

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
January 22, 2015 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Emmett Badar, Council Member (*Arrived at 8:44 a.m.*)
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large
Eric Beilstein, Building Superintendent
Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner

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.

DPRB Case No. 14-16

A request to construct a 9,867 square foot two-story single-family residence with both four-car and two car attached garages totaling 1,424 square feet; a 580 square foot second unit; and a request to remove two mature trees located at 1533 Calle Cristina.

APN: 8448-038-056

Zone: Specific Plan No. 11

Steven Phillips, architect, was present.

Associate Planner Luis Torrico presented a letter of support from the neighbor, John Begin.

Staff report presented by ***Associate Planner Luis Torrico*** who stated this is a request to construct a new 9,867 square foot two-story house with two garages totaling 1,424 square feet and a 580 square foot second unit. This will be located in SP-11, Area 1 on Calle Cristina which is a large estate area. He showed the Board where the open space scenic easement was located on the lot and how the construction would remain outside of the boundary, and discussed the limitation on grading in this zone. It is also up to the Board to determine appropriate setbacks due to the varied topography and front yard fence heights as in the estate area most fences exceed the 42-inch maximum standard. The site is currently vacant and is bounded on the east, west and south by single-family homes and to the north by HOA common space open area. The HOA has reviewed the plans and approved them, and per the code the Planning Commission will also review this.

He stated the garages will be set back 30 feet from the front of the property, the first story will be set back 50 feet and the second floor will be another seven to 12 feet back from the front of the main house plane.

Mr. Schoonover asked if the two-car garage was designated for the second unit and how would the resident of that second unit gain access from the garage to the unit.

Associate Planner Torrico explained that one covered space will need to be allocated to the resident of the second unit. As for access to the second unit, that is one of the primary concerns to be discussed later.

Associate Planner Torrico went on to state that the driveways will be decorative consisting of pavers and colored concrete, with the architect proposing a five-foot high wrought iron fence with six-foot tall pilasters in the front yard setback. Also proposed is a six-foot block wall on both sides of the property that the Board will need to determine the setbacks for.

In the rear there will be a significant amount of work done. There are to be many improvements for outdoor seating, decks, landscape planters, and a pool as well as a second unit. The architect has stepped the improvements down into three levels to conform to the topography of the land. The second unit is designed as a studio with a bathroom and kitchen facility and will be built into the hillside and have a rooftop deck that will be at the same level as the main house; however, it will only be accessible from the pool area. A one-car garage space is required for the unit so one will need to be designated in either of the proposed garages. If the unit is approved, the owner will enter into an affordable housing covenant per the code.

Specific Plan 11 limits grading to only the access to the house and the foundation of residential structures. The Board may authorize up to 200 cubic yards beyond the grading of the home. The current plan calls for 132 cubic yards of grading and the tri-level taper is achieved by utilizing retaining walls and decks. The decks will float over the natural topography and was how the architect was able to provide all the amenities and still stay under the grading limits. Above-grade walls will have the same finish as the house and the applicant has been asked to step the walls above ground as to not be excessive in height. If approved, Staff will work with the architect on the massing of the walls. The applicant feels comfortable with moving forward without full construction drawings.

Mr. Badar arrived at 8:44 a.m.

He stated the house is two stories, just less than ten-thousand square feet of living area, in a Spanish contemporary style. The architect has addressed the massing of the structure by using various setbacks and varying vertical and horizontal planes. The structure has a decorative entry feature that will be duplicated at the rear of the home. The applicant has requested to remove two black walnut trees as the first tree is located where the second unit is proposed and the other tree is located where a deck is to be built.

This property would be the first in the neighborhood with a second unit. While staff is concerned about the rear grading, the main concern seems to be that the second unit is only accessible from the pool deck, making this structure more comparable to a pool house.

Mr. Schoonover inquired as to what the difference is between a pool house and a second unit.

Associate Planner Torrico responded that a pool house is more of a non-habitable recreation room. In this zone if this were to be labeled a pool house, then the grading would count towards the overall grading and exceed the limits allowed. Currently the backyard consists of 132 cubic yards of grading and the second unit alone is 150 cubic yards. Staff feels that by calling this structure a second unit, it is a way to circumvent the grading limits. The applicant is aware that if the Board approves the second unit, they will need to enter into an affordable housing contract but it is not truly configured to be a second unit. If someone did happen to rent this unit, they would need to go around the side of the house and down three levels to gain access.

Mr. Schoonover asked if this were to be used as maid's quarters, would it be considered a residential use.

Senior Planner Marco Espinoza stated that maid's quarters need to be attached to the residence.

Mr. Michaelis asked if the pool house has a kitchen.

Associate Planner Torrico stated yes, it has a kitchen, a walk-in closet and a bathroom. The second unit is the only issue staff has with the project. Should the Board approve this project it will go on to Planning Commission for final approval.

Mr. Patel asked if this structure meets the height requirements for the zone.

Associate Planner Torrico stated this structure sits at 30 feet in height and the limit is 35 feet.

Mr. Patel inquired as to what the setbacks are on the right side of the property

Associate Planner Torrico stated 12 feet on the east and 23 feet on the west side. This is a larger lot so setbacks are not a concern.

Mr. Patel asked regarding the second unit, is there a way to move it to be part of the house.

Associate Planner Torrico stated they have spoken to the applicant about possibly redesigning it and they are aware of Staff's concerns but would like to keep the current location. Staff believes this will be used as a pool house and not as a second unit.

Senior Planner Espinoza stated if the Board feels this is inconsistent with other previous second units, then the Board could require the Applicant to redesign it.

Mr. Patel asked if the neighbor to the west had a second unit that was similar.

Mr. Beilstein stated the second story of the garage was a game room, not a second unit. He stated the intent of the grading limitation was to minimize the appearance of grading onsite and to avoid massive walls. He stated it was creative on the part of the architect to use retaining walls for the decks without doing any actual grading to meet the policy limitations; however, because of the walls it is impossible to tell whether it is a deck with open space below or a pad that has been built up as there.

Associate Planner Torrico stated technically the slope is being preserved but you would never know because the decks cover the slope.

Mr. Badar asked is this really a pool house or is it a second unit.

Senior Planner Espinoza stated originally it was designed as a pool house.

Mr. Badar stated so they are now calling it a second unit to circumvent the grading policy.

Mr. Beilstein stated the plan shows a BBQ in the kitchen area instead of a stove.

Mr. Patel stated it seems as if the neighboring homes are set back much further than this home.

Associate Planner Torrico stated the garages are set back 30 feet from the property line and the entryway of this home sits back 55 feet, and is similar to others on the street.

Mr. Beilstein added that the code states that a new home should utilize as much of the flat portion of the property as possible and this structure adheres to that.

Steven Phillips, Architect, stated the grading of this property was their main concern. Originally the second unit was in a different location, but it would have required more grading. By combining the second unit with the pool area it minimizes the overall grading and makes the levels feel more natural. The use of the second unit will fit well with the family's use because the grandmother will live there and use the space with the children.

Mr. Badar asked for clarification of the fence design along the west property line, and if it follows the property line the entire way. He also asked what the height would be in the front setback area.

Steven Phillips, Architect, stated the fence is a retaining wall with a wrought iron fence on top to meet pool safety requirements. The way they are grading for the fence at the property line will make it appear as a five-foot high fence to the neighbor, but it will step down with a planter wall to the motor court on-site.

MOTION: Emmett Badar moved, seconded by John Sorcinelli to approve subject to the attached conditions.

Mr. Sorcinelli stated this looks like a favorable project and will possibly be one of the better homes in the area. He felt it conformed with the intent of the ordinance, and is a special house with a special backyard. While he felt the second unit was not designed in a typical manner, in general this house and the rear pool area are not typical either, and the architect has done an appropriate job in its design.

Mr. Badar asked what the neighbors across the street think about the design.

Steven Phillips, Architect, stated the HOA held a meeting and the neighbors were all in favor.

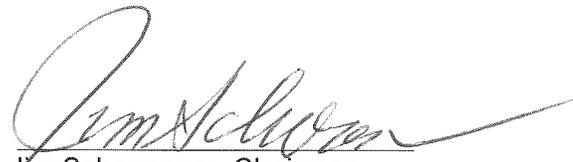
Mr. Patel inquired about the front fence.

Associate Planner Torrico stated the fence will be five-feet high in the front with six-foot high pilasters, which is consistent with the neighborhood.

Motion carried 7-0.

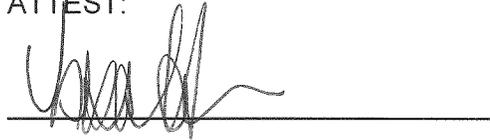
ADJOURNMENT

There being no further business the meeting was adjourned at 9:01 a.m. to the meeting of February 12, 2015 at 8:30 a.m.



Jim Schoonover, Chairman
San Dimas Development Plan Review Board

ATTEST:



Development Plan Review Board
Departmental Assistant

Approved: