

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

**Thursday, July 23, 2009 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Emmett Badar, City Council
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Curtis Morris, Mayor
Krishna Patel, Director of Public Works
John Davis, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

CALL TO ORDER

John Davis called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Krishna Patel moved, second by Emmett Badar, to approve minutes of July 9, 2009. Motion carried 5.0.3.0. (Davis, Duran, Morris abstained)

HEARING ITEMS

DPRB Case No. 09-17

Request to legalize an existing retaining wall located at 784 North San Dimas Avenue.

Environmental Classification: Categorically Exempt under Section, 15301 Existing Facilities.

APN: 8392-009-099 Zone: SF-7500

Associate Planner Grabow informed the Board that applicant has requested a continuance to the meeting of September 24, 2009. Copy of continuance letter distributed to the Board.

Motion: Dan Coleman moved, second by Emmett Badar to approve request for continuance to meeting of September 24, 2009.

Motion carried unanimously.

DPRB Case No. 08-39

Review of revised plans for proposed expansion of the San Dimas City Hall and Plummer Community Building located at 245 E. Bonita Avenue.

Environmental Classification: Class 32 Categorical Exemption per CEQA Guidelines Section 15332 In-Fill Development

APN: 8387-006-903, 907 Zone: PS Public/SemiPublic

Steve Gaffney, Nestor+Gaffney Architecture, LLP, was present.

Development Services Director Coleman presented revised proposal and plans. He explained that the latest design scheme differs in several important ways from what was last reviewed by the DPRB. He stated that the City Hall west wing addition has been changed from a two story to a single story scheme by eliminating the lower level and reducing high structural costs with little change to the exterior elevations. He continued, stating that the meeting rooms are now proposed to be added to the west side of the Plummer Community Building with existing building to be renovated to comply with ADA requirements. The east parking lot parking deck has been eliminated due to cost. With the addition to the Plummer Community building, the plaza design has been revised. He stated that a range of development options were being considered for the plaza such as pervious pavers for rain water to percolate into groundwater and to discourage skateboarding. He stated that several different alternative schemes are being presented with scheme No. 3 being the preferred step arrangement. All of the schemes include dual stages.

Mr. Gaffney addressed the Board. He stated that it was logical to add community rooms to the existing community building. He pointed out on the site plans and color rendering where nooks will be filled in, Plummer building pulled forward, the dual stages, and relocation of the flag pole. He stated that he met with members of the Armed Services Committee this morning regarding potential for a memorial or monument in conjunction to the flag pole area in the plaza. In response to Board questions, Mr. Gaffney stated that additional study is needed regarding adding trees to the addition on the west side of City Hall along the parking lot. Regarding the relocation of the fountain, he stated that the new one would be approximately 18' in diameter with location moved more toward the west parking lot than discussed at recent study session. The north wall on west addition still needs additional facing. Regarding pervious pavers, they are still reviewing what will work best for drainage and to deter skateboarding.

In regards to parking questions, Mr. Gaffney stated that First Street from Iglesia to City Hall would be resurfaced and restriped, picking up 8-10 spaces. Parking would be perpendicular with no parking deck being added to the employee lot to the east.

Mayor Morris expressed concerns with memorial becoming a dominant feature in a civil plaza. He added that a sponsor plaque would not be appropriate as well. Mr. Gaffney replied to Mayor Morris that the existing fountain sculpture would be incorporated in the new plaza plan and that pre-drilling for attachment of tent structures is being considered as well.

Mr. Badar pointed out that the flag pole memorial/monument concept was not discussed in the recent study session. He added that major ADA upgrading is long overdue for the Plummer building. He stated that the plaza has more usable space in the with the current proposed configuration.

Motion: Ken Duran moved, second by Scott Dilley to approve recommendation of revised site plans to City Council.

Motion carried unanimously.

DPRB Case No. 09-25

Preliminary Review. Request to develop 95 affordable apartment units located at 380-384 San Dimas Avenue (Grove Station).

APN: 8390-018-910 thru 915 Zone: CG-3, Area B zone

Jonathan Lonner and Art May, USA Properties Fund, were present.

Assistant City Manager of Community Development Stevens presented preliminary review to the Board. Associated applications include Classification of Use to allow apartments in addition to condominiums and lofts, General Plan Amendment to increase permitted density, and Conditional Use Permits for use and shared/reduced parking.

The Classification of Use has been approved by Planning Commission, but has been appealed by City Councilman Bertone.

He stated that the project architectural design is identical to the previously approved project. William Fox Homes is selling the middle phase of approved and plan checked condominium units. Developer is in foreclosure with bank which is allowing construction to continue for the live/work buildings on San Dimas Avenue. Buildings 8 & 9 are being sold to USA Properties. Slight changes have been made to the site plan and interiors have been changed to yield more units. Changes include:

Building 8 & 9

- Increased number of surface parking spaces between buildings 8 & 9 which includes further separation of the two buildings.

Building 9

- One level of the underground parking has been eliminated.
- Same footprint with number of units increased from 48 to 51.
- Pool amenity added.
- Creation of community room area.

Building 8

- Building has been shifted slightly towards south property line.
- Tandem parking has been added to underground parking layout.
- Number of units increased from 24 to 44 units.

Mr. Stevens stated that state law supersedes the city's parking code as it relates to affordable housing and allows for tandem parking. Angled parking proposed between buildings 8 & 9 has been revised with addition of a turn around.

In response to board questions about the Goldline and access, Mr. Stevens pointed out city owned easements and access on the property.

He continued stating that the parking management plan will need to be revised with this proposal and that guest parking is not addressed. Also, 250 sq. ft. of garage storage space for each space is shown on plans.

In regards to density, this proposal does not meet the city's requirements; therefore, requiring a General Plan Amendment.

In response to Mr. Coleman, Mr. Stevens stated he was aware of the easement encroachment of the pool and underground parking and that the underground parking did not comply with Specific Plan No. 1 zoning standards.

Mr. Patel and Mr. Sorcinelli requested that a play area be incorporated into the site plan and develop usable outdoor area(s).

Mr. Sorcinelli asked if there were provisions for bicycle parking. Also as it relates to the future possibility of a Goldline station, he asked if a pedestrian connection opportunity is planned with this project.

Mr. Stevens commented on current status of Goldline funding and 2009 LRTP.

Mr. Lonner and Mr. May expressed to the Board that they are planning to part of the community for a long time. 15 year ownership is required for financing and tax credits. In response to Mr. Davis, affordable housing and not senior housing was selected for several reasons. One, being the potential for the Goldline and the intermodal needs of the residents. Secondly, senior housing already exists

nearby, though proximity to senior center makes senior housing a viable possibility.

Mr. May stated that a new application would have to be submitted for senior housing to be eligible for tax credits. In response to questions about multiple tenants, he stated that leasing will be to single tenants only with monitoring done by their management company. The financial ramifications of non-compliance are huge with loss of tax credits.

Mr. Sorcinelli expressed concerns with center loading design of units and how it affects quality of for sale. He was also concerned with the effect of affordable housing apartments on the value of the town homes. With the change to affordable housing, it does not appear that accommodations for families have been made with new proposal. He suggested that adjustments be made to floor plans, create better common areas, and improve laundry facilities (perhaps in unit laundry).

Mr. Duran expressed concerns with proposal being under parked and overflow most likely occurring at Park and Ride, shopping center, and on the street.

Conclusion of comments and discussion.

DPRB Case No. 09-26

Request to construct and operate a 10,178 sq. ft. Montessori School and 1,814 sq. ft. church/daycare facility located at 818 West Gladstone Street.

Related case: CUP 09-05

Environmental Classification: This project is categorically exempt under 15332 In-Fill Development Projects.

APN: 8386-023-039, 043 Zone: SF-7500

Guy Williams, Environment Control Systems, was present for the applicant.

Kathy Procopio, New Creation Outreach Church, was present.

Ann de Silva and Aeshia Jayasingh, 908 West Arrow Hwy - Arrow Montessori School, were present.

Barbara Hall, contractor, was present.

Ted Lindberg, URS, was present.

Alan Smith, 7201 Haven Avenue, Alta Loma, was present.

Associate Planner Lockett presented request. She explained that the Montessori school plans to relocate from their current location at 908 West Arrow Highway next year when their lease expires to 818 West Gladstone Street. The property on Gladstone is zoned

Single Family Residential 7,500 with daycare facilities permitted accessory to a conditionally permitted church use.

She presented an overview of the school and church operational hours and activities. The site would provide 60 parking spaces which has been parked for the school as it has the largest parking demand. The proposed operational schedule of the church and the school will be a condition of approval for the use permit.

She stated that two Atlas cedars are proposed for removal for the construction of the new parking lot area. The landscape plan submitted provides several new trees to satisfy replacement requirement.

Issues up for discussion were:

- Lack of landscape break between parking lot and walkway;
- Lack of detail linking the entrance from the parking area;
- Location of trash enclosure near front of building on west side of property;
- Path of travel for handicap path through middle of parking lot over drain ribbon does not meet code;
- Level of architectural detail of church building compared to school;
- Parking code does not permit compact parking spaces for project of this scale;
- Scale of building compared to surrounding residential properties;
- Location of sports court adjacent to residential properties;
- Lack of shaded outdoor area in play yard – State required.

Ms. Lockett also pointed out Condition No. 51 which incorporates Traffic Safety Committee recommendations.

Mr. Williams addressed the Board. He stated that his client does not have any problems with the conditions recommended.

Mr. Patel stated that because this project is located in a residential area, a 10' dedication for right-of-way and street improvements are recommended with layout as follows: curb, parkway and then sidewalk.

Mayor Morris and Mr. Davis recommended curb, sidewalk and then parkway.

The Board reviewed aerials of the area and location of existing street improvements.

Mr. Sorcinelli noted that entire site plan could be shifted southerly 10 feet to accommodate right-of-way dedication; however, the sport court could remain in place.

Mr. Duran recommended that the trash enclosure remain at proposed location as it is away from residential.

Ms. Lockett stated that environmental mitigations will be reviewed by the Planning Commission.

Motion: Krishna Patel moved, second by Scott Dilley to approve and bring back with recommendations made by the Board.

Motion carried 7.0.1.0. (Davis abstained)

ADJOURNMENT

There being no further business the meeting was adjourned at 11:10 a.m. to the meeting of August 13, 2009 at 8:30 a.m.