Patel to approve with Staff's recommended mitigation measures. Motion Carried 5.1.1.0 (Schoonover against, Sorcinelli absent).

DPRB Case No. 08-10

Request to convert a portion of an existing building to a parking garage and convert a single user building into a multiple user building; located at 279 East Arrow Hwy. (APN: 8390-018-0137)

Planning Manager Hensley presented the facts of the case and outlined issues with ventilation of the parking garage with a unit that won't exceed the parapet height and meet the noise ordinance. Staff feels the paint color should coordinate with the window glass color and would like the applicant to do a building mock-up prior to painting the whole building.

Motion: Blaine Michaelis moved, seconded by Curt Morris to approve with submitted conditions. Motion carried 6.0.1 (Sorcinelli absent).

ADJOURNMENT

There being no further business the meeting was adjourned at 12:10 p.m. to the meeting of March 27, 2008 at 8:30 a.m.