

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

**August 14, 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 (arrived at 9:25 A.M.)
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 8:34 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 July 10, 2008 and July 24, 2008. Motion carried 5.0.2.0. (Morris and Sorcinelli absent).

HEARING ITEMS

DPRB Case No. 08-25

A request to convert two service bays to accessory convenience store and a 200 s.f. addition to an existing building, located at 1790 South San Dimas Avenue. APN: 8396-017-025. Zone: SP No.17

Applicant, Sam Ghosn, was present.

Planning Manager Hensley stated that there were no issues and that proposed design blends well with existing building.

In response to Mr. Coleman, Mr. Ghosn stated that the existing electrical closet would house additional electrical.

Motion: Krishna Patel moved, second by Scott Dilley to approve.

Motion carried 5.0.2.0. (Morris and Sorcinelli absent)

DPRB Case No. 08-10

A request to revise approval to convert a single-user building into a multiple-user building, located at 279 East Arrow Highway. APN: 8390-018-037. Zone: M-1

Steve Tomko, of Tomko Wall Group Architects, was present.

Planning Manager Hensley stated that item was heard and approved by the DPRB on March 13, 2008. Applicant has new a architect and is proposing revisions to previous approval.

- Remove existing circular planter at the front of the building and create a “plaza” area with new hardscape/landscape area. This revision also allows for two (2) handicapped spaces to be located near main entry.
- Increase the size of the parking garage driveway entries to meet Condition No. 12.
- A change in the circulation through the parking garage area.
- Add a second driveway access on to Walnut Avenue in response to circulation change on the site.

Mr. Patel expressed concerns with driveways line up on Walnut Avenue and potential problems with turning movements. He stated that the intensity of use will be increasing thus increasing traffic. He suggested that the southern driveway on Walnut Avenue be designated as “exit only”. He added that the use has changed since original approval.

Mr. Tomko addressed the Board. He stated that the additional driveway was needed due to facilitate fire access and that making the south driveway “exit only” would not be a problem. Parking requirement can be met without any further manipulation of office space. Use has not changed since last approval, only since original approval.

Mr. Coleman stated that conflict is north and southbound traffic and left hand turns on Walnut Avenue.

Board discussed possible parking alternatives and concluded that angled parking and landscape fingers required would create a parking deficit. Suggested a shaped curb and right turn exit only for the southern driveway.

Motion: Blaine Michaelis moved, second by Dan Coleman to approve with southern driveway “right turn exit only” upon final review and approval by Staff.

Motion carried 5.0.2.0. (Morris and Sorcinelli absent)

DPRB Case No. 08-20

A request to construct a one-story 6,100 sq. ft. medical center at 1359 W. Arrow Highway. APN: 8383-016-011 Zone: SP No. 2

Juan Kivotos, of Kivotos Montenegro Partners, was present.

Norma and Pam Rampick, 1353 West Arrow Highway/St. George, were present.

Associate Planner Espinoza stated that since fact sheet was distributed, applicant has revised the plans to address issues raised by Staff. Issues that remain are:

- Trash enclosure encroaches into the drive aisle by two feet (Condition No. 21);
- Consider location of proposed exterior light fixtures;
- Exterior building finish should read "smooth stucco-plaster finish";
- Three faux tiled windows on the south elevation have no correlation with building design.

In response to the Board, Mr. Espinoza stated that there is one user of the access easement and four properties that it crosses. The applicant is in discussion with the property owners in regards to abandoning the easement.

In response to Mr. Schoonover, Mr. Espinoza stated that RKA and Eric Beilstein have reviewed the plans and handicap requirements have been met.

Mr. Kivotos addressed the Board. In response to Mr. Patel, he stated that repositioning the trash enclosure was considered to increase driveway width. He explained that there will be only one tenant with low patient traffic flow as it will be a surgery center.

Mr. Michaelis added that driveway should be same width all the way down.

Randy De La O, 166 Sutter Court, addressed the Board. He stated his concerns with the project: the wall, lighting and access to the easement for his RV parking.

In response to Mr. Stevens, Mr. Coleman stated that Condition No. 23 explains how the 10 ft. gap created by the vacation of the easement will be treated with this project.

Mr. Stevens stated that we should try hard to arrive at similar conclusion as Kaiser project as it relates to adjacent residents and walls.

Mr. Patel added that according to the tract map there is a sewer easement in the 10 ft. area.

In response to Mr. Michaelis, Mr. Hensley stated that a lighting plan will be required and reviewed to address lighting at property line, shielding overflow lighting and hours of lighting operation.

The Board also requested that in Condition No. 23, wording "final Certificate of Occupancy" be replaced with "issuance of permits" in first paragraph.

Pam Rampick addressed the Board. She stated that a new driveway will need to be installed off of St. George to provide access to her mother's property at the end of St. George.

Mr. Hensley stated that Condition No. 49 addresses installation of new driveway. In addition, the property owner must address and resolve easement issues prior to any construction.

Motion: Blaine Michaelis moved, second by Scott Dilley to approve project with trash enclosure, lighting, location of fixtures, stucco and window issues to be worked out with Staff.

Motion carried 4.0.2.1. (Morris and Sorcinelli absent. Schoonover abstained)

DPRB Case No. 08-30

A request to construct a 260 sq. ft., 2nd story lattice patio over a 566 sq. ft. patio/deck at 140 Danecroft Avenue. APN: 8383-020-009. Zone: SF – 7,500

Patricia Tippett, property owner, was not present.

Associate Planner Espinoza presented request for a second story lattice patio under construction atop a patio/deck that was previously constructed without building permits. Lattice covered and enclosed patios on the second floor traditionally have not been approved in the city as these structures tend to be incompatible with the existing structure. A similar request was heard and denied by the Board on April 26, 2007 for a second story enclosed patio at 2326 Calle Petula.

The Board considered extending the roof eave, but determined that may be architecturally incompatible and very costly. Any proposal to do so would have to come back to the Board for review. Based on past policy, the Board concurred that the second story enclosed lattice covered patio would be incompatible.

Motion: Blaine Michaelis moved, second by Krishna Patel to deny.

Motion carried 6.0.1.0. (Sorcinelli absent)

DPRB Case No. 08-38

A request to demolish an existing 1,644 sq. ft. house and construct a new 2,868 sq. ft. residence with an attached 461 sq. ft. garage at 1206 Stonehenge Drive. APN: 8385-025-066. Zone SF – 7,500

Miles Meeker, property owner, was present.
Alan Smith, architect, was present.

Associate Planner Espinoza stated that applicant is proposing to demolish existing house and construct a new house with attached garage. House will be sited in same location on property with garage in same location. A bay window on the street side elevation adds additional visual interest to the house.

Mr. Patel of 1214 Stonehenge was present. Mr. Patel's concerns were:

- Size of house;
- Time frame of construction;
- Noise and dust;
- Trespassing;
- Property line walls;
- Hours of construction.

Mr. Meeker and Mr. Smith stated that they would be staying in touch with Mr. Patel during construction to address any issues related to the project and construction.

Mr. Patel (Public Works Director) expressed concerns with Hardiboard Siding and whether it was compatible with the surround neighborhood. Mr. Smith stated that the Hardiboard will look like the existing siding.

Mr. Espinoza added that this house will have more architectural elements than many of the existing properties in the neighborhood.

Motion: Blaine Michaelis moved, second by Dan Coleman to approve subject to standard conditions.

Motion carried 6.0.1.0. (Sorcinelli absent)

DPRB Case No. 08-35D

A request to construct a large addition to the rear of the existing residence located at 511 Puddingstone Drive. APN: 8382-017-002. Zone: SP No. 8

Blanca Risco, property owner, was present.
Len Adam, architect, was present.

Associate Planner Grabow presented proposal. Main issue is compatibility of addition and existing house and rooflines. Proposed addition is designed with a flat roof line while existing residence has a side facing gable roof.

Mr. Adam addressed the Board. He stated that the "Cape Cod" architecture of the existing house is not worth mimicking. Plans are to renovate the existing house to be more contemporary to match the addition later down the road.

Ms. Risco addressed the Board. Stated that the desire is to create more depth to the house. Existing house is wide and shallow.

The Board expressed concerns with two different styles of architecture. Would like to see a phased plan showing total project and breakdown of

construction and renovation phases. Visual impact to adjacent appears to be minimal to none.

Motion: Curtis Morris moved, second by Dan Coleman to approve.

Motion carried 6.0.1.0. (Sorcinelli absent)

DPRB Case No. 08-17

A request to construct three new single family residences located at 205, 223 and 237 E. Cannon Drive. APN: 8382-013-053, 8382-013-054, 8382-013-055
Zone: Single Family -10,000

Contact: Mary Helen Soto
Applicant: Nancy Novak
Planner: Kristi Grabow

Item continued per applicant request. Architect unable to attend hearing.
Rescheduled for August 28, 2008.

Tree Permit No. 08-20

A request to remove 4 Pine trees and 1 Alder tree behind the residence located at 1407 Paseo Marlana. APN: 8448-036-043. Zone: SP No. 11

Gary Enderle, of Via Verde Ridge Home Owners Association, was present.
Ted Ross, property owner of 1407 Paseo Marlana, was present.

Associate Planner Grabow presented request. The locations of the trees to be removed are within the property owners property, but area is designated and fenced off Home Owners Association (HOA) common area. The property owner's reason for removal of the trees are due to visible tree roots in his backyard and pine needle droppings. The common area starts at the ridge of the hill and extends to West Puente Street. The HOA has reviewed this proposal numerous times and has determined that the removal of the trees were not warranted and denied the request to the property owner. The property owner requested that the HOA submit the request to the City.

Mr. Ross addressed the Board. He stated that he has endured these trees for 15 years. He presented the Board with photos of root damage done to an Alder and Pine tree by the HOA landscapers. The trees have damaged the sidewalk, wall and concrete edging by the roots, pine needles kill his grass and clog gutters. He stated that Deborah Day, City Arborist, and Fire Department conducted site visits to his property and that he would be willing to plant new trees on the slope under their advisement. In addition, he added that the honeysuckle on the slope is a fire hazard as well.

Mayor Morris stated that the landscape design of this tract was a direct result of strong public opposition to the development of the tract and desire to screen the

properties from public view.

Mr. Hensley stated that the maximum penalty should be imposed on the HOA for the irreversible damage done to the trees which had roots severely cut on the upside of the slope.

Mr. Enderle addressed the Board. He stated that he has lived in this development and an active HOA member for 25 years. To his knowledge no trees have been removed without permits. He expressed concern with removing these tree along Puente as they are part of a row of trees that line the street. The same condition probably exists all along this slope along Puente. The Board of Directors for the HOA have not made a final decision about the tree removal request yet. He agreed that the Alder should be removed, but that there was no proof that the pine tree's were causing damage. Tree company representative hired by the HOA stated that the Alder will need to be removed now that the roots have been severely damaged. He stated that the roots were cut in error by his staff.

Motion: Blaine Michaelis moved, second by Krishna Patel that more information is needed regarding tree #'s 4 & 5 by a certified arborist. The HOA should be the applicant requesting DPRB review, though could be reviewed at the Staff level as the removal is for less than four (4) trees.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:47 a.m. to the meeting of August 28, 2008 at 8:30 a.m.