DEVELOPMENT PLAN REVIEW BOARD
MINUTES
October 13, 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
Scott Dilley, Chamber of Commerce
Krishna Patel, Director of Public Works
John Sorcinelli, Public Member at Large
Larry Stevens, Director of Community Development

STAFF

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

ABSENT

Blaine Michaelis, City Manager

CALL TO ORDER

David Bratt 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 September 8, 2016 minutes. (Badar, Dilley, Patel & Sorcinelli abstain)

DPRB 16-27

APN's: 8392-021-049

A request to construct two 2,100 square feet detached pre-manufactured RV garages located at 506 W. Allen Avenue.

Victor Lockett, Architect, was present
Martha & Edward Rodriguez, property owners were present
Sean Rodriguez, property resident was present

Associate Planner Luis Torrico presented the staff report. He expressed issues regarding unpermitted structures as well as scale and massing of the new RV garages.

Mr. Stevens stated after looking at the photos, he noticed backhoes, rollers, tractors and landscaping material on the property but he did not notice any RVs. He asked why the two RV garages are being called such if they are not to house any RVs. He asked Staff to assess the proper use of the structures and name them accordingly.

Sean Rodriguez, property resident stated he had a 5th wheel, a tournament speed boat, many cars and lifted trucks. He noted that cars are his hobby and he would like to house them out of the elements.

Associate Planner Torrico added that most of the equipment for the property is to be stored in the proposed storage structures.

Mr. Stevens asked if the property was wide enough to accommodate two drive approaches.

Mr. Patel stated at 110 feet wide, the property is wide enough to accommodate two drive approaches.

Mr. Sorcinelli asked about the access to the garage east of the house, he noted it was paved.

Associate Planner Torrico pointed out that the garage structure to the east of the house is a converted chicken coop and is not large enough to house a vehicle. He went on to explain that the garage is behind the main structure and accessed from the unpaved driveway. The existing garage is a one-car garage. He noted the requirement to provide a two-car garage would not be triggered as there will not be any addition of living space; a two-car garage would be required if 500 square feet or more of habitable space was being constructed. In this case, the RV garages do not trigger compliance with that code requirement.

Mr. Bratt asked about the amount of paving to the new RV garages and raised concerns regarding the impacts to the existing trees. He also questioned whether the trees would interfere with the ability to access the proposed garages.

Sean Rodriguez, property resident noted additional doors were added to the north and south sides of the building to help maneuver around the mature trees on the property.

Mr Stevens raised issues regarding drainage since he assumes that the property drains to Allen Avenue. He noted the additional pavement would increase run-off. However, by allowing the trees to remain and providing an adequate area for those trees it may help with on-site retention.

Mr. Bratt inquired about providing a landscaping screen in front of the proposed structures, to screen the new structures from Allen Avenue.

Mr. Sorcinelli stated that an opportunity for landscaping exists behind the converted chicken coops. He also brought up concerns related to the height of the structures.

Sean Rodriguez, property resident the applicant indicated that the structures are taller because they were designed to be "barn-like" as required previously in 2006, by DPRB. He stated that he was open to making the structures shorter by removing the breezeway on top of the "barn-like" structure.

Building Superintendent Eric Beilstein raised a concern with the design of the structures. He stated that all other similar accessory structure requests have been approved with the condition that the new structure is to match the house on the property.

Sean Rodriguez, property resident stated the structures will incorporate a similar color scheme to the house with white trim to make the property consistent.

Building Superintendent Beilstein indicated that the structure being installed at Horsethief Canyon Park has batten wood siding to cast a shadow since the metal seams on the proposed structures are smooth and do not provide a relief as shown on the elevations. The use of batten wood would cast a shadow and provide more visual appeal to the structure.

Mr. Sorcinelli asked if the north building nearest Allen Avenue could be made shorter than the back building.

Mr. Stevens proposed Staff schedule an occupancy inspection for the accessory structures and garage to determine what actions are required. In doing so, Staff can measure and assess the placement of the structures in comparison to where the mature trees are. He also stated that a covenant should be recorded to preserve the character of the Single-Family zone to prevent the structures to be used as part of a business in the future.

Martha Rodriguez, property owner expressed her desire to install a circular driveway. After the meter was installed on the 57 freeway, traffic patterns have changed and Allen Avenue has become an alternate route to the freeway.

Mr. Stevens indicated that Staff would need to take a closer look before granting a circular driveway. He stated the current owner may not use the driveway for parking but a future resident may decide to park and expose vehicles in disrepair to the community. He then suggested an Occupancy Permit be obtained by the applicant to allow the Building Superintendent to evaluate the structure and generate a list of corrections to identify the work required to bring the structures into compliance. He would like the list before making a final decision. Having the list that assesses the existing construction would accurately frame what needs to physically be done to structures. He noted it would be better to do this now rather than after the fact.

Motion DPRB 16-27: Larry Stevens moved, second by Emmett Badar to approve subject to conditions of approval with the addition that:

1. Continue item to November 10, 2016 meeting.
2. Applicant to submit floor plan of accessory structures including garage for occupancy review.
3. Staff to schedule an occupancy inspection for the accessory structures and garage to determine what actions are required, if any, to issue an occupancy permit. Present those requirements as conditions of approval at November 10th meeting.
4. Consider paving options such as no paving under the tree drip lines or consider a permeable surface to protect the existing trees.

5. Provide trees in front of proposed structures to screen them from Allen Avenue.
6. Work with staff on design to address the following:
    a. Reduce height of potentially both structures or at minimum for structure closest to Allen Avenue,
    b. Board and bat design to break up wall planes.
7. Continue paving to access side garage doors.

Motion carried 6-0-1 (Michaelis absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:36 a.m. to the meeting of October 27, 2016 at 8:30 a.m.

David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 10/27/16