

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

**February 25, 2010 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
Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

CALL TO ORDER

Jim Schoonover 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

Quorum could not be met for meeting of January 14, 2010. Memo being sent out to Board members present at that meeting for vote.

HEARING ITEMS

DPRB Case No. 09-44

Continued from December 12, 2009. 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

Mark Vargas, DIA Construction, was present.

Associate Planner Espinoza stated that the applicant is still working on window alternatives for the first floor and would like to return to the Board at a later date for those. He presented proposal for replacement of 16 windows with four vinyl operable windows and 12 fixed almond color windows on the second floor rear elevation.

In response to the Board, Mr. Espinoza stated that there would be sufficient airflow with the operable windows proposed.

Mr. Vargas addressed the Board. He stated that this was a good opportunity for the upstairs tenants to have operable windows for increased airflow.

Mr. Sorcinelli stated that he would like to have language in place that specifies approval would be only for windows on rear elevation in order to prevent setting precedence in the downtown.

Mr. Patel suggested that language be added in Condition No. 8 to reflect that the approval is for the rear elevation only. Mr. Espinoza stated that he would rewrite the condition.

Motion: Dan Coleman moved, second by Scott Dilley to approve with revision of Condition No. 8 stating that approval is for vinyl windows on rear elevation only.

Motion carried 7.0.0.0.

DPRB Case No. 09-43

Request to collocate on an existing stealth wireless facility designed as a windmill located at 762 West Cypress Street.

APN: 8385-013-15, 018 Zone: PS, Public/Semi-Public

Marc Meyers, CLearwire, was present.

Associate Planner Espinoza presented proposal to collocate on an existing stealth windmill facility. He stated that the proposal is not compatible nor enhances the existing structure and Staff can not make finding for approval based on code section 18.12.060(A)(1). He added that in researching windmill design, he could not find any windmills that traditionally have a secondary platform.

Mr. Espinoza explained to the Board that alternatives were discussed with the applicant, but applicant requested to move forward with current proposal regardless of Staff recommendation to deny.

Mr. Coleman asked if consideration was made to locate on adjacent lights at football field instead? Mr. Espinoza stated that applicant attempted to contact the school but has not heard back from them.

The Board discussed design of the windmill and what looks appropriate. Staff does not care for existing platform design and felt that adding an additional platform would further negatively impact the windmill.

In response to suggestion to mount directly on the windmill structure without a box structure, Mr. Espinoza stated that Staff is against such approval as it would set a precedence that could create design and aesthetic issues for future applications.

Mr. Meyers addressed the Board. He stated that they are limited to a small radius to locate. He stated that they had contacted the adjacent school regarding locating on the field lights, but had not heard back from them.

Mr. Michaelis suggested that applicant provide a radius map and Staff would bring it to the Districts attention at their next meeting. Locating on the field lights would be a better alternative to collocating on the windmill.

In response to Mr. Michaelis, Mr. Meyers stated that existing customer would not remove existing windmill and redesign to accommodate collocation.

Motion: Dan Coleman moved to continue to allow applicant more time to consider alternatives.

No second. Motion failed.

Motion: Krishna Patel moved, second by John Sorcinelli to deny and assist applicant in getting in touch with school district regarding locating on the field lights adjacent to existing windmill.

Motion carried 7.0.0.0.

DPRB Case No. 09-36

Request to demo existing garage and build a new three car garage; 433 sq. ft. first floor addition and 306 sq. ft. second story addition located at 132 Calle Colorado.

Environmental Classification: Categorically Exempt under Section 15303, Existing Facilities

APN: 8448-031-055 Zone: Specific Plan 5, Estate Lot, Group One

Antoine Souraille, applicant, was absent.

Ron McIntyre, architect, was present.

Associate Planner Lockett stated that front yard setbacks are determined by the DPRB in this zone. She stated that improvements to the property would allow only an additional three (3) square feet of useable enclosed area. Changes to the existing garage would change front yard setback to 20 and 23 feet. She also stated that overall the project was acceptable.

Motion: Dan Coleman moved, second by Krishna Patel to approve.

Motion carried 7.0.0.0.

DPRB Case No. 09-39 (Precise Plan 91-5)

A request to redesign the landscaping at 302 East Foothill Boulevard.

APN: 8661-017-032 Zone: Commercial Highway – Scenic Highway Overlay

L. Barrios & Associates, Inc., applicant, was absent.

Associate Planner Lockett presented proposal and explained that new landscape plan deviates significantly from the approved landscape plan. Property is currently in code enforcement. She stated that amount of rock proposed to reduce water usage is unacceptable. Staff supports reducing turf to save water with the use of plants, shrubs, grasses, etc. that are native and adapted to our climate in conjunction with rock. In addition, applicant has not submitted an irrigation plan to show how altered irrigation will affect existing trees.

Motion: Emmett Badar moved, second by Blaine Michaelis to deny without prejudice and encouraged applicant to consider Staff suggestions for an acceptable revised landscape and irrigation plan.

Motion carried 7.0.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:30 a.m. to the meeting of March 11, 2010 at 8:30 a.m.