

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

**September 25, 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
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large (arrived at 8:35 A.M.)*

ABSENT

Curtis Morris, Mayor

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: Dan Coleman moved, second by Scott Dilley, to approve minutes of August 28, 2008. Motion carried 4.0.2.1. (Sorcinelli abstain, Morris absent.)

HEARING ITEMS

DPRB Case No. 08-40

Continued from August 28, 2008. Request to install 224 solar modules on a rear yard hillside (upslope) located at 485 Puddingstone Drive. APN: 8382-018-009
Zone: Specific Plan 8.

Mr. Sorcinelli stated that he would be abstaining from this item because he has worked for the property owner in the past.

Tony Price, property owner, was present.

Eric Engberson and Glen De Soto, Morrow Meadows Corporation, were present.

Associate Planner Espinoza presented proposal for 224 solar modules measuring 145' long by 30' 8" deep on an uphill slope at an angle of approximately 30%. In addition, applicant is requesting to remove five (5) trees, all under 1" in diameter.

Mr. Espinoza explained that the amount of solar modules proposed is significantly larger than any other proposal made for solar modules in the City. He presented the Board with a list of solar system applications submitted in the last year. He stated that the California Solar Energy Industries Association (CSEIA) established a calculation for the amount of energy consumed in a recently remodeled home which equals two (2) watts for every one (1) square foot. Based on CSEIA's calculation method, the electricity usage would be approximately 11,186 kwh. Applicant's usage is 64,400 kwh, five times that of a remodeled home of the same size.

In regards to visibility, Mr. Espinoza stated that the solar system is on a slope that is partially visible. There is concern with the negative visual impact of the system due to its size.

In regards to tree removal, Mr. Espinoza stated that the five (5) trees proposed for removal were originally approved as part of the original landscape plan and the Board should take this into consideration.

Mr. Hensley, Planning Manager, stated that state law issues pertaining to solar power systems has been discussed with the city attorney, Ken Brown. It was determined that the Board can not deny the use of solar, but can establish policy and reasonably regulate solar power system construction.

Mr. Coleman stated that 2004 state law states the city can not "adopt ordinances that create unreasonable barriers to the installation of solar energy systems, including, but not limited to, design review for aesthetic purposes." He also asked if Staff was asking the Board to set policy today and added that the City can only regulate things such as setbacks, height and lot coverage.

Mr. Michaelis stated that he ran some numbers through the Southern California Edison website to see what they would recommend for a house with a monthly bill of \$250. Result was 800 square feet of solar modules to produce 50% of the energy needed as solar is only considered a supplemental source of energy. He stated that it is very important to have a policy to set a standard as it relates to size of system, how much of property is used (open space) and setbacks.

The Board discussed lot coverage and how it would be applied for solar modules as it is different than habitable space.

Mr. Price addressed the Board. He stated that the uniqueness of the property was mostly the outside energy use: pool & spa, three fountains, lighting of property, five a/c units and high ceilings. He added that the number of modules was based on the energy usage and feedback into the grid and is trying to tailor to what is needed to do the job. Mr. Price added that he spent \$10,000 on an energy audit.

Mr. Michaelis stated that Edison performs energy audits for homeowners free of charge.

Mr. Engberson, Morrow-Meadows Corporation, addressed the Board. He stated that the system was built based on the energy usage and energy audit performed. The longer project is delayed, the greater chance of missing out on rebates.

Motion: Blaine Michaelis moved, second by Jim Schoonover to continue to meeting of October 9, 2008. Staff to develop a policy regarding solar panel systems to address the following with solar only being a supplemental source of energy:

- Maximum # of kilowatts per hour;
- Setback requirements;
- Lot coverage;
- Screening;
- Best possible location;
- Energy audit.

Motion carried: 5.0.1.1 (Sorcinelli abstain, Morris absent)

Mr. Price stated that the ROI (Return on Investment) is reduced as the number of panels is reduced. Currently at an eight year pay back. He stated that he has made all the energy usage changes that he can make. He concluded stating that Edison rates continue to rise and solar will never exceed demand as population continues to grow.

DPRB Case No. 08-27

Request to construct a 70-foot high cell tower designed as a functional clock tower within the Via Verde Center at 1100 Via Verde. APN: 8448-022-026
Zone: Commercial Neighborhood.

Lucia Ortega and Julius Santigo, T-Mobile, were present.

James De Ocampo and Cindy Leinart, AT & T, were present.

Dick Mc Cleland, owner of property where tower is to be located on, was present.

David Israelsky, Summit Team Incorporated (property manager for shopping center), was present.

Associate Planner Espinoza presented proposal for a 70' high co-location cell tower designed as a free standing clock tower located in the parking lot area owned by Century 21, Citrus Realty. Now in the final architectural detail review, the following changes are recommended to continue the development process:

- Provide decorative trim molding around each of the clock faces;
- Revise colonnade to previous design of three arches;

- Pair of exterior doors to have faux wood finish;
- Revise plans to show all wall mounted panels and boxes to be screened and obscured from public view.

In response to Mr. Schoonover, Mr. Hensley stated that the tower is within same range of other towers in the City and is not overly tall. Also, the tower meets architectural design and is a functional clock.

Mr. Coleman suggested adding a condition to not allow signage on tower.

Mr. Mc Cleland, owner of parcel where tower is proposed, addressed the Board. He stated that Via Verde is a “dead zone” for cellular coverage. He stated that a cell tower at this location will not only benefit his business, but surrounding businesses and residents by providing cellular coverage.

Lucia Ortega and Julius Santiago, of T-Mobile, addressed the Board. They stated that they would work with Staff on revising the colonnade and screening of the panels. They explained that the location of the clock is below the top of the tower so that it does not interfere with the cell antenna reception.

Cindy Leinart, AT & T, addressed the Board. Stated that they were working with T-Mobile with T-Mobile being the lead on the project. Sharing cost of construction.

David Israelsky, Summit Realty – Property Manager, addressed the Board. He stated that he is opposed to the tower location as it blocks his retail space. He also stated that the CC&R’s do not allow it without consent of all the property owners.

Mr. Cleland stated that the CC&R’s do not require consent of other property owners.

Mr. Sorcinelli stated that what is at the top of the tower is supposed to be the most important thing. Suggested that an “open” effect be designed to give the appearance of no back, to create openness and not blankness. Expressed concern with stucco on steps and recommended flashing. He stated that he would like to have several items come back to the Board for review:

- Louvers;
- Clock face;
- Upper recessed reveal;
- Flashing detail.

He concluded stating that the CC&R’s should be checked in regards to property owner’s approval of project.

Mr. Hensley stated that the center is over parked per code. Legal issues that applicant has with adjacent property owners is not for this Board to discuss or comment on.

Mr. Patel suggested that the service doors be relocated to the east side of tower out of the drive isle and adjacent to a parking space. Added that applicant should consider moving the panels to this area as well.

Mr. Schoonover stated that he had a problem with the location of the tower, although sympathetic to the need for cell service in this area.

Mr. Hensley added that this application requires approval by the City Council.

Motion: Dan Coleman moved, second by Blaine Michaelis to approve with the following items coming back to the Board:

- Design of louvers:
- Clock face;
- Upper recessed reveal;
- Flashing detail.

Motion carried: 5.1.1.0. (Schoonover against, Morris absent).

ADJOURNMENT

There being no further business the meeting was adjourned at 10:08 a.m. to the meeting of October 9, 2008 at 8:30 a.m.