

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
April 09, 2015 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

**DPRB Members**

Dave Bratt, Planning Commission  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Krishna Patel, Director of Public Works  
Larry Stevens, Assistant City Manager of Community Development  
Marco Espinoza, Senior Planner  
Eric Beilstein, Building Official  
Theresa Bruns, Director of Parks and Recreation

**Staff Members**

Marco Espinoza, Senior Planner  
Eric Beilstein, Building Official  
Theresa Bruns, Director of Parks and Recreation

**ABSENT**

John Sorcinelli, Public Member at Large  
Emmett Badar, Council Member

**CALL TO ORDER**

Dave Bratt 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:** Larry Stevens moved, seconded by Krishna Patel to approve the November 25, 2014 minutes. (Bratt abstain)

Larry Stevens moved, seconded by Krishna Patel to approve the December 11, 2014 minutes. (Bratt abstain)

Larry Stevens moved, seconded by Krishna Patel to approve the February 26, 2015 minutes. (Bratt abstain)

**DPRB Case No. 15-08**

A request to construct two new maintenance storage buildings totaling 5,303 sq. ft., along with providing a number of other site improvements to the maintenance area, at the San Dimas Canyon Golf Course, located at 2100 Terrebonne Avenue.

APN: 8678-029-906

Michael Hamner, applicant, was present.

**Senior Planner Marco Espinoza** stated that this item is a courtesy review for the Parks and Recreation Department regarding San Dimas Canyon Golf Course. The applicant is here with Theresa Bruns, Director of Parks and Recreation. The applicant will be presenting this project today.

**Director Bruns** stated that she would like to provide a background for the American Golf Corporation. American Golf is a course operator for golf capital improvement projects. This project has been on American Golf's agenda for many years. The fund has been accruing capital to rebuild this facility. Mike Hamner with American Golf Corporation will present the plans to the board.

**Michael Hamner, Applicant,** stated that he is the contract architect for American Golf Corporation. The applicant proceeded to state that this maintenance facility project was originally looked at nearly ten years ago and was put off due to a lack of funding. Now, there is a severe need for the San Dimas Canyon Golf Course maintenance yard to be upgraded. American Golf has extensive experience with maintenance yards and cart facilities. Photos on the board have been brought from a similar golf facility in Long Beach; exhibiting the pre-engineered foundation design. American Golf has become very content with these buildings over the years. It is to be noted, the asphalt will also be replaced. In the current building, the thin paneled walls are inadvertently acting as retaining walls; the new building will be designed to act as a retaining wall. American Golf has proposed a 2,100 square foot building with an open canopy. Currently, equipment is being exposed to the elements, to aid in this problem a three-bay maintenance building will be erected. The new maintenance building will also provide employees with a break room area and restroom facilities to accommodate both male and female employees. Additionally, the building will have a covered patio area at the east end. The above ground fuel station will not be disturbed in this process. At the northeast corner of the facility a newly engineered retaining wall will be built as the current retaining wall was fabricated for temporary use. The new facility will have designated parking spaces within the gates to comply with ADA regulations and a number of parking spaces just outside the facility. Shrubbery around the buildings will be replaced to help the new facility blend into the surrounding terrain, making these new buildings nearly invisible to the residents and golf patrons.

**Mr. Michaelis** asked to where will this facility will drain.

**Michael Hamner, Applicant,** stated the facility will drain towards San Dimas Canyon Road.

**Mr. Stevens** asked if the drainage went into the channel.

**Michael Hamner, Applicant,** replied, no it does not.

**Mr. Stevens** explained that when this project goes to plan check, it will need to comply with the LID ordinance.

**Mr. Patel** stated that American Golf may need to do infiltration as they will be disturbing more than 5,000 square feet of soil.

**Michael Hamner, Applicant,** noted it is 700 feet to San Dimas Canyon Road and there will be plenty of room to resolve the infiltration issue.

**Mr. Stevens** asked if course maintenance materials will be stored in area 17 on the plans.

**Michael Hamner, Applicant,** stated yes, that is correct.

**Mr. Stevens** asked if the maintenance facility fencing was new or existing.

**Michael Hamner, Applicant,** replied that all the facility fencing is new.

**Mr. Stevens** asked if American Golf could avoid adding barbed wire to the top of the facility fence by possibly making the fence slightly higher to address safety concerns.

**Michael Hamner, Applicant,** stated yes, that would not be a problem.

**Mr. Bratt** asked if there has been any vandalism.

**Director Bruns** replied, yes we have had vandalism over the years.

**Senior Planner Espinoza** asked if the fence would be placed on top of the retaining wall.

**Michael Hamner, Applicant,** stated, no it would.

**Mr. Stevens** stated that cameras or alarms should be a consideration for this facility.

**Director Bruns** stated the main concern is vehicle safety; an alarm or camera system may be optimal.

**Mr. Stevens** noted a concern for the private property owner, Mr. Chu, just west of this facility with a floating easement. In the past Mr. Chu has inquired about building on his land and accessing his property through the golf course whether it is across the creek from Terrebonne Avenue or along the service road off of San Dimas Canyon Road. Also noted is Mr. Chu has never shown preference on how to access his property. As of now Mr. Chu uses the access road off of San Dimas Canyon Road to gain access to his property. We do need to accommodate Mr. Chu as we are aware of the easement. Mr. Stevens proceeded to ask if the Board needs to give thought to the possibility of the golf facility access road possibly becoming a two-lane public road in the future. If this is the case the look of the facility should be taken more into consideration.

**Director Bruns** stated yes, a portion of the service road does parallel the maintenance facility building.

**Mr. Michaelis** asked if it was possible to move the placement of the building so it may be set back from the access road.

**Mr. Stevens** stated that this is a speculative but asked if the footprint could be changed.

**Director Bruns** stated that the footprint should be left as is and if it were to come down to designing a two-lane road that maybe we do a course redesign rather than moving the buildings.

**Mr. Stevens** stated the lay out of the course is a main consideration as far as where the tees and greens are located. It is known that Staff has allowed Mr. Chu to utilize the maintenance road so he may maintain his property.

**Director Bruns** replied yes, this is how Mr. Chu currently accesses his property.

**Mr. Stevens** pointed out on the GovClarity aerial where Mr. Chu typically drives to access his property. Due to zoning, it is not for certain if anything will ever be built on Mr. Chu's property.

**Director Bruns** physically shows where Mr. Chu drives to access his property.

**Mr. Stevens** asked if American Golf could flip the open sided and closed sided buildings.

**Director Bruns** stated that if the buildings were to switch then an additional retaining wall would need to be built along the open sided building.

**Senior Planner Espinoza** suggested possibly hiding the trash and storage area.

**Michael Hamner, Applicant**, pointed out how the layout is conducive to the topography of the area as it is currently designed.

**Mr. Stevens** asked if the mowers are to be located at this facility as well.

**Michael Hamner, Applicant**, stated yes, this facility is the heart of the course

**Mr. Patel** asked about the lighting of the facility.

**Michael Hamner, Applicant**, stated that American Golf will get the parametrics for the plan check process. Parametrics will be for the security lighting of the facility and we will take surrounding residences into consideration.

**Mr. Stevens** asked how many employees work out of this facility.

**Michael Hamner, Applicant**, replied that about ten employees work out of this facility.

**Mr. Stevens** noted that this is a courtesy review. Staff will review the LID ordinance and any other suggestions made here today. For a courtesy review Staff typically does not write conditions of approval.

**Michael Hamner, Applicant**, stated that any and all input is appreciated.

**Mr. Stevens** asked that Eric Beilstein and RKA review the plans and submit comments.

**Director Bruns** stated that Eric Beilstein and RKA have already done a preliminary review.

**Mr. Stevens** asked what the anticipated start date of this project is.

**Michael Hamner, Applicant,** replied ASAP.

**Mr. Michaelis** asked if there have been any exterior colors chosen.

**Michael Hamner, Applicant,** stated that there are not a lot of color options. Standard color options are shown in the photos posted. Basic colors will be a beige and hemlock green so the buildings may blend into the surrounding terrain.

**Mr. Michaelis** stated this is a good project as it will make the course better.

**Michael Hamner, Applicant,** commented that anything new is better but that these new structures will weather well and hold up over time.

**Mr. Michaelis** stated the new fence will help the facility as well.

**Michael Hamner, Applicant,** stated he appreciated all the Boards support.

**MOTION:** Larry Stevens moved, seconded by Krishna Patel to recommend approval of the project.

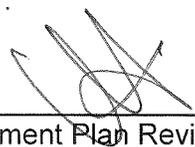
Motion carried 5-0-2 (Badar and Sorcinelli Absent)

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 8:57 a.m. to the meeting of April 23, 2015 at 8:30 a.m.

  
San Dimas Development Plan Review Board

ATTEST:

  
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Development Plan Review Board  
LH  
Departmental Assistant

Approved: