

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

**Thursday, November 12, 2009 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Emmett Badar, City Councilman
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*

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 8:33 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Emmett Badar moved, second by Krishna Patel, to approve minutes of October 22, 2009. Motion carried 4.0.1.2. (Sorcinelli absent. Michaelis and Patel abstain.)

HEARING ITEMS

DPRB Case No. 09-20 – Retail (*Bonita Canyon Gateway*)

Review of proposed revisions to elevations for the Fresh & Easy retail store to be located at northwest corner of Bonita Avenue and San Dimas Canyon Road
Related Files: **PRECISE PLAN Case No. 09-01, Tentative Tract Map 69609**

APN: 8390-013-010, 011, and 012

Branko Prebanda, Perkowitz + Ruth Architects, was present.

Development Services Director, Dan Coleman, stated that the developer is proposing to revise the project to accommodate store prototype changes made by Fresh & Easy Neighborhood Market. Mr. Coleman reviewed changes to the board which were to the parapet, bulkhead at the south elevation, spacing of trellis and sign area. All were acceptable to Staff except sign area which will have to be reduced to conform to City's sign ordinance.

Motion: Emmett Badar moved, second by Blaine Michaelis, to approve as recommended by Staff.

Motion carried 6.0.1.0. (Sorcinelli absent)

Tree Removal Permit No. 09-18

Request to remove 24 trees located within the Lone Hill Business Park, southeast corner of Cienega Avenue and Lone Hill Avenue.

APN: 8385-006-043 thru 053 Zone: Specific Plan 21

Doug McCaulley, Personal Touch Property Management, applicant, was not present.

Associate Planner Espinoza presented request for tree removal. He stated that due to improper placing of trees originally, they are now causing property damage throughout the property. The applicant is requesting a reduction in the replacement ratio. Mr. Espinoza stated that based on number of healthy existing trees on the property, Staff is recommending replacement ratio of 1:1.

The Board reviewed site plan.

Mr. Patel suggested that a species that blends with city tree plan be used along Cienega.

Motion: Emmett Badar moved, second by Dan Coleman, to approve removal of 24 trees at a replacement ratio of 1:1.

Motion carried 6.0.1.0. (Sorcinelli absent)

DPRB Case No. 09-31

Request to construct a new 1,930 sq .ft. SFR, 576 sq. ft. detached three car garage and a 3,000 sq. ft storage/garage building located at 744 North Oakway Avenue

APN: 8392-021-031 Zone: Single Family-Agricultural

Categorically Exempt under Section 15332, In-Fill Development Projects

Dan Casciato, architect, was present.

David Blodgett, property owner, was present.

Associate Planner Lockett presented request and permit history. Property owner was recently given a stop work notice for demolition work in progress on existing house and garage. Property owner has since decided to completely demolish all existing structures on property and construct a new house with a detached garage and a RV garage. Ms. Lockett reviewed issues for the Board regarding the driveway/approach, size and screening of the RV garage, plumbing in the RV garage, driveway surface leading to the RV garage and use of residential properties as storage yards.

Regarding architectural style and windows, Ms. Lockett replied that she found no problem as there were not architectural design requirements in this zone. She added that the structures being demolished are not on our history survey or of any known historic significance.

Mr. Patel requested that requirement to remove power pole located in the middle of property be added to Condition No. 38 for clarification in regards to undergrounding of utilities.

The Board discussed problems with properties in this zone being used as contractor storage yards. In response to the Board, she stated that a radius map could be requested from applicant to ensure that a horse keeping area is available on the property.

David Blodgett, property owner, addressed the Board. He stated that he is retired and is building his retirement home. He stated that in speaking with the garage door manufacturer, a roll up door is recommended due to weight and safety of doors of this size. In regards to visibility, he stated that the RV garage is far from the street and will be obscured by the main house.

Dan Casciato, architect for applicant, addressed the Board. He stated that visibility of the RV garage roll up door would be minimal and is best choice for applicants use and long term maintenance. He also stated that no overhead storage areas are planned within the RV garage.

In regards to the landscape buffer along the driveway in the front yard setback, Ms. Lockett explained to the applicant that a 3' landscaped barrier between the driveway and the side property line is required. The setback can be reduced to zero after the front yard setback if desired.

The Board discussed roll up door and visibility. They determined that due to distance and low visibility from front property line, it would be acceptable to use roll up door on the RV garage.

Mr. Michaelis suggested that a policy or findings be established regarding the approval of roll up doors. Mr. Dilley suggested that roll up doors be reviewed on a case by case basis.

Motion: Dan Coleman moved, second by Krishna Patel, to approve with additional text added to Condition No. 38 that power pole located in the middle of the of property be removed.

Motion carried 6.0.1.0. (Sorcinelli absent)

DPRB Case No. 09-35

Request to construct a 341 sq. ft. outdoor patio located at 400 West Bonita Avenue.

APN: 8386-017-028 Zone: Creative Growth Zone, Area 2

Categorically Exempt under Section 15301, Existing Facilities.

Amish Patel, Chaparral Lanes, was present.

George Renville, architect, was present.

Associate Planner Grabow presented request for outdoor patio. No issues from Staff.

In response to Mr. Patel, Amish Patel stated that no seating or outdoor lighting is proposed. The area is intended for a contained smoking area.

Motion: Krishna Patel moved, second by Emmett Badar, to approve.

Motion carried 6.0.1.0. (Sorcinelli absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:20 a.m. to the meeting of November 24, 2009 at 8:30 a.m.