DEVELOPMENT PLAN REVIEW BOARD
MINUTES
February 25, 2016 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

David Bratt, Planning Commission
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
John Sorcinelli, Public Member at Large
Larry Stevens, Director of Community Development

STAFF

Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner
Jennifer Williams, Associate Planner
Fabiola Wong, Planning Manager

ABSENT

Emmett Badar, Council Member
Krishna Patel, Public Works Director

CALL TO ORDER

Scott Dilley called the regular meeting of the Development Plan Review Board to order at 8:33 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

Larry Stevens moved, seconded by David Bratt to approve the January 14, 2015 minutes. (Dilley & Sorcinelli abstain)

Larry Stevens moved, seconded by David Bratt to approve the January 28, 2015 minutes. (Bratt & Sorcinelli abstain)

DPRB Case No. 16-05

APN: 8385-014-014

A request to construct a detached three-car garage towards the southwest corner of the property. The garage will measure 939 square feet in floor area and will also include a 305

square foot roof-top deck, which will be accessed by an exterior staircase. The existing two-car garage will remain. Site Location: 1026 Southcliff Street

Frank & Vincent Lopez, architect, was present.
Stephen Lyons, contractor, was present.

Senior Planner Marco Espinoza stated the subject property is a 9,065 sq. ft. lot with a 1,667 sq. ft. single-story house and 400 sq. ft. detached two-car garage. The site overlooks the Walnut Creek Wilderness Park area. There is one other single-family property that abuts the subject site to the south however; it slopes down approximately 100 feet below the subject site. The existing garage is at the southeast corner of the lot that is accessed by an 11' wide concrete driveway. The new garage will be accessed by the same driveway. The new garage will be designed as a three-car garage however the single-car bay may be used more for storage or workspace then parking. The garage will house a small bathroom that will have a toilet and sink; no shower. The roof top deck will measure 305 sq. ft. and is accessed by an exterior staircase. The deck will have a 42" high wrought iron guardrail. The garage will match the existing house and garage in design, roof pitch and exterior stucco material and color. The proposed garage the property would be at its maximum lot coverage of 35%. No additional ground level additions would be allowed.

The applicant has been working with Staff on several different design options to minimize any negative visual effects to the adjacent neighbors. The proposed design gives the applicant additional parking spaces and the deck they desire to enjoy the view to the south. The garage is located 6' from the rear of the house, 5' from the side yard and 5'-11" from the rear yard property lines meeting the setback requirements. The added pavement area provides the needed turning space to exit head first. The roof of the garage will be a gable design to match the existing house. The overall height of the ridge line will be 16'-10" approximately 2' higher than the house.

The roof top deck above the detached garage is not a common proposal and was a concern to Staff due to the average size of the lot and the close proximity of the deck to the adjacent neighbors. Rooftop decks are typically on larger lots where they are less visible from the adjacent neighbors.

Secondary garages have been approved on 7,500 to 12,000 sq. ft. lots in the past; however the rooftop deck has not been a typical request as part of the garages. The applicant has presented the project to the two adjacent neighbors' to the east and west that would be most affected. Both neighbors have signed letters stating that they are not opposed to the project.

Staff is concerned that the accessory structure is higher than the house by approximately 2'. The applicant is proposing taller garage doors at 8', typical garage door height is 7'. Staff would recommend that the garage not be higher than the house.

This type of project can be approved by Staff but was elevated in the review process due to its unique design, location and lot size. It would also give the Board and the surrounding neighbors the opportunity to review the project prior to a potential approval.

Staff would like to note that the neighbor to the east came to City Hall with concerns. The neighbor was concerned that owner may use the five-car garage as an auto repair shop. His other concern was that the owner may store vehicles for other people at his location.

Staff recommends the Board approve DPRB Case No. 16-05, a request to construct a three-car garage with roof top deck with the condition that the height of the garage not exceed the height of the house.

Mr. Stevens asked what the pitch of the roof would be if it were to be reduced in size.

Senior Planner Espinoza the proposed roof is a 4/12. The proposed garage door is eight feet tall; Staff could ask that the door be reduced to a normal seven foot garage door.

Mr. Stevens asked if the higher garage door is to accommodate a RV.

Stephen Lyons, contractor stated the home owner is into off-roading; he has a raised off-road vehicle he would like to park in the new garage.

Mr. Stevens asked how the property drains.

Senior Planner Espinoza stated the back wall of this property is concrete block therefore the majority of the property drains to the street.

Mr. Stevens states most of the yard is concrete so he does not believe the new structure will affect drainage.

Senior Planner Espinoza noted this project is not large enough to trigger NPDES guidelines.

Mr. Stevens stated he did not have any further questions.

Mr. Michaelis asked about the pitches in the roofs, if all the roofs will match.

Senior Planner Espinoza stated that Staff is working with the architect to make all the roofs the same. He added that the new roof will not be seen from the street.

Mr. Dilley asked if the contractor would like to say anything.

Stephen Lyons, contractor stated he did not have any comments to add at this time.

Mr. Stevens asked if the neighbor to the east got a chance to speak with the home owner.

Stephen Lyons, contractor stated he spoke with the home owner last night and there was not any mention of a conversation with the neighbor to the east.

Mr. Stevens stated he believes it would be sufficient to make the roof the same pitch as the existing structures. He does not feel that two feet in height will make a difference to the neighbors as they are all on the same elevation.

Mr. Bratt stated he agrees with Mr. Stevens, that two feet will not make a difference. He is also comfortable approving the project because the homeowner did get signed documents from his neighbors.

Mr. Stevens asked if a condition was added for the height of the structure.

Senior Planner Espinoza stated no, the current conditions do not discuss the height of the structure.

Motion: Larry Stevens moved, second by David Bratt to approve subject to conditions of approval.

Motion carried 5-0-2 (Badar & Patel absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 8:49 a.m. to the meeting of March 10, 2016 at 8:30 a.m.

D A Bratt

Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 3/10/2016