

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
July 24, 2014 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

Emmett Badar, City Council
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large (*Arrived at 9:17 a.m.*)
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 9:03 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Jim Schoonover moved, seconded by Krishna Patel to approve the June 26, 2014 minutes. Motion carried 4-0-0-3 (Badar, Dilley and Stevens Abstained).

DPRB Case No. 14-23

Continued from the meeting of July 10, 2014. A request for approval of a phased plan for portions of San Dimas Shopping Center as well as adoption of a master paint color scheme for San Dimas Shopping Center (North and South) in the Creative-Growth Zone.

APN's: 8386-007-063, 0364, 070 & 075

Zone: Creative Growth 1 (CG-1)

Mr. Schoonover stated that the Board conducted an offsite visit today at Zendejas, located in San Dimas Station North, in order to view the paint swatch on the building.

Senior Planner Espinoza discussed the different color schemes. The Board decided to eliminate the color Deer Path. He added that the Deer Path color brings out the defects of the building and the applicant should go with a darker color coupled with other additional colors. The applicant will work with Staff.

Comments: Discussion occurred in regards to different color schemes. The color, deer path, will no longer be used because it shows the defects of the building. Staff will work with the applicant on choosing additional dark colors to be used.

DPRB Case No. 13-02

Continued from the meetings of May 22, 2014 and July 10, 2014. A request to construct a new approximately 6,962 square foot single-family residence with an 888 square foot veranda, 105 square foot front entry porch, two balconies totaling 403 square feet, and an attached 905 square foot garage as well as site improvements including an infinity pool, perimeter walls, and retaining walls within Specific Plan No. 12, Area 1 located at 1006 Via Romales.

APN: 8448-056-008

Zone: Specific Plan No. 12, Area 1

Gisel Lepe, Century Heritage Builders, was present.
Hugo Lepe of Century Heritage Builders, applicant, was present.
Bryan Rockwell of Century 21 Masters was present.

Senior Planner Espinoza stated that this item was presented at the DPRB meetings of May 22 and July 10, 2014. The Board continued the item at the last meeting in order to allow the applicant time to properly address concerns. Since the meeting, the applicant has met with Staff to go over the issues of concern and additional changes were made to the plans. In the previous Staff Report, Associate Planner Williams mentioned concern with the roof over the master bedroom that was raised and the room was also extended to create a cantilevered design. This change appears awkward in the elevation and should be revised back to the prior roof design. The decorative corbels should be used so that the cantilever appears to be supported. The applicants proposed modification was that the roof was lowered back to its original design and the corbels have been added to the cantilevered portion of the bedroom. The second issue was the incorporation of stone under the first and second story windows along the front elevation has created a concern that it may add too much weight to the upper portions of the residence. The projecting walls give a very vertical impression directly adjacent to the new roof. He added that it appears the addition looks like a floating element. The applicants proposed modification is to remove the stone and the vertical elements. The third issue was the incorporation of stone at the building corners. Staff has concerns that it is inconsistent with other modern elements used. The applicant proposed modifications is to remove the stone on the corners of the building. The fourth issue is the cantilever of the balcony over the garage. The 1' 6" overhang should be modified. Staff recommended revising it to be flush above the garage. The applicants proposed modification is to delete the overhang. The fifth issue is the thickness of the posts on the rear veranda. These can be thickened to be more in scale with the veranda. The applicant's proposed modification is to increase the size of the support post and veranda. He concluded that the applicant addressed all issues and added that by looking at the project itself, the proposed material the applicant is using on the entryway is upgraded material, not just stucco. He noted that the home is a simplified Spanish tile home but the materials used for the home are of quality. He concluded that he recommends approval.

Mr. Stevens acknowledged that the applicant addressed all the concerns of the board.

MOTION: Larry Stevens moved, second by Emmett Badar to approve, subject to Conditions of Approval.

Motion carried 6-0-1-0 (Sorcinelli Absent)

DPRB Case No. 14-27

Continued from the meeting of July 10, 2014. A request to modify the front entrance doors at 168 W. Bonita Avenue at the Johns tone Building to allow for the unit to be subdivided into two separate suites. Each of the units will have their own entrance door that will be similar to the existing pane doors.

APN: 8390-023-011

Zone: Creative Growth 2 (CG-2) (Frontier Village)

Leanne Otine, applicant, was present.
John Rimpau, was present.

Mr. Stevens stated that he has met with Mr. Sorcinelli and the Structural Engineer and visited the site. Mr. Sorcinelli has not yet prepared a Plan B but anticipates having it early next week. In regards to the façade program, there is a tentative meeting to be held on August 5th. He noted that invites will be sent to the property owners and business owners to determine the levels of interest in façade assistance program. He stated that the information will be taken to the August 26, 2014 City Council meeting once there is an understanding of the items the business owners desire. He asked what the status of the tenant improvement plan check.

Leanne Otine, applicant, replied that the architect will pick the plans up and added there are corrections

Mr. Stevens commented that it depends on if the applicant participates in the façade program. He stated that if the building has a historic façade, it will not need to return to the Board; however, if the applicant joins the program and it is not a historic façade, then it will return to the Board with the plans submitted as is today. He stated that he will meet with the applicant if this is something they want to participate in and if it is financial feasible.

MOTION: Emmett Badar moved, second by Jim Schoonover to continue to the next DPRB meeting.

Motion carried 6-0-1-0 (Sorcinelli Absent)

DPRB Case No. 14-18

A request to construct a 3,300 square foot two-story single-family residence with an attached 734 square foot three-car garage located at 1181 Edinburgh Road.

APN: 8426-033-015

Zone: Specific Plan No. 4 (SP-4)

Ping Han, was present.
Serge Mayer, Marshall Engineering, was present.
Steven Phillips, Architect, 23171 La Cadena Dr. Suite 101, Laguna Hills CA 92663.
Wei Zheng, was present.

Associate Planner Torrico stated that the proposed house is toward the end of the cul de sac, a vacant hillside property in the Specific Plan No. 4 Zone. The subject property is a hillside property with

a minimal flat portion at the front of the site and the remainder of the site consists of a steep downslope. The lot is also classified as a hillside site per the Hillside Development ordinance. The project will also need to be reviewed by the Planning Commission.

Mr. Stevens arrived at 9:17 a.m.

Associate Planner Torrico stated that the applicant has a 10 ft. setback for the residential structure. The adjacent properties have similar front yard setbacks. The site improvements include: the removal of the existing driveway apron and new driveway will be constructed at the east end of the property. He noted that the majority of the slope will be undisturbed and will not disturb the hillside because they are built on caissons. He stated that he discussed the project with the Public Works Department in regards to the open channel at the rear of the site. He pointed out that during plan check, the City Engineer will look at the end of the ditch to be located away from the open channel. He noted that the design of the house is in a Spanish Contemporary style. The house will be two-story and feature smooth stucco finish, wood windows and a decorative entry gate. There is a courtyard at the front of the property and will be integrated into the design of the house. There is a lower deck at the rear of the property that measures 600 sq. ft. He pointed out the outstanding issues Staff has: 1. Street elevation – the house on one continuous plane with the exception of the garage. Staff asked for the entry/courtyard is to be recessed to provide further articulation. The applicant revised the street elevation to include: decorative metal grills on the courtyard exterior and replaced a rectangular window with an arched window. 2. Exposed caissons. Staff recommends that the side and rear walls extend to the grade to conceal the caissons. 3. Arched window at front includes a decorative precast stone; Staff recommends that the other windows include similar design as the surrounding materials recess them with a minimum of three inches. He concluded that Staff recommends approval to the Planning Commission.

Emmett Badar asked why the wall is requested to be lowered to 8 ft.

Associate Planner Torrico responded it will create further articulation and create another break along the roof line.

Larry Stevens pointed out that the grading plan depicts three large Oak trees at the edge of where construction will take place. He asked if the trees will be preserved.

Associate Planner Torrico responded that there are quite a bit of trees on the site; however, none will be removed. The three trees near the proposed residence will be preserved and protected in place.

Larry Stevens asked about the quantity of grading that will take place.

Associate Planner Torrico pointed out the figures on the plans 1,110 cubic yards of cut and 5 cubic yards of fill.

Larry Stevens commented that in this Specific Plan, there is a limitation to 200 cubic yards outside of the driveway and footprint of the house. He asked if they are exceeding that quantity.

Associate Planner Torrico responded it is a Type C lot.

Larry Stevens asked if the fill that will be building up on the pad is large enough to support a house.

Associate Planner Torrico responded they are filling the cut.

Serge Mayer, Marshall Engineering, was present, stated that by removing the big chunk of dirt from beneath the house, it will make the house stable.

Associate Planner Torrico commented that there has been a soils report.

Steven Phillips, Architect, stated that the applicant wanted to remove 200 cubic yards. He noted that all the work is in a geological report. He added that it was a disciplined design but an articulated building.

Larry Stevens asked if there are some adverse soil conditions.

Steven Phillips responded yes and is being addressed by the Geotechnical Engineer.

Larry Stevens asked to repeat the three changes that applicant needs to make.

Associate Planner Torrico responded the first issue is along the street elevation, it appears to be one continuous plane and Staff requested for a courtyard wall to be pushed back 2 ft. to create a break and remove the roof tile on the wall to create another break.

Larry Stevens inquired about the exposed caissons and how they will be treated.

Associate Planner Torrico responded that Staff recommended screening the walls down to conceal the caisson which is issue # 2. The third issue is the window trim is an issue, currently, only the arched window has a pre-cast concrete surround. Staff recommends that all windows include trim/surround or be recessed a minimum of 3." He added that the applicant is aware of these three issues and recommendations.

Steven Phillips commented that they will include screen walls. He noted that irrigation systems will be installed around the building to grow landscaping and reduce a fire hazard. He noted that a lot of water cannot be introduced and noted there are ways to put drip irrigations that qualify as drought tolerant. He concluded that he will go with Staff's recommendations.

Larry Stevens asked if the house will be on public sewer.

Steven Phillips responded yes.

Serge Mayer stated that there is a sewer manhole located at the bottom of the property.

Krishna Patel stated that they can connect at the back of the property; however, it may be difficult because of the Creek.

Larry Stevens asked if the easement goes through the creek. He noted that if it disturbs the creek, it triggers Fish and Game approval.

Krishna Patel stated that the applicant can obtain a permit from Fish and Game or just connect to the one on the street.

Larry Stevens stated that it is cost effective to have a pump but it triggers Fish and Game and maybe the Army Corp. The applicant will need to figure out what works for them. There is no Homeowners Association (HOA) but there are architectural guidelines to follow in the CC&R's. He recollected that the CC&R's required a Western Ranch style. He noted that, most of the surrounding

residents will be amazed that a house can be built on this hillside and added that they should be prepared from questioning of nearby residents. He asked if many neighbors were notified of today's meeting.

Associate Planner Torrico responded that the adjoining properties were notified; however, Staff notified residents a little further out. He stated that the Conditions of Approval reflect the revisions requested by Staff.

MOTION: Larry Stevens moved, second by Scott Dilley to recommend approval to the Planning Commission.

Motion carried 7-0

DPRB Case No. 14-01

A request to convert a 810 square foot agriculture shed into a 590 square foot second unit with an attached 220 square foot one-car garage, construct a detached 441 square foot garage for the main dwelling unit and legalize an unpermitted 240 square foot enclosed patio attached to the main dwelling unit located at 318 N. Valley Center Avenue.

APN: 8383-015-036

Zone: Single-Family Agricultural 16,000 (SF-A16000)

Frank Nguyen, was present.

Planning Aide Ellis stated that the submittal today is to convert 810 sq. ft. agriculture shed into 590 sq. ft. second unit with an attached 220 sq. ft. one-car garage and construct a detached 441 square foot garage for the main dwelling unit, and legalize an unpermitted 240 square foot enclosed patio attached to the main dwelling unit. She noted that the City was notified of these illegal conversions. The lot measures 15,783 sq. ft. and is developed with an existing 726 sq. ft. single-family home with a 231 sq. ft. attached one car garage. Based on the lot size, the applicant is permitted to have a 600 sq. ft. of floor area as set forth in the Second Unit Ordinance. The one-car attached garage and one parking stall complies with the minimum parking requirements and will be accessed via the existing driveway. The second unit will be designed in the same manner as the existing house with the following features: gable roof design with light brown asphalt shingles, light beige stucco finish exterior, white metal sliding windows with white wood trim and single roll-up steel door, white in color, with double arched glass panels to match the garage door of the main dwelling unit. The property is zoned Single-Family Agricultural and complies with distance requirements. She added that the homeowner is aware of the conditions for Second Residential Dwelling Units. She noted that the applicant is out of the country and could not be in attendance but the architect is available to answer questions.

Larry Stevens he clarified what the unpermitted structures were: attached patio, attached carport and converted storage shed.

Planning Aide Ellis agreed that those are the unpermitted structures added that the carport is being demoed and the patio is to be legalized.

Larry Stevens stated that if the project is approved, it will end up having a 590 sq. ft. two bedroom and one bathroom with an attached garage. He inquired about the size of the existing home.

Planning Aide Ellis replied 726 sq. ft.

Larry Stevens asked if the applicant has been made aware of the restrictions for a Second Unit.

Planning Aide Ellis replied yes and added the applicant has been emailed the zoning sections and covenant agreement.

Larry Stevens commented that Staff needs to verify that the property owner is living in one of the two units. He stated that there has been difficulty getting other property owners to sign the annual covenant agreement. He emphasized that before the permits are issued, the applicant needs to sign the covenant agreement but not record until the permits are issued. Staff will hold the covenant then record when construction begins.

John Sorcinelli asked if the two car garage was added to meet parking requirements.

Planning Aide Ellis replied no and added they only have to have one additional parking but, the applicant decided to move forward with the two car garage.

John Sorcinelli commented that the front house has a small side yard and not connect to anything. He pointed out that there isn't much of a yard and noted that most of the yard is at the rear of the Second Unit.

Planning Aide Ellis agreed that there is a small amount of yard area and added it is limited by the placement of the buildings. She pointed out that the first unit sets the standard for everything else on the property.

MOTION: Larry Stevens moved, second by Emmett Badar to approve with the added condition that the applicant shall sign and record with the Los Angeles County Recorder's Office a "Covenant and Agreement Limiting Use of Property" for the second unit prior to the Building Department issuing any of the building permits for the approved improvements.

Motion carried 7-0

ADJOURNMENT

There being no further business the meeting was adjourned at 9:57 a.m. to the meeting of August 14, 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: