

**CITY OF SAN DIMAS  
DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
August 12, 2010 at 8:30 A.M.  
186 VILLAGE COURT  
PUBLIC CONFERENCE ROOM, TEMPORARY CITY HALL**

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**PRESENT**

*Denis Bertone, City Council  
Dan Coleman, Director of Development Services  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
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 8:30 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

Moved to meeting of August 26, 2010 due to lack of quorum.

**HEARING ITEMS**

**Reasonable Accommodations Request Case No. 10-01**

Request for an accommodation from Zoning Code Section 18.156.100.B.4.b to store a Non-Motorized RV on the front driveway located at 633 North Billow Drive.

APN: 8386-023-027 Zone: Single Family Residential – 7500

Joseph Abdella, applicant, was present.

Planner Michael Concepcion presented background, analysis, and findings of request for reasonable accommodation. He stated that although documentation provided by applicant supports that applicant has a disability, it does not demonstrate that the accommodation is reasonable or necessary. The

applicant has not demonstrated that his disability requires immediate access to the non-motorized recreation vehicle on a daily basis.

Mr. Adbella addressed the Board. He suggested removing a portion of the existing two car garage and changing the driveway from side entry to front entry to create side yard space for his RV. Mr. Concepcion replied that converting the two car garage into a one car garage would not meet garage requirements of the zoning code.

**Motion:** Denis Bertone moved, second by Blaine Michaelis to deny.

Motion carried 6.0.1.0. (Patel absent).

**Reasonable Accommodations Request Case No. 10-02**

Request for an accommodation from Zoning Code Section 18.156.100.B.4.b. to store a Type-C Motorized Recreational Vehicle in the front driveway located at 963 Lyford Drive.

APN: 8391-004-064 Zone: Single Family Residential - 7500

Michelle Emery, applicant, was not present.

Lysa Takacs, 940 Lyford Drive, was present.

Planner Michael Concepcion presented background, analysis, and findings of request for reasonable accommodation request. He stated that current side yard is large enough to store an RV with some driveway modifications and tree removal. He stated that although documentation provided by applicant supports that applicant has a disability, it does not demonstrate that the accommodation is reasonable or necessary.

Mr. Coleman pointed out to the Board that a similar request that was denied for 225 East Third Street. Since then, the resident sold her trailer and purchased a motorized RV. The motorized RV has a disabled person plate. Since state vehicle code allows motorized RV's with a disabled person placard or plate to be parked 24/7 on the street, the City policy is to allow a motorized RV with a disabled person placard or plate to be parked at anytime in the front yard driveway.

In response to Mr. Schoonover, Mr. Concepcion stated that it was unknown if the applicant, who is a renter at subject property, has discussed driveway modifications with landlord.

Ms. Takacs, 940 Lyford Drive, addressed the Board. She stated that she does not support accommodation request unless it is medically necessary, as it was in the case of Mr. Wilder of 927 Lyford, especially if the RV can be stored on the sideyard. In response to Ms. Takacs, Mr. Concepcion stated that the daughter of the renter is the applicant.

**Motion:** Dan Coleman moved, second by Denis Bertone to deny.

Motion carried 6.0.1.0. (Patel absent).

**Tree Removal Permit Case No. 10-33**

Request to remove six (6) trees located at Tiburon Puddingstone Homeowners Association Complex.

APN: 8382-009-059 Zone: Single Family Residential - 10,000

Sarah Donovan, Brooker Association, Inc., was present.

Associate Planner Kristi Grabow presented request.

Ms. Donovan, certified arborist, addressed the Board. She stated that she supported request for removal of six (6) trees and replacement requirement reduction made by Tiburon Puddingstone Homeowners Association.

**Motion:** Denis Bertone moved, second by Scott Dilley to approve removal with a 6:2 replacement ratio.

Motion carried 6.0.1.0. (Patel absent).

**DPRB Case No. 10-18**

Request to modify an existing master sign program for 515-670 West Arrow Highway, San Dimas Station North.

APN: 8386-007-063 Zone: Creative Growth, Area 1

John Sorcinelli, representing the applicant, was present, but recused.

Patricia Teunisse, Pitre & Teunisse, Inc, representing the applicant, was present.

Associate Planner Kristi Grabow presented request and issues.

Mr. Sorcinelli addressed the Board. He stated that modification of sign program stemmed from code enforcement case regarding signs at 677 West Arrow Highway, Ramazatti Suits. Modifications have been made to site plan to reflect what conditions presently exist at center. He suggested that new sign locations should be added to accommodate present and future suite opportunities.

Mr. Sorcinelli addressed the pylon sign. He stated that a contemporary direction that is more Craftsman, early California was intent of redesign. He added that it was not his intention to include the pylon sign with this application as he can not speak for his client about it at this time. He expressed concerns with the use of the ledgestone and corrosion at the base. Mr. Sorcinelli presented a sign program page showing a pylon sign near the Red Robin restaurant that was not included in the master sign program; however, he stated that it was their intent to repair this pylon sign. He also distributed structural design information for the pylon sign near the Del Taco restaurant; however, he indicated that he had not

reviewed it yet. He stated that he believed the corrosion of this pylon sign was caused by condensation on the inside of the steel pipe; therefore, requiring weep holes. In response to Mr. Coleman, he replied that the design drawing did not show weep holes or any other way of draining the condensation.

Ms. Teunisse stated that the CC&R's require pylon signs for tenant identification from freeway.

Mr. Stevens, Assistant Director of Community Development, suggested to move forward with the Municipal Code Text Amendment for the monument signs so the center can be in compliance with its CC&R's. He stated that the pylon sign on the north side near Red Robin is in disrepair although STG (property management company for the center) has indicated that repairs have been done to make the pylon sign safe. To his knowledge, no documents have been received or permits issued for repairs to confirm structural integrity.

In response to Mr. Coleman, Eric Beilstein, City of San Dimas Building Superintendent, stated that a building permit was issued by the City for the removal, by demolition, of the pylon sign adjacent to Red Robin. He indicated that the permits had since expired and that there was not an application for repair of this sign. He stated that the City had been informed by the previous property manager that this pylon sign had structural weaknesses and that there was a concern for its structural integrity.

Ms. Teunisse stated that she wants trademark and/or corporate logo's clearly stated and protected. Ms. Grabow replied that applicant should include language clearly outlining how trademarks and/or corporate logos would be handled at the center.

Mr. Coleman stated that both pylon signs should match the proposed design for the pylon sign near Del Taco and would support the use of ledgerstone at the base. He suggested leaving the pylon sign in the sign program.

Review of the conditions of approval resulted in revisions to:

- No. 5: Added "Any new tenants that do not have a corporate logo shall be subject to the designated font selected for the sign program."
- No. 9: Revised to "The applicant shall work in good faith to compile a comprehensive site plan that identifies all wall signs permitted and clearly distinguish the various types of wall signs (C, D, and E) by using various colors or symbols."
- No. 10: Added "in addition to any other signs as per sign program."
- No. 12: Add wording that addresses existing non-conforming.
- No. 14 (b): Remove "at tenant's sole expense".
- No. 15 (iii): Remove this section.
- Add No. 17: "The applicant shall add to the General Requirements section of the sign program that building permits are required for all new alterations, installations or removals of signs."

Mr. Stevens suggested that other than the ledgestone issue, with no design changes, the pylon sign near Red Robin should be added. Both pylon signs should be the same with the ledgestone issue reviewed further. He requested that the Board make a separate motion regarding the freeway sign.

**Motion:** Dan Coleman moved, second by Denis Bertone to approve with revisions suggested by Staff and Board.

Motion Carried: 5.0.1.1. (Patel absent. Sorcinelli abstained.)

**Motion:** Denis Bertone moved, second by Dan Coleman that property owner be instructed to file structural integrity calculations for the north pylon sign to the Building Department within two (2) weeks.

Motion carried 5.0.1.1. (Patel absent. Sorcinelli abstained.)

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 11:00 a.m. to the meeting of August 26, 2010 at 8:30 a.m.