

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
June 26, 2014 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

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

ABSENT

Emmett Badar, City Council
Scott Dilley, Chamber of Commerce
Larry Stevens, Assistant City Manager of Community Development

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the City Council Conference Room.

**DPRB Case No. 13-20, Precise Plan No. 13-03 and Tree Removal Permit No. 13-27
(CONTINUED FROM THE MEETING OF JUNE 12, 2014)**

The Development Plan Review Board conducted off site visits to similar project types proposed by the applicant.

The following locations were visited:

- a) **Oakgrove Walk – Dover Avenue & Dune Lane, La Verne CA 91750**
Departure from City Hall: 8:32 a.m.
Arrival: 8:45 a.m.
Visit (8:45 a.m. – 9:10 a.m.) 25 minutes

- b) **Avenida at La Floresta - 3525 E Imperial Hwy, Brea CA 92823**
Departure from Oakgrove Walk: 9:10 a.m.
Arrival: 9:56 a.m.
Visit: (9:56 a.m. – 10:15 a.m.) 19 minutes

- c) **Sausalito Walk – 10572 Sausalito, Los Alamitos CA 90720**
Departure from Avenida at La Floresta: 10:15 a.m.
Arrival: 10:43 a.m.
Visit: (10:43 a.m. – 11:19 a.m.) 36 minutes

A request to develop 48 two-story, single-family detached residences on approximately 6.4 acres in a gated community located at 299 E. Foothill Boulevard. The homes will range in size from 1,620 sq. ft. to 1,953 sq. ft. on lots ranging in size from 2,560 sq. ft. to 2,816 sq. ft. The project will also provide for a 24,928 sq. ft. of central neighborhood recreation area at the east end of the site consisting of a swimming pool, children's play area, bocce ball and horseshoes. Walnut Avenue will provide access to the project from Foothill Boulevard and continue north onto the site.

Associated Case: Tentative Tract Map 72368 (TTM 13-01), Zone Change 13-01, Specific Plan No. 27, General Plan Amendment 13-01, a Mitigated Negative Declaration and a Development Agreement with the City.

APN's: 8665-008-016 and 017

Zone: Light Agricultural (A-L)

Sandi Gottlieb, The Olson Company – 3010 Old Ranch Parkway, Suite 100, Seal Beach CA, was present.

Allison K. Kunz, The Olson Company – 3010 Old Ranch Parkway, Suite 100, Seal Beach CA, was present.

Todd Olson, The Olson Company – 3010 Old Ranch Parkway, Suite 100, Seal Beach CA, was present.

John Reekstin, The Olson Company – 3010 Old Ranch Parkway, Suite 100, Seal Beach CA, was present.

The Board visited each of the sites and out of the three sites; No. 3 was most representative of the proposed project as it had the same features:

1. Two of the proposed Plan 1 front elevations are the same as the Foothill site.
2. 18-foot driveways in front of the garages
3. Five-foot side yard setbacks
4. 10-foot rear yard setbacks
5. Exterior finished materials
6. Massing and scale
7. Linear alignment of the placement of the residences

The Board at the conclusion of the meeting discussed the following recommendations that were later discussed with the applicant:

1. Trash bin access and placement needs to be addressed for all units.
2. The neighbor-to-neighbor window alignment is reaffirmed as a concern.
3. An attached shade structure designed in the same materials as the house should be incorporated in the rear of most of the homes if not all.
4. The rear yards should be increased from 10 feet to a minimum of 15 feet to allow for a useable area.
5. Additional accent materials (i.e. brick) should be applied to the residences.
6. The color of the proposed windows should be tan and not white.
7. There should be a mixture of the Plan 1 and Plan 2 front elevations along the extension of Walnut Avenue and not all Plan 1's.
8. Enhanced landscaping should be planted along the four-foot wide planter along the way to provide a positive visual affect when seen from Foothill Blvd. and also help in providing shade for some of the homes.

9. Consider a mix of single homes and duplex units in order to break-up the monotony of the two plans and to allow for increased useable yard area.

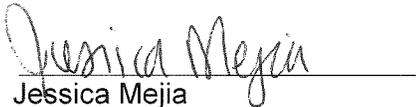
ADJOURNMENT

There being no further business the meeting was adjourned at 12:13 p.m. to the meeting of July 10, 2014 at 8:30 a.m.



Jim Schoonover, Chairman
San Dimas Development Plan Review Board

ATTEST:



Jessica Mejia
Development Plan Review Board
Departmental Assistant

Approved: July 24, 2014