

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

**Thursday December 10, 2009 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Emmett Badar, City Councilman (arrived at 8:36 A.M.)
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large (arrived at 8:50 A.M.)*

ABSENT

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

Postponed to later in the meeting when quorum could be met.

HEARING ITEMS

Reasonable Accommodations Request Case No. 09-01

Request for an accommodation from Zoning Code Section 18.156.100.B.4.b. to store a 23 foot long recreational vehicle on the front driveway located at 927 Lyford Drive.

APN: 8391-004-058 Zone: Single Family - 7500

Reid Wilder, applicant, was present.

James Weaver, 926 Lyford Drive, was present in support of request. He stated that he lives across the street from applicant and does not object to the request as the RV is well maintained and does not bother him.

Associate Planner Lockett presented request for Reasonable Accommodation from Municipal Code 18.156.100.B.4.b. Vehicle Parking and Storage, Recreational Vehicle, Boat and Trailer Parking. Based on applicant's medical condition that requires him to have immediate access to a toilet, Mr. Wilder uses his RV almost daily. The findings for the request were analyzed and it was determined that the request could be approved. This would allow the applicant to store his RV on the driveway in his front yard.

In response to Mr. Coleman, Ms. Lockett stated that denial of request would deny applicant equal opportunity to access publicly funded buildings, facilities and programs as stated in Finding No. 1.

Mr. Duran stated that this is an example of what the Reasonable Accommodations Request was designed for. The request meets the findings and should be approved.

Mr. Wilder introduced himself to the Board and briefly described his medical condition that requires him to have immediate access to a toilet.

Motion: Ken Duran moved, second by Dan Coleman to approve Reason Accommodations Request and allow RV to be stored on driveway in front yard at 927 Lyford Drive subject to conditions of approval.

Motion carried 7.0.0.0.

DPRB Case No. 09-47

Request for a retaining wall supported pool located at 2062 Paseo Lucinda.

APN: 8448-038-044 Zone: Specific Plan No. 11

Tropical Breeze Custom Pools representative was present.

Associate Planner Lockett presented request for retaining wall support pool. She explained grading history and lack of specific data to indicate what the separate numbers for grading outside of the house pad and driveway were. Location of the pool and clear plexi-glass wall were explained.

In response to the Board, Ms. Lockett stated that there were no grading issues with the pool.

Motion: Jim Schoonover moved, second by Ken Duran to approve wall supported pool subject to standard conditions.

Motion carried 7.0.0.0.

APPROVAL OF MINUTES at 8:55 A.M.

MOTION: Jim Schoonover moved, second by Dan Coleman, to approve minutes of November 24, 2009. Motion carried 4.0.0.3. (Badar, Duran and Patel abstained)

DPRB Case No. 09-34

Request to construct a stealth wireless facility designed as a chimney top located atop an existing two-story office building (Century 21) at 1100 Via Verde.

APN: 8448-022-026 Zone: Commercial Neighborhood

Applicant: AT & T Mobility

Associate Planner Espinoza presented request. He reviewed history of request and legal issues that arose. Design has shifted from a clock tower in the parking lot to a chimney top with mechanical enclosure atop an existing two story building.

He explained the size and location of the mechanical room and chimney top. Staff has suggested placing chimney facing Via Verde instead of Puente to improve symmetry.

In response to the Board, he stated that the protrusion of the GPS on the chimney is within limits that have been allowed in the past on other projects. Also, this site is not co-locatable.

Mr. Sorcinelli suggested that condition that limits height of GPS be added.

In response to Mr. Patel regarding AT&T signage on the building, Mr. Espinoza stated that no additional signs were allowed and will be removed from plans.

Richard Ambrosini, Reliant Services for AT&T, stated that the GPS protrudes approximately 2-2 ½ feet. The only concern he has is shadowing effect resulting in the repositioning of the chimney as suggested by Staff. This would create problems with service.

Mr. Espinoza replied that project is approvable without repositioning and can work out details with applicant at Staff level.

Mr. Sorcinelli expressed some concern with the design of the chimney, stating that it is out of keeping with design of the building. He suggested square block without cornice. Simplify with a square cap without arched top as there are no arches or curves on the building. Remove the arch reveals and square up to relate to squares on existing building. He concluded stating that treatment should be similar to mansard rather than cornice on the chimney.

Motion: Emmett Badar moved, second by Jim Schoonover to approve with applicant to work with Staff on a more compatible design based on the Boards comments.

Motion carried 7.0.0.0.

DPRB Case No. 09-44

Request to replace 28 aluminum and 3 wood framed fixed windows with retrofit vinyl windows located at 138 West Bonita Avenue.

Environmental Classification: Categorically Exempt under Section 15303, Existing Facilities. APN: 8390-023-014 Zone: Creative Growth – Area 2

Lisa Hankerd, DIA Construction, was present.

Associate Planner Espinoza presented request for retrofit windows on a building in the Creative Growth – Area 2 zone. He explained that retrofit windows pose a greater difficulty for clients who wish to integrate the windows with existing buildings. Retrofit windows can sometimes have a large flange (trim) that can be up to 3" wide; this, in addition to the window original trim, can create a massive perimeter trim that is out of scale. Also the grid mullions tend to be ½' to 1" wide and are inserted in between the window panes for ease of maintenance; however, the window lacks the aesthetic of a traditional mullion. Staff is looking for policy direction from the Board on whether vinyl windows are appropriate for commercial building in the Frontier Village; set guidelines for vinyl windows for commercial buildings; if vinyl is appropriate, what level of approval would apply?

Mr. Espinoza continued, stating that vinyl windows are allowed in the town core on historic homes except on Mills Act homes.

Mr. Badar asked whether this should be a topic of discussion for the downtown plan to determine whether window issue is for newer buildings

that look old or on historic buildings?? Mr. Espinoza stated that he spoke with Mr. Stevens, Assistant City Manager of Community Development, about this request and that he was waiting to hear what the Board comments were.

Mr. Patel pointed out that the hardware store downtown was a good example of a replica of an old building. Would wood be required on the building?

Mr. Sorcinelli stated that we are discussing storefront windows that are different than typical vinyl windows. Trying to set a precedence for wood storefront windows in the downtown has been a struggle. Windows above the pedestrian realm, residential style windows, could be aluminum clad windows with the goal of retaining historical character of buildings.

Lisa Hankerd, DIA Construction, presented a window sample to the Board.

Mr. Sorcinelli felt that the sample window was too dark with tinted glass and that storefront windows should be clear.

Mr. Espinoza pointed out that these windows do not front Bonita Avenue and do not fall under the category of storefront windows. He added that in conversations with applicant, the applicant expressed willingness to repair windows with mullions instead of retrofitting if requested by the Board.

Mr. Sorcinelli stated that his main concern were the lower windows where commercial situation exists. He suggested that a study be done of the lower windows and revisit request instead of jumping to conclusions today. He added that the upper level windows present a great opportunity to install open-able windows for ventilation during warm weather. Mr. Espinoza suggested outward, crank type windows to keep same look while adding vent ability.

Mr. Badar stated that further discussion with Staff and City Council is needed regarding the windows in the downtown (Frontier Village).

Ms. Hankerd stated that the owner of the building is a fan of vinyl windows and that the owner cares about the upkeep of the buildings he owns. His main reason for vinyl is for efficiency and aesthetics.

For clarification, Mr. Espinoza stated that for further window inquiries in the downtown would be reviewed based on the following:

- 1st floor windows – No vinyl, no tint (clear only);
- 2nd floor windows – Vinyl may be acceptable with review.

The Board concurred that case by case basis review continue until further direction from the City Council.

Motion: Dan Coleman moved, second by Emmett Badar to continue request to allow for applicant to further work with Staff on issues discussed and recommendations made by the Board.

Motion carried 7.0.0.0.

DPRB Case No. 09-41

Request to construct a new 2,000 sq. ft. single-family residence and 400 sq. ft. detached garage located at 412 West Fifth Street.
Environmental Classification: Categorically Exempt under Section, 15332 In-fill Development.

APN: 8386-012-003 Zone: Single-Family Downtown Residential

The Chengton Enterprise, Inc., applicant, was present.

Royal 5th LLC, owner, was present.

Associate Planner Grabow presented facts and issues of proposal. Although the partially demolished home on the site was constructed in 1916, it is not listed as a historic structure. She stated that the front porch design is too small and Staff recommends that it be enlarged to a minimum depth of 5-6' to match a typical Craftsman style porch.

In regards to the light fixture proposed, Ms. Grabow explained that it is inconsistent with the Craftsman style. She recommended that applicant work with Staff on more appropriate fixture.

In regards to tree removal proposed, Staff recommends approval with 2:1 replacement ratio.

In response to Mr. Sorcinelli, Mr. Cheng explained how the corners on the hardi-plank are metal boxed.

Ms. Grabow confirmed for Mr. Patel condition regarding abandoning driveway on Fifth Street is indicated in Condition No. 11.

Mr. Sorcinelli commented on architectural features. Suggested to remove 18 x 20 dormer vents and replace with low profile vents that would provide the same air flow. Use true shingles on front instead of shingle panels. Level out gable sills to horizontal. Front window divisions should be on outside of windows.

In regards to overhead utilities, Mr. Coleman replied to Mr. Patel that under-grounding all existing and new utilities on the property should be conditioned under Design.

Motion: Krishna Patel moved, second by Dan Coleman to approve with applicant working with Staff on Board comments and suggestions, subject to conditions of approval.

Motion carried 7.0.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:10 a.m. to the meeting of December 22, 2009 at 8:30 a.m.