

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

**June 24, 2010 at 8:30 A.M.
186 VILLAGE COURT
PUBLIC CONFERENCE ROOM, TEMPORARY CITY HALL**

PRESENT

*Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Emmett Badar, City Councilman
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 8:35 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Jim Schoonover, to approve minutes of May 27, 2010. Motion carried 4.0.1.2. (Duran and Patel abstain. Sorcinelli absent.)

HEARING ITEMS

DPRB Case No. 10-16

Request to modify an existing wireless communication facility located at 1100 West Covina Boulevard.

APN: 8385-010-017 Zone: Public/Semi-Public

Barbara Sato, T-Mobile, was present.

Associate Planner Kristi Grabow presented request for previously approved request that has since expired. No changes have been made and there were no Staff issues.

Ms. Sato addressed the Board. She stated that the demand for data transmission and not more coverage is reason for modification.

Motion: Krishna Patel moved, second by Ken Duran to approve.

Motion carried 6.0.1.0. (Sorcinelli absent.)

DPRB Case No. 10-13

Request to construct an 80-foot high stealth wireless telecommunication facility resembling a water tower that will accommodate four (4) carriers and includes a block wall enclosure to house mechanical equipment located at 211 West Allen Avenue.

APN: 8392-012-024 Zone: Light Manufacturing (M1)

Marc Meyers and Kris Von Hoesteland, Anthem Telecom, were present.

Associate Planner Marco Espinoza presented request and issues. In response to questions from the Board, he stated that the applicant has been made aware of Staff's issues and recommendations and that monopole's are allowed in this zone. Monopole design was not used because it did not meet the applicants need to house three or more carriers.

Mr. Patel expressed concern that San Dimas has an excessive number of water tower designed stealth wireless facilities. He would like to see a different design for future facilities.

Mr. Beilstein stated that project needs to be reviewed by Cal-Trans as well.

Marc Meyers and Kris Von Hoesteland addressed the Board. Mr. Meyers explained that this design provides them the opportunity to house multiple carriers while creating public art feature. Mr. Von Hoesteland stated that they are required to register with the FAA, though lighting is only required at 200' and higher. Mr. Meyers stated that the height proposed, at 80', is due to the freeway grade. The diameter of the water pipe at 30" is necessary in order to accommodate the cable requirements of four carriers. The distance and number of carriers are factors for the size of the cables; therefore, dictating the size of the water pipe. Mr. Von

Hoesteland explained that the increased demand for data usage is due to the increased use of “smart” phones.

In regards to the trellis, Mr. Meyers stated that they did not feel it was necessary as visibility from the freeway and within the storage facility was minimal to none. Their goal was to mimic the look of the existing buildings. Adding a trellis added significant cost that was not previously discussed. He also added that the drive isle is not hindered by the wireless facility.

In regards to the chainlink fence, he stated that it was a pre-existing condition and thought that only the barbed wire needed to be removed.

Mr. Coleman stated that the water tower design is better than a monopole, which is allowed in this zone. He added that there was no need for a trellis as visibility of the equipment area was minimal to none.

Mr. Duran stated that this was a good example of co-location and that the 30” diameter water pole did not appear to be a problem. He stated that he could not support landscape requirement or trellis, but that barb wire should be removed.

Mr. Sorcinelli stated that this was a good location for a water tower. He added that it was a good idea to have signage that says “San Dimas” facing east and west to act as a signifier for the entrance to the city which is lit with concealed lights so that it is a feature that stands out. Regarding the fourth option area sign, he recommended no lighting and use of four sign boards instead of solid, box sign. Sign that is not the primary sign should be in this area and not lit. This lower sign should come back to the Board for review if and when a fourth carrier is secured.

He continued pointing out that the legs of the tower should be tapered more to appear more like a tower. He was not opposed to the 30” diameter water pole, but would like applicant to consider reducing the diameter.

Motion: Dan Coleman moved, second by Ken Duran, to approve subject to the following:

- Remove trellis requirement;
- Remove landscaping requirement;
- Applicant to remove barbed wire from chainlink fence;
- Design of lower sign to come back to the Board for approval with signage band to be broken up into four separate sign boards;
- Increase taper of tower legs;
- Concealed lighting on tank only;

- Incorporate a citrus packing label design on east and west elevations of tank barrel.

Motion carried 7.0.0.0.

DPRB Case No. 10-04 (Preliminary Review)

Request to add 5,200 sq. ft. auto repair shop to the existing main storage/office building and enclose portions of the north and south elevation of the building, in addition to adding 1,500 sq. ft. of open storage to another existing building located at 155 North Eucla Avenue.

Related Case: Conditional Use Permit No. 10-03

APN: 8396-006-010 Zone: Specific Plan No. 23

Ray Morales, applicant, was not present.

Larry & Susan Fator, 209 North Eucla, were present.

Associate Planner Marco Espinoza presented request and open Code Enforcement case. He stated that this request is before the Board today for comments regarding the development of the subject site. Comments would then be reviewed by the Planning Commission during review of the Conditional Use Permit No. 10-03. He stated that Staff has brought the current set of plans to the Board for review and comments to move the project forward through the process because applicant has not been able to provide a set of plans that meet code requirements.

Mr. Patel stated that street and sidewalk improvements, industrial waste requirements and railroad crossing improvements should be added to conditions.

In response to Mr. Sorcinelli, Mr. Espinoza stated that the current zone of Specific Plan No. 23 allows for light industrial uses.

Mr. Sorcinelli expressed concern with allowing the existing use to expand. He inquired as to whether the zoning will be changed on property.

The Board held a short recess in order to confer with Larry Stevens, Assistant City Manager of Community Development.

Mr. Coleman informed the Board that Mr. Stevens indicated this property was identified in the 2008 Housing Element as a potential residential site to be rezoned a Medium Residential (up to 16 dwelling units per acre). The City is currently also working on a Downtown Specific Plan that is

expected to be reviewed by Planning Commission this summer. Mr. Coleman suggested that further discussion be tabled until after Downtown Specific Plan is reviewed this summer for possible amendments.

Mr. Sorcinelli suggested to list items enforceable regardless of General Plan designation and list of items that can wait until after General Plan is reviewed for possible zone changes as current use may then become "non-conforming".

Mr. Espinoza explained section of code as it relates to abatement period and enforcement when a zone has changed and use becomes non-conforming. He stated that he would prefer to continue consideration of this item pending a report from Larry Stevens regarding the land use and zoning status of property.

Mr. & Mrs. Fator, 209 North Eucla, addressed the Board. They stated that they were very concerned about recent fire, noise, storage of flammable fuels and vicious dog at subject site. They support use of barbed wire on north side of property.

Motion: Ken Duran moved, second by Dan Coleman to continue.

Motion carried 7.0.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:18 a.m. to the meeting of June 8, 2010 at 8:30 a.m.