

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

**Thursday October 22, 2009 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
Ken Duran, Assistant City Manager
Emmett Badar, City Councilman
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

Krishna Patel, Director of Public Works

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: Krishna Patel moved, second by Dan Coleman, to approve minutes of October 8, 2008. Motion carried 5.0.1.1. (Patel absent and Duran abstained)

HEARING ITEMS

DPRB Case No.09-28

Request to modify the existing water tower wireless facility to screen T-Mobile's new equipment for co-location at 299 East Foothill Boulevard (San Dimas Equestrian Center).

APN: 8665-008-017 Zone: AL (Light Agricultural)

Alonzo Lugo - Reliant Land Services, Inc., applicant, was present.

Associate Planner Espinoza presented for Ms. Lockett. The existing equipment structure that houses equipment for Nextel/Sprint is not large enough to accommodate T-Mobile's equipment. The property owner is unwilling to lease

any additional land in order to expand the existing equipment structure, so T-Mobile is proposing to construct an enclosure at the base of the existing water tower to house their wireless antenna equipment. The screening of equipment would encompass the entire base of the existing water tower base and is designed to resemble a "pump house" in the western style similar to other buildings on the property.

Mr. Espinoza explained issues with the proposal:

- The new building may look out of place as none of the existing western style buildings are visible from the street;
- The equipment enclosure resembles a tack house rather than a pump house;
- Structure is plain. A contrasting color trim added to the parapet is suggested;
- Real wood material is suggested instead of composite material to match existing structures.

An email from Mr. Patel was distributed to the Board. Mr. Patel's comments for the Board to consider:

1. Water tank should either have a City of San Dimas label/sign or some sort of ranch sign/label.
2. The proposed wood fence under the tower, due to its height, should be sloped to look like a building façade with false windows.
3. The horse shoe and black smith signage looks out of place.

Mr. Lugo addressed the Board. He stated that regarding the fence, real wood is preferred as it will weather best to match existing structures and is easy to stain. He added that that T-Mobile is asking to have Condition No. 1 removed. Having a pipe running down the center of the tower to the "pump house" structure requires that the pipe would have to be 24" in diameter due to the type of coax cable used. This type of cable does not easily bend resulting in the cabinets having to be moved which presents a problem within the structure. He stated that any size pipe would affect the foundation, thus requiring that the cabinets be moved and number reduced. This is unacceptable to T-Mobile as they require a minimum of four cabinets to make this location work. Structural weight and wind load would also be an issue with the pipe.

Mr. Duran stated that the pipe suggested is only an architectural feature and coax cable does not need to be run down the pipe. The pipe is being suggested because of the new element proposed, the "pump house".

The Board reviewed the Nextel/Sprint existing cable detail on the tower leg.

In regards to the suggestion for a mural on the tower from Staff and the Board, Mr. Lugo stated that T-Mobile would consider it.

The Board further discussed design, pipe and mural. Most favored a citrus crate label over faux pipe with removal of signage and graphic from "pump house".

Mr. Sorcinelli expressed concerns with long term maintenance of wood and suggested lighting of the mural. Lighting was then discouraged by Board as it would negatively impact adjacent residential neighborhood.

Motion: Dan Coleman moved, second by John Sorcinelli, to approve “pump house” structure constructed with synthetic material, without faux pipe and the addition of a citrus crate label mural on the water tower.

Motion carried 6.0.0.1. (Patel absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:00 a.m. to the meeting of November 12, 2009 at 8:30 a.m.