

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
April 23, 2015 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

DPRB Members

Emmett Badar, Council Member
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works
Yunus Rahi, Planning Commission
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager of Community Development

Staff Members

Eric Beilstein, Building Official
Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner

CALL TO ORDER

Emmett Badar 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: Emmett Badar moved, seconded by Blaine Michaelis to approve the January 8, 2015 minutes.

DPRB Case No. 15-10

A request to construct a 200 square foot fruit stand with an 80 square foot covered porch located at 264 E. Foothill Blvd. (Starberry Farms) in the Commercial Highway (CH) Zone.

APN: 8661-014-030

Steve Rudy, applicant, was present.

Associate Planner Luis Torrico stated Starberry Farms is requesting approval to construct a 200 square foot fruit stand with an 80 square foot covered porch located at 264 E. Foothill Blvd. The applicant will be restriping the existing parking area, construct a concrete sidewalk from the fruit stand to Foothill Boulevard, install a new wrought iron fence to replace the existing chain link fence along Foothill Boulevard and install new landscaping in front of the fruit stand adjacent to Foothill Boulevard. The new structure will exterior siding, with board and button siding; the fruit stand will be designed in a rustic western theme. A combined number of five parking spaces are necessary for both businesses. Currently the property has eleven spaces but after build out they will keep eight. In the future the applicant would like to make a new stand so the old stand may be leased as office space. This project is to take place after Public Works completes the Foothill Bridge Project.

Mr. Stevens inquired if two handicap spaces were necessary for the modest sized businesses at hand.

Mr. Beilstein stated that one handicap spot is needed for every 25 regular spaces. In this case, the property would need two, as it is one handicap space for each use. It is possible to make a case but in this instance, Staff finds this ratio better.

Mr. Stevens asked if Staff could look into the possibility of achieving one handicap space.

Mr. Beilstein stated it is possible as long as patrons can cross the parking lot safely.

Mr. Stevens stated that he believes blue paint and a proper pathway may be the suitable solution in this case.

* * * * *

Mr. Sorcinelli arrived at 8:40 a.m.

* * * * *

Mr. Sorcinelli inquired as to why a second fruit stand is being built.

Associate Planner Torrico stated the applicant is proposing to operate his business out of the proposed structure and will lease the existing space to a new commercial user.

Mr. Sorcinelli asked why this fruit stand is significantly smaller than the previous stand.

Associate Planner Torrico stated that the applicant's new business outline will do away with the kitchen and sandwich making area.

Mr. Sorcinelli asked what the zone is and if it suitable for office use.

Associate Planner Torrico stated that this area is a Commercial Highway Zone and yes, it is suitable for office space.

Mr. Stevens added that the original fruit stand was previously a nail salon. The property has been in a commercial zone since the 1950-60's. Prior to the applicant, the building sat vacant for nearly ten years. Another item the Board needs to look into for this project would be the bathrooms.

Associate Planner Torrico stated that there are not any restrooms in the new fruit stand.

Mr. Stevens stated that the new stand is just one room with display in the front and very little storage.

Steve Rudy, applicant, noted that this new building will be seasonal. This new stand will be open between the months of January through August. He stated that if the Board finds it acceptable, he would rent an upscale portable toilet trailer.

Mr. Stevens stated that a portable toilet would not be a proper solution and believes this subject could be looked into further. Possibly contemplate if the one bathroom on the property could be shared between the two buildings.

Mr. Beilstein asked about the happenings during holiday season with the holiday trees and pumpkins.

Steve Rudy, applicant, stated that the new stand will be out of the way as the driveway will be moved westerly with the Foothill Bridge Project.

Mr. Patel noted that the new entrance will have shared access with the County access road.

Steve Rudy, applicant, stated that the new entrance will be considerably nicer after Public Works finishes the Foothill Bridge Project.

Mr. Rahi asked about the windows in the original fruit stand.

Steve Rudy, applicant, stated the windows should be done within the next week. A coffee business has called with interest in renting the original fruit stand space.

Mr. Rahi asked if the property will maintain the same ownership. Also, will there be ADA access between the 2 buildings.

Steve Rudy, applicant, stated yes, he will maintain ownership of the whole property. Additionally stated is the fact that the existing parking lot is already ADA compliant.

Associate Planner Torrico stated that the applicant and staff are looking to do ADA compliant paths in specific locations.

Steve Rudy, applicant, stated yes, we will have ADA access for both structures. The applicant added that with businesses like Sam's Club and Costco his business has declined. We feel the need to downsize to make more revenue. To do this, we must focus on our specialty. May I ask for a suggestion regarding the bathroom, asked the applicant.

Mr. Stevens stated the Board is not sure at the moment. The Board will need to have discussion rather than go by assumption as we have ample time. It is suggested that Staff and the applicant look at options during the plan check process to resolve this dilemma.

Mr. Badar asked if the applicant is aware of the conditions.

Steve Rudy, applicant, replied yes, I am aware of the current conditions.

Mr. Sorcinelli asked if the energy code applies to this project.

Mr. Stevens replied yes, the energy code does apply here. Is the parking lot going to be lit.

Steve Rudy, applicant, stated, the parking lot is currently lit now.

Associate Planner Torrico added that there will be additional lighting on the fruit stand.

Mr. Stevens move approval with the agreeance of working with Staff to resolve the bathroom use for the proposed fruit stand and explore if handicap parking can be reduced to one space.

MOTION: Larry Stevens moved, second by Emmett Badar to approve, subject to Conditions of Approval. Work with Staff to resolve the bathroom use for the proposed fruit stand and explore if handicap parking can be reduced to one space.

Motion carried 7-0

BOARD BUSINESS

Reorganization of Officers

Mr. Stevens stated that due to the untimely death of Jim Schoonover, The Board must decide who is to take responsibility of becoming the new chair. The Board does not believe a staff member should hold the position of chair.

Mr. Badar stated that he believes the Council representative is the right person for the position; but then noted that he is not available for every meeting.

Mr. Sorcinelli suggested that the Board keep the position open for a period of time to make adjustments as being chair is a considerable responsibility. He added he would participate as chair but he would like to focus on the actual issues.

Mr. Stevens stated that Staff can set up a schedule. The Planning Commission expressed concerns about the membership of the DPRB in regards to fairness as Jim always had more information at the Planning Commission meetings due to his attendance at DPRB. He went on to state that a large number of projects only go to the Board and a change would require a code amendment.

Mr. Patel suggested that maybe the DPRB chair position be rotated.

Mr. Rahi suggested the possibility of opening the topic up for discussion at City Council. stating the possibility of an open discussion is better than nothing. As for prior knowledge, he believes it to be acceptable.

Mr. Stevens stated that it is not a legal conflict to sit on both Boards.

Mr. Michaelis stated that it is good for applicants to have a broader perspective and DPRB is good for illustrating that.

Mr. Sorcinelli stated that he agrees with Mr. Michaelis, he believes it important to have a Council Member on the Board. City Council Members abstain from a vote if they do not feel it right. He considers that is essential from all departments. He adds that he believes what has been done over the years has made a lot of sense. He does not think the Board should tinker with what they have.

Mr. Stevens stated at the next meeting they can begin selecting the order for rotating the chair position.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:05 a.m. to the meeting of May 14, 2015 at 8:30 a.m.


San Dimas Development Plan Review Board

ATTEST:



Development Plan Review Board
LH
Departmental Assistant

Approved: