

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
April 10, 2014 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

Emmett Badar, City Council  
Eric Beilstein, Building Official  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Jim Schoonover, Planning Commission

**ABSENT**

Krishna Patel, Director of Public Works  
John Sorcinelli, Public Member at Large

**CALL TO ORDER**

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:33 a.m. so as to conduct regular business in the City Council Conference Room.

**APPROVAL OF MINUTES**

**MOTION:** Blaine Michaelis moved, seconded by Jim Schoonover to approve the March 13, 2014 minutes. Motion carried 4-0-2-1 (Patel and Sorcinelli Absent and Beilstein Abstain).

**DPRB Case No. 14-02 and Tree Removal Permit No. 14-11**

A request to construct a 2,299 square foot two-story single-family residence with an attached 644 square foot two-car garage, and a detached 600 square foot second unit with an attached 250 square foot one-car garage, and remove two mature oak trees located at 225 W. Woodland Oaks Drive in the Single-Family Agricultural SF-A (7,500) Zone.

APN: 8661-012-011

Zone: Single-Family Agricultural (SF-A 7,500)

Joseph Estephan, 3404 Brookridge Rd, Duarte CA 91010, was present.  
Sebastian Opffer, Dannebrog Design, was present.

*Associate Planner Torrico* stated that the proposed single-family residence and second unit will be constructed on a vacant parcel located in the SF-A (7500) Zone. The property measures 17,424 sq. ft. in lot area, and allows for horse keeping. The proposed single family residence will measure 2,299 sq. ft. in floor area and will consist of two stories. The attached 644 sq. ft. garage will be located on the north side of the residence and will be accessed from the side via a new apron and driveway. The design featured will be a Colonial theme which will include: exterior siding, high pitched roof with

composition shingles, brick veneer fireplace and columns on the first floor and wood shutters. He added that the columns on the 2<sup>nd</sup> level will be painted to match the exterior.

**Associate Planner Torrico** stated that the proposed second unit will be constructed on the north side of the property and will measure 600 sq. ft. in floor area, which is the maximum size limitation for a Second Unit for this lot. He pointed out the design will match the main unit. He noted that the applicant has been made aware of the 2<sup>nd</sup> unit requirements, including it can be for a family member or a low income individual. He added that the property is zoned for horse keeping and added that the applicant identified a location for a future horse corral. Also, the applicant is requesting to remove two oak trees. The trees are located adjacent to the proposed second unit and cannot be preserved. The applicant will be given a reduction ratio for replacement trees due to the amount of existing trees onsite. The replacement trees will be two 15-gallon canopy trees.

**Associate Planner Torrico** handed out revisions that included additional conditions of approval in regards to street lighting. He noted that the existing utility pole is to stay in place and added that the applicant is required to remove the street light and install a light pole per City standards. The applicant will also need to plant up to two parkway trees, location and type to be approved by the City Arborist.

**Mr. Badar** asked if the applicant is planting four trees in total, two onsite and two offsite.

**Associate Planner Torrico** responded yes.

**Mr. Beilstein** asked if the construction of the house and 2<sup>nd</sup> unit will be built concurrently or in phases.

**Senior Planner Espinoza** recommended a condition be added that the main house and 2<sup>nd</sup> unit be built concurrently or the main house is built prior to the construction of the 2<sup>nd</sup> unit.

**Mr. Schoonover** asked if the property was surveyed and questioned the horse corral location. He stated that if the corrals were six inches off, they will not be able to accommodate the proposed location.

**Associate Planner Torrico** replied that there is flexibility. He noted that the horse corral size is larger than what is required and can be downsized.

**Mr. Beilstein** asked if the second unit regulations should be added as a condition.

**Associate Planner Torrico** replied yes and added it will be included as a condition.

**Mr. Beilstein** asked if the swimming pool proposed on the site plan is also being proposed.

**Associate Planner Torrico** stated that swimming pool is included with the drawing but is not currently being proposed.

**Joseph Estephan, 3404 Brookridge Rd, Duarte CA 91010**, stated that the swimming pool was just a decorative element for the site plan. He thanked Staff for their assistance with the project thus far.

**MOTION:** Emmett Badar moved, second by Scott Dilley to approve with the following added conditions: include verbiage describing the rules and regulations for 2<sup>nd</sup> units, that the main house and 2<sup>nd</sup> unit be built concurrently or the main house be built prior to the construction of the 2<sup>nd</sup> unit and the addition of revised/added conditions pertaining to off-site improvements and street trees.

Motion carried 5-0-2-0 (Patel and Sorcinelli)

**DPRB Case No. 14-09**

A request to amend the existing master sign program for Fitness Plaza located at 1006 – 1034 W Arrow Highway for the purpose of allowing two monument signs.

APN's: 8383-020-056 & 067 – 069

Zone: Specific Plan No. 18 (SP-18)

John Kouros, P.O. Box 1807, Los Alamitos CA 90720, was present.  
Joe Silva, Inland Signs, was present.

**Associate Planner Torrico** stated the applicant is requesting to amend the existing master sign program for the Fitness Plaza shopping center. The existing sign program does not allow the installation of monument signs. The sign program will now allow the installation of two monument signs; however, only one sign is currently being proposed on Arrow Highway. The proposed amendment will allow the installation of up to two monument signs, one for each street frontage, and will comply with the current sign ordinance. He noted that the revised language will comply with the current Sign Code and standards for monument signs. Once the Board approves the proposed sign program, the monument sign will be reviewed separately under a Director's Review. The sign will comply with the size requirements set forth in the Sign Code. The entire sign, including columns and architectural projection will be finished in a textured stucco finish.

**Mr. Beilstein** asked if the name of the center is Family Fitness Plaza and if so, could that name be changed in the future.

**Associate Planner Torrico** replied that Staff does not regulate what the center is named.

**John Kouros, P.O. Box 1807, Los Alamitos CA 90720**, stated that since 1991, that has been the name of the center.

**Mr. Badar** asked what will happen if the current fitness gym leaves, would the center still be called Family Fitness Plaza.

**Associate Planner Torrico** responded that he does not believe the plaza was not named after the fitness gym currently there.

**Mr. Kouros** stated that there are many businesses in the plaza that are related to fitness and that could be why it was named Family Fitness Plaza.

**Blaine Michaelis** asked if the applicant would consider changing the name.

**Mr. Kouros** responded that if the gym left, they may consider changing the name.

**Mr. Beilstein** asked if the San Dimas Plaza, which is directly across the street, has a similar sign program with similar conditions.

**Associate Planner Torrico** responded yes. He indicated that the center has its own Sign Program.

**Mr. Badar** asked if the fitness gym will be updating their signage.

**Mr. Kouros** responded that the tenant will return for those updates.

**Mr. Schoonover** asked if there will be an addendum added for the line of sight for the sign along Lone Hill Ave.

**Associate Planner Torrico** responded that Lone Hill is shown on the site plan and added that it would require a line of sight study. He added that it is #3 on the addendum. He recommended revising to read that all monument signs so that they are reviewed by the Public Works Department to see if it would be required.

**Senior Planner Espinoza** stated that the exhibit can be amended to show the sign further down.

**Mr. Michaelis** commented that it is difficult to read monument signs because the letters are small sometimes. He emphasized that the minimum letter size is 8 inches and added that the size can be increased depending on the number of names on the sign. He asked if the address range will be included on the sign.

**Mr. Beilstein** responded yes and pointed out the exhibit that shows the address range at the bottom.

**Associate Planner Torrico** commented that the address range is included in the sign program.

**MOTION:** Blaine Michaelis moved, second by Jim Schoonover to approve subject to conditions of approval.

Motion carried 5-0-2-0 (Patel and Sorcinelli)

## **ADJOURNMENT**

There being no further business the meeting was adjourned at 8:52 a.m. to the meeting of April 24, 2014 at 8:30 a.m.

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Jim Schoonover, Chairman  
San Dimas Development Plan Review Board

ATTEST:

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Jessica Mejia  
Development Plan Review Board  
Departmental Assistant

Approved: April 24, 2014