

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
October 9, 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
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
Larry Stevens, Assistant City Manager of Community Development

ABSENT

Blaine Michaelis, City Manager
John Sorcinelli, Public Member at Large

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: The minutes for September 25, 2014 could not be approved due to the lack of quorum to vote, the minutes will be included at the next regularly scheduled DPRB meeting of October 22, 2014.

DPRB Case No. 14-29 and Tree Removal Permit No. 14-34

Continued from the meeting of August 14, 2014. A request to construct a 333 square foot detached cantilevered patio cover with an exterior fireplace, a 580 square foot cantilevered deck, permit an existing 257 square foot trellis and remove one mature Ficus tree at the rear yard of 2006 Scarborough Lane.

APN: 8626-032-011

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

Sean Callaham, 2006 Scarborough Ln, was present.
Hipolito Serrano, 151 ½ E. Rowland St., Covina CA 91723, was present.

Associate Planner Torrico stated that the item was continued previously to in order to make modifications. The applicant is requesting to construct a 333 square foot detached cantilevered patio cover with an exterior fireplace, a 580 square foot cantilevered deck, permit an existing 257 square foot trellis and remove one mature Ficus tree at the rear yard. The reason the items are before the Board is because the project falls under two City policies that require DPRB review: exterior fireplaces and cantilevered deck. There is a City policy for cantilevered decks that require DPRB review for decks that extend more than eight feet over the slope, the proposal is for 12 ft. The second policy that requires

DPRB review is for exterior fireplaces greater than ten feet in height, the proposal is for a chimney that measures 16,-6.” He noted that the covered patio and deck are located at the rear of the property with a side yard setback varying from 17 to 22 feet and a ten foot rear yard setback. Since the residence is located in the Specific Plan No. 4 one, the rear yard setback can be determined by the Board. He noted that 10 ft. in the rear yard is a standard setback in other developments in the SP-4 zone.

He discussed the design. He noted that the patio is designed with pre-cast concrete columns with a plaster finish and shake-tile roof to match the existing house. The deck and patio cover will include a 42-inch high wood railing and caisson supports with a river rock veneer to match the existing dwelling. He stated that both the deck and covered patio will extend 12 ft. over the slope and will vary in height due to the topography. He noted that Staff worked with the applicant to reduce the height and the cantilevered length over the slope. He stated that the cantilevered patio cover/deck is limited to the width of the lot by the deck policy. Due to the subject site’s irregular shape, Staff measured the average width of the lot which measures 100 ft.; therefore, the proposed overall patio cover/deck length of 50 feet complies with the deck policy.

In addition to the new construction, the project will require the removal of an existing mature Ficus tree. Due to the amount of existing mature trees on-site, a tree reduction is appropriate, therefore, the applicant will be required to plant one tree of a minimum of 15 gallon size as a replacement.

Mr. Stevens pointed out the aerial where the property is located.

Associate Planner Torrico pointed out that the cantilevered deck will face towards Liverpool Ct. and added that it will not impact the neighbors.

Mr. Stevens inquired about the property line walls.

Associate Planner Torrico responded that there is currently wrought iron fencing around that continues to the adjacent property.

Senior Planner Espinoza pointed out that the street slopes significantly.

Mr. Stevens asked if the applicant will have a gas chimney.

Associate Planner Torrico responded gas burning.

Mr. Patel asked if the adjacent neighbors were notified about the meeting.

Associate Planner Torrico responded yes and added that there were no responses, questions or concerns.

Sean Callahan, 2006 Scarborough Ln, commented that the proposed additions will be a great inclusion to the neighborhood. He added that, since the street slopes downward and away from the property, it will not impact the neighbor’s view.

Eric Beilstein, Building Official, inquired about the gravity block wall and asked where it is located in relation to the deck.

Associate Planner Torrico responded the gravity block wall will be removed as part of the project.

Sean Callaham added that the gravity block wall could be removed but noted that the deck was going to be built over the gravity block wall.

Eric Beilstein asked what type of plants will be used as screening.

Associate Planner Torrico responded that he will work with the applicant when they submit for plan check.

MOTION: Larry Stevens moved, second by Emmett Badar to approve, subject to Staff's recommendation.

Motion carried 5-0-2-0 (Michaelis and Sorcinelli Absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 8:38 a.m. to the meeting of October 23, 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: November 13, 2014