

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
May 26, 2011 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Emmett Badar, City Council
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Krishna Patel, Director of Public Works
Blaine Michaelis, City Manager
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 8:34 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

Chairman Schoonover announced that the minutes of March 10, 2011 were approved via vote by mail. Motion carried 5.0.1.1 (Schoonover Absent & Sorcinelli Abstain)

MOTION: Jim Schoonover moved, second by Scott Dilley, to approve the minutes of May 12, 2011. Motion carried 4.0.1.2 (Sorcinelli Absent, Patel and Badar Abstain)

HEARING ITEMS

DPRB Case No. 11-07

A request to construct six single-family homes located on vacant properties in the SFA-20,000 Zone at 1035 N. Cataract Avenue, 1045 N. Cataract Avenue, 165 Alford Street, 220. W Baseline Road and 230 W. Baseline Road.

APN: 8661-009-026, 8661-009-027, 8661-009-032, 8661-009-031, 8661-009-030 &
8661-009-029

Zone: Single Family Agricultural (SF-A20000)

Patrick Diaz, Applicant, was present
Kevin Kent, was present
Gregg Kent, Owner, was present

Associate Planner Grabow explained that in 2006 the previous developer subdivided the vacant lot and proposed 6 new large single-family homes. She noted that the new developer is proposing a new design that will feature 3 floor plans that range in size from 3,307 – 3,824 square feet with a total of six differently designed structures. She pointed out the developer has used 3 different numbers to distinguish the floor plans, which are 380, 350 and 330. She stated that 380 and 350 have similar floor plans; however one has a patio and the other has a game room. She stated that the applicant has built a similar project in Rancho Cucamonga. This project features architectural designs of Spanish/Mediterranean style homes, which is consistent with the neighborhood. She explained that the six lots will have three-car garages and horse corrals, which are required by the tract map. She noted that previously, there was an approved removal of 28 trees with a requirement that 6 Crape Myrtles to be planted on the property.

Mr. Coleman asked if the applicant is required to include a sidewalk on Alford Street.

Mr. Patel replied that an equestrian trail will be on Alford St to accommodate equestrian access.

Patrick Diaz, Applicant, stated that the homes will all be single story. He added that for Condition No. 21, tree preservation, the trees previously approved for removal have been removed and the one's currently in place will remain.

Mr. Badar asked what the price range will be for the homes.

Kevin Kent responded between \$600,000 and \$700,000.

Mr. Diaz noted that a portion of the storm drain has been constructed.

Mr. Coleman asked why wood corbels were not used along the base of the Hardie siding instead of the proposed foam and stucco.

Mr. Diaz replied that using foam tends to have a longer life span on the home. He added that it serves as a waterproof envelope for long term maintenance.

Mr. Patel pointed out Lot 7 on the plans on the west side has a 30 foot easement. He asked if the house could be flipped so the driveway was over the easement area.

Kevin Kent stated they chose not to flip the elevation to keep it out of the drainage path to the V-ditch.

Mr. Coleman stated that he appreciated the masonry walls versus wood fencing.

Mr. Diaz added that the slump stone matches the current fencing at Baseline and Amelia. He informed the Board that at the south east corner of Baseline and Amelia, there are 4 single family residences built by his company.

Gregg Kent expressed his concern with the timeframe with submitting for plan check and asked if he could submit immediately instead of waiting for the appeal period to pass. He added that he will pay the fees and if there are concerns, the burden will be on him.

Eric Beilstein, Building Official stated that it will be 15 days for building plan check.

Mr. Coleman stated that it is not a problem to submit plans; however permits cannot be issued until the appeal period is over.

MOTION: Moved by Blaine Michaelis, seconded by Dan Coleman to approve DPRB Case No. 11-07 with standard conditions.

Motion carried 6.0.1 (Sorcinelli Absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 8:48 a.m. to the meeting of June 9, 2011 at 8:30 a.m.