

DEVELOPMENT PLAN REVIEW BOARD MINUTES

August 11, 2016 at 8:30 A.M.

245 EAST BONITA AVENUE

CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

Emmett Badar, Council Member
David Bratt, Planning Commission
Blaine Michaelis, City Manager
Krishna Patel, Public Works Director
Larry Stevens, Director of Community Development

STAFF

Eric Beilstein, Building Superintendent
Anne Nguyen, Assistant Planner
Luis Torrico, Associate Planner
Jennifer Williams, Associate Planner
Fabiola Wong, Planning Manager

ABSENT

Scott Dilley, Chamber of Commerce
John Sorcinelli, Public Member at Large

CALL TO ORDER

David Bratt called the regular meeting of the Development Plan Review Board to order at 8:31 a.m. so as to conduct regular business in the City Council Conference Room.

DPRB Case No. 16-23

Associated Case: Tree Removal Permit 16-35 & Lot Merger 16-01

APN: 8387-008-003 & -002

A request to demolish an existing detached 288 square foot one-car garage and construct a 660 square foot detached two-car garage on a historic property located at 413 N. San Dimas Avenue.

Hal & Joanne Elliott, owners of 413 N. San Dimas Ave. were present

Associated Planner Luis Torrico presented the staff report. Staff recommends approval of this item.

Mr. Bratt asked if the single garage door was large enough for a vehicle.

Associated Planner Torrico stated it was his understanding that the single garage door is so the garage may be open to the inside of the property while doing yard maintenance.

Mr. Bratt asked if the homeowners wanted to extend the driveway to the new garage, would a permit be needed.

Associated Planner Torrico stated no, a driveway is flat work; therefore would not require a permit

Mr. Stevens asked if they intend on paving the space between the alley and the garage.

Associated Planner Torrico stated yes, they will pave the area between the garage and alley.

Mr. Stevens asked if that area would require an encroachment permit.

Mr. Patel stated yes, an encroachment permit would be needed to pave the space between the garage and alley.

Mr. Stevens asked when the original garage was built.

Associated Planner Torrico stated there was not any record of the garage being built but the house was built in 1930; it is believed the garage was built about the same time.

Mr. Stevens asked if it is possible to add a tile cap and reuse the current garage tiles.

Hal Elliott, owner of 413 N. San Dimas Ave. stated he would love to but the current garage tiles do not match the existing house tiles.

Mr. Stevens stated the City is preparing to demo a building from 1930 with rolled terra cotta roof tiles. He suggested the homeowners contact Ann Garcia in regards to visiting the site to view the tiles. If the tiles match, they could be salvaged and reused on the new garage. He noted at this point, he was not sure if the tiles would be sold to or given to the homeowner for the project.

Hal Elliott, owner of 413 N. San Dimas Ave. stated his appreciation as he would love to find authentic tiles from 1930.

Mr. Stevens asked if Staff is requiring replacement trees for the two trees that will be removed.

Associated Planner Torrico stated Staff is requiring a 2:1 replacement ratio as there is plenty of open space on the property.

Building Superintendent Beilstein asked when the old garage is demoed, what will the pad become.

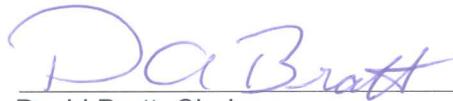
Hal Elliott, owner of 413 N. San Dimas Ave. stated he would like to use the pad for a BBQ area with a table and chairs. Currently they are not sure if the slab has been damaged by the surrounding trees

Motion DPRB Case No. 16-23: Larry Stevens moved, second by Emmett Badar to approve subject to conditions of approval.

Motion carried 5-0

ADJOURNMENT

There being no further business the meeting was adjourned at 8:41 a.m. to the meeting of August 25, 2016 at 8:30 a.m.



David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:



Development Plan Review Board
Departmental Assistant

Approved: 8/25/2016