CALL TO ORDER

1. DPRB Case No. 19-0013

ACCELA PROJ-19-0021

A request to construct a new 595 square-foot detached Accessory Dwelling Unit. The existing two-story residence is 2,174 square feet in size with a 704 square-foot attached three-car garage. The subject property is located within the Single-Family 10,000 Zone (SF-10000) at 1660 Via Alegre.

Applicant: Jora Rostami  APN: 8395-018-011
Planner: Marco Espinoza  Zone: SF-10000

ORAL COMMUNICATIONS

(Members of the audience are invited to address the Board on any item not on the agenda. Under the provisions of the Brown Act, the Board is prohibited from taking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. The Public Comment period is limited to 30 minutes. Each speaker shall be limited to three (3) minutes.)

ADJOURNMENT

Copies of staff reports and/or other written documentation pertaining to the items on the agenda are on file in the Planning Department and are available for public inspection during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday.

Notice Regarding Americans with Disabilities Act: In compliance with the ADA, if you need assistance to participate in a city meeting, please contact the City Clerk’s Office at (909) 394-6216. Early notification before the meeting you wish to attend will make it possible for the City to make reasonable arrangements to ensure accessibility to this meeting [28 CFR 35.102-35.104 ADA Title II].

Copies of documents distributed for the meeting are available in alternative formats upon request.
DATE: September 26, 2019
TO: Development Plan Review Board
FROM: Marco A. Espinoza, Senior Planner
SUBJECT: DPRB Case No. 19-0013
ACCELA PROJ-19-0021

A request to construct a new 595 square-foot detached Accessory Dwelling Unit. The existing two-story residence is 2,174 square feet in size with a 704 square-foot attached three-car garage. The subject property is located within the Single-Family 10,000 Zone (SF-10000) at 1660 Via Alegre (APN: 8395-018-011).

FACTS:

The Applicant is requesting approval to construct a new 595 square-foot detached Accessory Dwelling Unit, hereinafter called “ADU” at 1660 Via Alegre, located within the Single-Family 10,000 (SF-10000) Zone. The subject site measures approximately 10,247 square feet in lot area and was developed in 1968 with a 2,174 square-foot two-story single-family residence and a 704 square-foot attached two-car garage.

Section 18.38.050 of the San Dimas Municipal Code (SDMC) requires all accessory dwelling units to be reviewed and approved by the Development Plan Review Board. Therefore, the applicant’s request is before the Board for review.

ANALYSIS:

The proposed ADU will be constructed towards the southwest corner of the rear property line. The living area will measure 595 square feet and will include a living/dining room, kitchen, one bedroom, a bathroom, and a laundry closet to fit a stackable washer and dryer (see Project Plans, Page A-2). The maximum floor area allowed for a detached ADU on properties between 10,000 and 20,000 square feet is 600 square feet with a maximum of two bedrooms being permitted in any ADU. Therefore, the size of the proposed ADU meets the maximum allowed on the property.

The proposed ADU will be minimally visible from the adjacent neighbors as it is set back at a distance of 50 feet from the neighbor to the northeast and 25 feet to the neighbors on the southwest and southeast. A minimum of one parking space is required for the ADU, which may be located in an existing driveway. The existing driveway on the lot has
adequate space for three parking spaces in addition to the existing three-car garage spaces for a total of six parking spaces on site.

The ADU will be designed to include a gable roof with composition shingle and an exterior stucco finish to match the existing home in texture and in color. The slope of the new ADU roof will be 6:12 to match the roof slope of the main dwelling unit and garage. The ADU will be constructed to comply with the development standards of the SF-10000 zone, including setbacks, lot coverage, and height as follows:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front Setback</td>
<td>20'-0&quot; min.</td>
<td>90'-6&quot;</td>
</tr>
<tr>
<td>East Side-yard Setback</td>
<td>5'-0&quot; min.</td>
<td>51'-7&quot;</td>
</tr>
<tr>
<td>West Side-yard Setback</td>
<td>5'-0&quot; min.</td>
<td>5'-0&quot;</td>
</tr>
<tr>
<td>Rear-yard Setback</td>
<td>3'-0&quot; min.</td>
<td>6'-0&quot;</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>35% max.</td>
<td>34.86%</td>
</tr>
<tr>
<td>Height</td>
<td>15'-0&quot; max.</td>
<td>13'-7&quot;</td>
</tr>
<tr>
<td>Building Separation Distance</td>
<td>20'-0&quot; min.</td>
<td>22'-8&quot;</td>
</tr>
</tbody>
</table>

The ADU will be subject to the occupancy requirements as required by the City's ADU Ordinance. In other words, the property owner will be required to occupy the main unit or the proposed ADU. If the ADU is rented, it shall be designated as affordable and rented to “low” or “very low” income individuals or families who meet the income requirements. In lieu of being rented as an affordable unit, the ADU may be rented by person(s) over the age of sixty-two, caregivers for a resident of one of the units on the property, and persons with disabilities who do not meet the income limitations. These requirements will be regulated through an Affordable Housing Agreement entered into between the property owner and the City and recorded to run with the land.

**ISSUES:**

None.

**RECOMMENDATION:**

Staff recommends that the Development Plan Review Board approve Development Plan Review Board Case No. 19-0013 subject to the attached conditions in Exhibit A.

Respectfully submitted,

[Signature]

Marco A. Espinoza
Senior Planner
ATTACHMENTS:
1. Vicinity Map
2. Photos of Subject Site

Attachment 1

Vicinity Map - Subject Site Highlighted in Green
Attachment 2

Photos of Subject Site

Street view of main house

Looking from the subject site to the neighbor to the northeast.
Fact Sheet for DPRB 19-0013
1660 Via Alegre, Accessory Dwelling Unit
September 26, 2019

Looking at the southwest corner of the subject property where the ADU is proposed.

Looking from the subject site to the neighbor to the southwest.
Looking from the subject site at the rear elevation of the main house.
Exhibit A
Conditions of Approval
for
DPRB Case No. 19-0013

A request to construct a new 595 square-foot detached Accessory Dwelling Unit. The existing two-story residence is 2,174 square feet in size with a 704 square-foot attached three-car garage. The subject property is located within the Single-Family 10,000 Zone (SF-10000) at 1660 Via Alegre (APN: 8395-018-011).

PLANNING DIVISION - (909) 394-6250

1. The Applicant/Developer shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney’s fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.

2. The Applicant/Developer shall be responsible for any City Attorney costs incurred by the City for the project, including, but not limited to, consultations, and the preparation and/or review of legal documents. The applicant shall deposit funds with the City to cover these costs in an amount to be determined by the City.

3. Copies of the Conditions of Approval shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

4. The Applicant/Developer shall comply with all requirements of the Single Family 10,000 (SF-10000) Zone.

5. All Conditions are final unless appealed to the City Council within 14 days of the issuance of the Conditions in accordance with the provisions of Chapter 18.212 of the San Dimas Zoning Code.

6. The building permits for this project must be issued within one year from the date of approval or the approval will become invalid. A time extension may be granted under the provisions set forth in Chapter 18.12.070 F.

7. The Applicant/Developer shall sign an affidavit accepting all Conditions and all Standard Conditions before issuance of building permits.
8. The Applicant/Developer shall comply with all City of San Dimas Business License requirements and shall provide a list of all contractors and subcontractors that are subject to business license requirements.

9. The Applicant/Developer shall comply with all Conditions of Approval as approved by the Development Plan Review Board on September 26, 2019.

10. The entire site shall be kept free from trash and debris at all times and in no event shall trash and debris remain for more than 24 hours.

ACCESSORY DWELLING UNIT

11. The owner of the property shall be the occupant of either the primary dwelling unit or the second residential unit on the property. A deed restriction shall be placed upon the property, which identifies and addresses this requirement, including the compliance with Chapter 18.38 of the San Dimas Municipal Code. Said deed restriction shall be to the satisfaction of the Director of Development Services.

12. The applicant shall also sign and record with the Los Angeles County Recorder's Office a “Covenant and Agreement Limiting Use of Property” for the accessory dwelling unit prior to the Building Department issuing any of the building permits for the approved improvements.

13. The unit not occupied by the owner of the property shall either be occupied by a relative of the property owner, or by a person who qualifies for “Low” or “Very Low” income status based upon interpretation by the City of San Dimas. In lieu of being rented as an affordable unit, the ADU may be rented to person(s) over the age of sixty-two, caregivers for a resident of one of the units, and persons with disabilities who do not meet the income limitations. A deed restriction shall be placed upon the property that identifies and addresses this requirement per Condition No. 11 and as approved by the Director of Development Services.

DESIGN

14. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on September 26, 2019 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code.

15. Any changes to the exterior finishes after September 26, 2019 shall require review and approval by the Planning Division.

16. The Accessory Dwelling Unit Ordinance limits the maximum square footage of a detached accessory dwelling unit to 600 square feet. The Proposed accessory dwelling unit is 595 square feet, respectively. No additional square footage may be added that will exceed the maximum 600 square feet.
17. The main dwelling unit and detached garage roof material shall be upgraded and replaced to match the new ADU.

18. The Applicant/Developer shall underground all new utilities and utility drops from the house to the ADU. The Edison (electrical) service to the ADU shall be from the existing service. Services and panel shall be upgraded as required per the Building Code.

BUILDING DIVISION – (909) 394-6260


20. The Applicant/Developer shall comply with the latest California Title 24 Energy requirements for all new lighting, insulation, and mechanical equipment and submit calculations at time of initial plan review.

21. The Applicant/Developer shall submit a Precise Drainage Plan for the proposed development to be reviewed and approved by the City Engineer and the Director of Development Services.

22. Prior to the issuance of any grading or building permits, the Applicant/Developer shall submit an updated Engineering Geology/Soils Report that includes an accurate description of the geology of the site and conclusions and recommendations regarding the effect of the geologic conditions on the proposed development and include a discussion of the expansiveness of the soils and recommended measures for foundations and slabs on grade to resist volumetric changes of the soil. This report shall also include recommendations for surcharge setback requirements in the area of ungraded slopes steeper than five horizontal to one vertical.

23. Building foundation inspections shall not be performed until a soils compaction certification for footing bottoms and slab has been submitted and approved.

24. Mechanical, Electrical, and Plumbing layouts shall be included with the initial plan review set and Electrical schematic/load list and plumbing (drainage, water, gas) schematics and sizing justification will be required to be submitted for review before issuance of electrical or plumbing permits.


26. Construction hours shall be limited to between 7:00 a.m. and 8:00 p.m., and shall be prohibited at any time on Sundays or public holidays, per San Dimas Municipal Code Section 8.36.100.
ENGINEERING DIVISION – (909) 394-6240

27. The Applicant/Developer shall provide a signed copy of the City's certification statement declaring that the contractor will comply with Minimum Best Management Practices (BMPs) required by the MS4 permit for Los Angeles County as mandated by the National Pollutant Discharge Elimination System (NPDES).

28. The Applicant/Developer shall connect the ADU sewer lateral to the existing single-family home sewer to the specifications of the Building Official.

29. The Applicant/Developer shall provide a drainage plan to carry runoff of storm waters in the area proposed to be develop to be reviewed by the City Engineer.

30. The Applicant/Developer shall submit a temporary erosion control plan to be approved by the City Engineer and filed with the City and shall be installed and operable at all times.

31. Landscape parkway per guidelines for implementation of the City of San Dimas Model Water Efficient Landscape Ordinance (MWelo)

32. The Applicant/Developer as part of the building permit process shall submit a Utility Plan. There shall be only one water service to the parcel. Service may need to be upgraded to serve both units.

33. The Applicant/Developer shall be responsible for any repairs within the limits of the development, including but not limited to streets and paving, curbs and gutters, sidewalks, and street lights as determined by the City Engineer and Public Works Director.

34. All work adjacent to or within the public right-of-way shall be subject to review and approval of the Public Works Director and the work shall be in accordance with applicable standards of the City of San Dimas; i.e. Standard Specifications for Public Works Construction (Green Book) and the California Manual of Uniform Traffic Control Devices (CA MUTCD), and further that the construction equipment ingress and egress be controlled by a plan approved by Public Works.

35. Construction parking and material storage to be confined to the site. No construction related parking or material storage will be allowed on the surrounding streets.

PARKS & RECREATION – (909) 394-6230

36. The Applicant/Developer shall comply with City regulations regarding payment of Park, Recreation and Open Space Development Fee per SDMC Chapter 3.26. Fees shall be paid prior to issuance of building permits.

End of Conditions