CALL TO ORDER

APPROVAL OF MINUTES

August 8, 2019 (Dilley absent)
August 22, 2019 (Badar absent)
September 12, 2019
September 26, 2019 (Badar and Bratt absent)

1. DPRB Case No. 19-0030

ACCELA PROJ-19-0066

A request to construct a 491.5 square-foot addition to the rear of an existing 768 square-foot one-story single-family historic home with an existing 660 square-foot detached two-car garage. The subject property is located within the Town Core boundaries in the Single Family 7,500 (SF-7500) Zone at 231 W. Railway Street.

Applicant: Yvette Marquez APN: 8390-021-007
Planner: Anne Nguyen Zone: SF-7500

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.
DEVELOPMENT PLAN REVIEW BOARD
MINUTES
AUGUST 8, 2019 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT
Emmett Badar, City Council
Eric Beilstein, Building Superintendent
David Bratt, Planning Commission
Ken Duran, City Manager
Krishna Patel, Director of Public Works
John Sorcinelli, Public Member at Large
Steve Sizemore, Interim Community Development Director

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

ABSENT
Scott Dilley, Chamber of Commerce

CALL TO ORDER
Dave 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.

APPROVAL OF MINUTES
Ken Duran moved, seconded by Krishna Patel to approve the May 23, 2019 minutes.
Ken Duran moved, seconded by Krishna Patel to approve the June 13, 2019 minutes.
Minutes of June 27, 2019 lacked quorum to vote.
Ken Duran moved, seconded by John Sorcinelli to approve the July 11, 2019 minutes. (Patel abstain)

DPRB Case No. 16-02, 16-03, 16-04 and Tree Removal Permit 16-03
A request to construct 12 new homes, demolish historic structures at 300 N. Walnut Avenue and 343 Moore Lane, and to remove 122 trees located at the properties at 300 N. Walnut, and 343 Moore Lane.  

*Continued from July 11, 2019*

John Begin, Applicant was present.

**Planning Manager Fabiola Wong** presented the staff report.

**Mr. Duran** stated the applicant is proposing precision block wall. He asked what kind of wall does Staff recommend.

**Planning Manager Fabiola Wong** states Staff prefers a decorative wall of slump stone or a split face.

**Mr. Patel** noted split face and slump stone are standards the Board as well as Staff maintain throughout the city.

**Senior Planner Marco Espinoza** stated the wall needs to be decorative on both sides.

**Mr. Duran** asked if there was any ability to accommodate or save the three Oak trees.

**Associate Planner William** stated the conditions are written in a way that the Oaks will be reassessed during grading. She added each lot is to have street trees. There are to be 15 trees amongst the three houses that back Moore Lane.

**Mr. Sorcinelli** asked Staff to explain the windows.

**Planning Manager Wong** stated the developer is proposing white vinyl windows. The design of the windows is sufficient, the color of the vinyl is not.

**Senior Planner Marco Espinoza** stated Staff has not yet seen the window or door schedule for this proposed project. He added Staff normally asks for vinyl windows on new builds to not be white in color.

**Mr. Duran** stated the plan 2A, 3B and 4B will have a different window color besides white. Ken so we are leaving it to staff is his recommendation. He added condition 22 stays as is.

**Mr. Beilstein, Mr. Duran, Mr. Sizemore and Mr. Patel** all agree with the window decision.

**John Begin, Applicant** stated the porches are designed merely for looks, they are not designed to be functional. As for the fence that backs up to Moore Lane, he would like to line the fence with shrubs. He proposes two trees per lot. He would also like to place the AC condensers in the side yard setback.
Mr. Sorcinelli asked if each of the Applicants issues could be discussed one at a time so Staff and the Board can keep track.

Mr. Duran stated the Board should start by discussing the porch.

Mr. Sorcinelli, Mr. Patel, Mr. Badar and Mr. Duran believed the porches should stay as submitted.

Associate Planner Williams stated condition eight discusses gable vents. Staff can assess this through plan check or the Board may choose to stick the condition.

Mr. Sorcinelli stated he would like condition eight to have decorative gable vents installed on all houses within the project.

Associate Planner Williams asked for the Board's decision regarding condition 20 and 21.

Mr. Beilstein, Mr. Duran and Mr. Patel agree with Staff's recommendation for condition 21 and a modification to condition 20.

Associate Planner Williams asked the Board's preference on the block wall.

Mr. Duran stated the block wall needs to be decorative on both sides as that is the city standard. Staff will accept slump stone or stucco on precision block with a decorative cap.

Associate Planner Williams stated the last item she would like to discuss would be the trees.

Mr. Duran asked as the condition is written, backyard trees are required.

Associate Planner Williams stated that was correct.

Director of Community Development Steve Sizemore stated the issue along Moore Lane is the screening. He believes shrubs should be a minimum of four feet in height at the time of planting.

Building Superintendent Eric Beilstein stated he would like to suggest of a 1:1 tree replacement ratio. He added maybe Staff should not force trees into each front yard.

Associate Planner Williams stated if the Board is OK with 1:1, that would be the removal and replacement of 38 trees plus 13 street trees. She added street trees are not counted in the replacement ratio.
Mr. Badar noted without street trees, this project would have never of received a “yes” vote from City Council.

Senior Planner Espinoza noted that the Parks Director decides where the street trees are to be located.

The Board agreed that 15-gallon trees would be a sufficient size for the front yards.

Mr. Sorcinelli stated the developer needs to plant the trees, not the homeowner. He suggested the developer should plot where a pool could go and plant trees outside of the plotted area.

Motion DPRB Case No. 16-02, 16-03, 16-04 and Tree Removal Permit 16-03: Moved by Eric Beilstein, second by Emmett Badar to approve subject to conditions of approval with the addition that Condition 62 be changed from 46 trees to 38 trees. Conditions to be revised per conversation are 20, 29 and 59.

Motion carried: 7-0

***Krishna Patel left 10:50 a.m.***

DPRB Case No. 19-0024

The DPRB case is for a request to install a 5 1/2 foot high tubular steel fence with a 29-foot long automatic sliding gate to enclose the south parking area which is accessed from 3rd Street. The Tree Removal Permit application includes a request to remove 8 trees. The site is located at 303 N. San Dimas Ave and is located in the Administrative Professional (A-P) zone and within the boundaries of the Town Core.

Mark Lamoureux, Applicant was present
Brandon Petrimio, Landscape Architect for the Applicant was present

Associate Planner Jennifer Williams presented the staff report. She adds that the applicant has worked diligently with Staff to make the project work within the downtown core.

Mr. Sorcinelli asked about the street trees in front of the property.

Associate Planner Jennifer Williams stated the city trees in the parkway are a pine and an oak. She added the applicant’s arborist is recommending the pine tree be removed as it is decaying and about to fail.

Mark Lamoureux, Applicant stated his arborist has advised him that the tree is hollow. His concern is that the tree is going to fail soon and he does not want anyone to get hurt when it fails.
Building Superintendent Eric Beilstein asked the applicant’s landscape architect his thoughts about the two Liquid Ambars on the property.

Brandon Petrimo, Landscape Architect for the Applicant stated the roots are lifting pavement. He feels the beetles may have already affected the trees. When the new parking lot goes in, the roots will need to be pruned and that pruning will make the trees even more susceptible to the beetles. After the root pruning, the trees will certainly need to be removed at a later date. If the Liquid Ambars were to be removed, he would replace them with trees that are more open and airy feeling.

Mr. Duran asked if the Liquid Ambers were removed, would the replacement ratio for this project still be 1:1.

Associate Planner Williams stated to achieve 1:1, three more trees would need to be added to the project. She would prefer the trees to be canopy trees.

Mr. Sorcinelli stated he is not comfortable doing any ratio below 1:1.

Building Superintendent Eric Beilstein stated he like the enhancement the proposed landscaping brings to the building. He would like to do a 1:1 ratio and add this tree is appropriate for this site.

**John Sorcinelli left 11:32 a.m.**

Motion DPRB Case No.19-0024: Eric Beilstein moved, second by Ken Duran to approve subject to Conditions of Approval with the addition that Liquid Ambars 1 and 2 be removed and the landscaping palette be accepted as presented.

Motion Carried: 5-0

ADJOURNMENT

There being no further business the meeting was adjourned at 11:40 a.m. to the meeting of August 22, 2019 at 8:30 a.m.
CALL TO ORDER

Dave Bratt called the regular meeting of the License and Permit Hearing Board to order at 11:40 a.m. so as to conduct regular business in the City Council Conference Room.

Entertainment Special Permit 18-01

Review of Entertainment Special Permit 18-0001 to extend the hours of live music entertainment in conjunction with an existing restaurant, Café Las Pupusas, located at 380 S. San Dimas Avenue within the Creative Growth Area 3 (CG-3) Zone. (APN: 8390-018-070). This item was continued from the May 23, 2019 Development Plan Review Board meeting.

Roxana King and Steve Mendoza, Applicants were present
Huy Tu Nguyen, resident at 120 E. Commercial St. was present
Kenneth Yu, resident at 358 E. Commercial St. was present
Gina Hernandez, resident at 354 S. San Dimas Ave. was present

Planning Manager Fabiola Wong presented the staff report adding that the Applicants would like to extend their hours of operation to 11 p.m.

Mr. Badar stated with all the new residential across the street, 10 p.m. is a good closing time. He adds that the business needs to remember to be neighborly. He suggested the music stop at 9:50 p.m. so the noise complaints could be kept to a minimum.

Residents spoke of late-night noise disturbances from Café Las Pupusas.

Motion Entertainment Special Permit 18-01: Emmett Badar moved, second by Ken Duran to keep the permit hours as previously approved.

Motion carried: 5-0

ADJOURNMENT

There being no further business the meeting was adjourned at 12:01 pm. to the meeting of August 22, 2019 at 8:30 a.m.

David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 10/10/19
DEVELOPMENT PLAN REVIEW BOARD
MINUTES
AUGUST 22, 2019 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

Eric Beilstein, Building Superintendent
David Bratt, Planning Commission
Scott Dilley, Chamber of Commerce
Shari Garwick, Engineering Manager Public Works
Brad McKinney, Assistant City Manager
John Sorcinelli, Public Member at Large

STAFF

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

ABSENT

Emmett Badar, City Council

CALL TO ORDER

Dave Bratt called the regular meeting of the Development Plan Review Board to order
at 8:32 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

Scott Dilley moved, seconded by Brad McKinney to approve the June 27, 2019
minutes. (Garwick and Sorcinelli abstain)

DPRB Case No. 19-0021:

A request for Master Sign Program for the San Cienega multiple tenant industrial
complex located at 712 W. Cienega Avenue within the Light Manufacturing (M-1) Zone.

Mark Munoz, Applicant was present
Aurora and Edmundo Torres, from Fit Body Bootcamp were present

Associate Planner Anne Nguyen presented the staff report.
Building Superintendent Eric Beilstein asked if there was a concern regarding uniformity.

Associate Planner Anne Nguyen stated the majority of master programs generally have one to three specific font types and colors.

Mr. Sorcinelli asked if the Board would like to explore goose neck lighting.

Building Superintendent Eric Beilstein stated goose neck lighting is generally done on architectural commercial buildings. He does not believe goose neck lighting is right for this industrial building.

Mr. Sorcinelli stated if one tenant has a trademarked sign, one font style should be sufficient for the other two signs.

Mark, Applicant stated he would like a few font options for small business owners.

Building Superintendent Eric Beilstein states that the multiple fonts should be along the lines of similarity and the program should have two color options, preferably primary colors.

Engineering Manager Shari Garwick asked if Staff discretion would be sufficient in choosing font and color.

Building Superintendent Eric Beilstein agreed with Shari in regards to Staff being able to handle the fonts and colors at staff level.

Mr. Sorcinelli suggested the western font used at San Dimas Station may be a great option for this center.

Motion DPRB Case No. 19-0021: Moved by Shari Garwick, second by Eric Beilstein to approve subject to conditions of approval.

Motion carried: 6-0

DPRB Case No. 19-0022 Tree Removal Permit 19-0028

A request to construct a 333 square foot detached cantilevered patio cover with an exterior fireplace, a 580 square foot cantilevered deck, and permit an existing 257 square foot trellis and remove 3 mature Ficus trees at the rear yard of 2006 Scarborough Lane.

Sean Callahan, Applicant was present

Senior Planner Marco Espinoza presented the staff report.
Senior Engineer Shari Garwick asked that landscaping be placed so the underside of the deck can not be seen from the street. Also, she would like to make sure that the underside of the deck will not be used for storage.

Senior Planner Marco Espinoza stated there is a condition that the landscaping will need to be done before the project can be finaled. He added that the storage issue could be added to the conditions as well.

Senior Engineer Shari Garwick stated she is comfortable with landscaping being approved at Staff level.

Motion DPRB Case No.19-0038 & Tree Removal Permit 19-0028: Moved by Eric Beilstein, second by Shari Garwick to approve subject to conditions of approval with the addition that landscape to be approved by Staff and the plans and conditions include current codes applied during the plan check process.

Motion Carried: 6-0

ADJOURNMENT

There being no further business the meeting was adjourned at 9:40 a.m. to the meeting of September 12, 2019 at 8:30 a.m.

David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 10/10/19
DEVELOPMENT PLAN REVIEW BOARD
MINUTES
SEPTEMBER 12, 2019 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT
Emmett Badar, City Council
David Bratt, Planning Commission
Stave Barragan, Associate Engineer Public Works
Scott Dilley, Chamber of Commerce
Brad McKinney, Assistant City Manager
Steve Sizemore, Interim Community Development Director
John Sorcinelli, Public Member at Large

STAFF
Eric Beilstein, Building Superintendent
Marco Espinoza, Senior Planner
Jennifer Williams, Associate Planner

CALL TO ORDER
Dave Bratt called the regular meeting of the Development Plan Review Board to order at 8:34 a.m. so as to conduct regular business in the City Council Conference Room.

DPRB Case No. 19-0031:
A request to construct a new 596 square-foot detached Accessory Dwelling Unit. The existing residence is 1,602 square feet with a 474 square-foot detached two-car garage. The subject property is located within the Single-Family (SF-7,500) at 1323 W. Covina Blvd.

Associate Planner Anne Nguyen presented the staff report.

Associate Engineer Steven Barragan asked about the gate and how it swings open. He noticed the trash cans impede on the gate from opening all the way. He suggested a rolling gate may optimize parking on this lot.

Doug Olbrich, Applicant stated the gate was brought up previously and the homeowners are going to change the gate to a rolling gate.
Motion DPRB Case No. 19-0031: Moved by Steve Sizemore, second by Brad McKinney to approve subject to conditions of approval with the added condition that the gate be replaced with a rolling gate.

Motion carried: 7-0

ADJOURNMENT

There being no further business the meeting was adjourned at 8:40 a.m. to the meeting of September 26, 2019 at 8:30 a.m.

David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 10/10/19
DEVELOPMENT PLAN REVIEW BOARD
MINUTES
SEPTEMBER 26, 2019 at 8:30 A.M.
245 EAST BONTIA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

Krishna Patel, Public Works Director
Scott Dilley, Chamber of Commerce
Brad McKinney, Assistant City Manager
Steve Sizemore, Interim Community Development Director
John Sorcinelli, Public Member at Large

STAFF

Eric Beilstein, Building Superintendent
Marco Espinoza, Senior Planner
Ken Fitchetman, Assistant Planner
Anne Nguyen, Associate Planner
Fabiola Wong, Planning Manager

ABSENT

Emmett Badar, City Council
David Bratt, Planning Commission

CALL TO ORDER

Scott Dilley called the regular meeting of the Development Plan Review Board to order at 8:34 a.m. so as to conduct regular business in the City Council Conference Room.

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(SF-10000) at 1660 Via Alegre.

Jora Rostami, Applicant was present
Diane Bonna, neighboring resident was present

Senior Planner Marco Espinoza presented the staff report.

Mr. Patel asked if the neighbors were notified.
Senior Planner Espinoza stated fifteen notices were sent to surrounding neighbors.

Jora Rostami, Applicant stated he has approval for new landscaping. The house does not have any gates, the backyard will be accessible from both sides of the house.

Building Superintendent Eric Beilstein asked if the homeowner is aware of the occupancy restrictions.

Senior Planner Espinoza stated yes, the homeowner is aware of the occupancy restrictions. He noted Conditions 11-13 reinforce the occupancy restrictions.

Diane Bonna, neighboring resident asked if the homeowner has to disclose the use of the ADU.

Senior Planner Espinoza stated when the project is finalized, the homeowner has to fill out a form stating the use. Then every January the homeowner must state the use for the upcoming year.

Jora Rostami, Applicant stated the ADU will be occupied by their adult son who is to be married soon.

Motion DPRB Case No. 19-0013: Moved by Steve Sizemore, second by Krishna Patel to approve subject to conditions of approval.

Motion carried: 5-0-2 (Badar and Bratt absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 8:56 a.m. to the meeting of October 10, 2019 at 8:30 a.m.

David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 10/10/19
DATE: October 10, 2019

TO: Development Plan Review Board

FROM: Anne Nguyen, Associate Planner

SUBJECT: DPRB Case No. 19-0030
ACCELA PROJ-19-0066

A request to construct a 491.5 square-foot addition to the rear of an existing 768 square-foot one-story single-family historic home with an existing 660 square-foot detached two-car garage. The subject property is located within the Town Core boundaries in the Single Family 7,500 (SF-7500) Zone at 231 W. Railway Street. (APN: 8390-021-007)

FACTS:

The Applicant is requesting approval to construct a new 491.5 square-foot addition to the rear of a historic house. The house, which was constructed in 1911, is located at 231 W. Railway Street and is within the Town Core boundaries in the Single Family 7,500 (SF-7500) Zone (see Town Core Areas Map, Attachment 1). The subject site is situated east of Cataract Avenue and west of Monte Vista Avenue, with the railroad tracks situated to the north and Railway Street to the south (see Vicinity Map, Attachment 2).

The subject site measures approximately 8,553 square feet in lot area and was developed with a 768 square-foot single story single-family residence and a 96 square-foot front-gabled porch roof. The detached 660 square-foot two-car garage located toward the rear of the property was constructed in 2012 by the previous homeowners after the existing non-conforming 400 square-foot detached garage was demolished due to its encroachment into the west side yard setback and close proximity to the west property line.

The property is identified in the City's Historic Resources Survey List as a "Contribution Structure," which is a structure that significantly contributes to the historic fabric of a neighborhood (see Historic Resources Survey Form, Attachment 4). The historic home is designed in the Craftsman bungalow architectural style and is developed with a side facing gable roof and a centered front-gabled porch roof. Shingle siding is found under the gabled ends while wide horizontal wood clapboard siding is used for the rest of the house. Exposed beams and rafters are located under the wide eave overhangs, which are typical architectural features of this style (see Subject Site Photos, Attachment 3).
The recently constructed detached garage was designed in the same Craftsman bungalow architectural style as the main house.

ANALYSIS:

Table 18.12.050 of Chapter 18.12 of the San Dimas Municipal Code (SDMC) requires that additions or structural modifications to a historic structure be reviewed and approved by the Board. Since the structure is on the City’s Historic Resources Survey list, the Applicant’s request is before the Board for review.

The proposed addition will consist of a new master bedroom, a new master bathroom with two walk-in closets, a new laundry room to fit a stackable washer and dryer, and raised ceiling throughout. The house improvements will also include minor modifications to the existing bedroom located in the rear of the house, which will be expanded by three feet. The addition will be constructed to the rear and will be designed to architecturally match the existing home, which will include the following:

- Composition shingle roofing
- A gabled roof slope of 6:12
- Wide wood trim around new doors and windows
- Exposed beams and rafters beneath new eaves

Additionally, the Applicant will be installing Hardie Shingle Siding on the rear facing gable and Hardie Plank Lap Siding for the rest of the addition, which will simulate the look and texture of wood to match the rest of the house. The exposure of the Hardie Plank Lap Siding will match the exposure of the existing wood lap siding, which will be preserved in place to preserve its historic character. The existing eave overhangs measure 26 inches and will be carried throughout the new eaves on the addition with the exception of the rear facing gable, which will measure 18 inches.

The proposed rear addition will not be visible at all from the street as there is an existing 6-foot high wood fence around much of the perimeter of the house and an existing mature significant tree in the front yard area that will remain. However, the addition will be constructed to comply with the development standards of the SF-7500 Zone, including setbacks, lot coverage, and height as follows:

<table>
<thead>
<tr>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Side-yard Setback</td>
<td>5'-0&quot; min.</td>
</tr>
<tr>
<td>West Side-yard Setback</td>
<td>12'-0&quot; min.</td>
</tr>
<tr>
<td>Rear-yard Setback</td>
<td>3'-0&quot; min.</td>
</tr>
<tr>
<td>Lot Coverage</td>
<td>35% max.</td>
</tr>
<tr>
<td>Height</td>
<td>30'-0&quot; max.</td>
</tr>
</tbody>
</table>

In addition to the project complying with the required development standards, the front yard of the home will also be required to be rehabilitated with drought tolerant landscaping as indicated in Condition No. 17. The proposed rear addition will be designed to match the existing historic home and will preserve the home’s historic character.
ISSUES:

There are portions of the existing driveway that need repair and a portion of yard area where concrete was never poured when the new detached garage was approved, constructed, and finalized in 2012 (see Figure 1); however, the current project scope does not include any work to be done to the existing driveway. The previous property owners had planned on doing a remodel of the main dwelling unit at a future date, and provided Staff a written letter, which states that once the remodel of the home was completed that a new driveway will be poured from the street to the garage (see Exhibit C, Letter). However, the property was sold in 2015 to the current homeowner, and the proposed additional improvements to the house never came to fruition.

![Figure 1. View looking north toward detached garage.](image)

Staff has discussed the driveway improvements with the Applicant, who stated that pouring an entirely new driveway will be cost prohibitive at this time. As a result, Staff discussed other alternatives and the Applicant has agreed to repair portions of the driveway that are visible from the street and to pour concrete within the area immediately in front of the garage door that were never completed at the time the new detached garage was built. Condition No. 15 has been placed on the project to allow the Applicant time to complete the driveway improvements within two years of the building permit being finalized.

Another issue of concern Staff has is the window style located on the rear addition, which is shown as a fixed arch window. Although the window will not be visible from the street and is located within the master bathroom, the proposed window style is atypical of traditional Craftsman bungalow homes. The slider window located in the rear of the house within the existing bathroom was already existing when the current homeowner purchased the property in 2015. Condition No. 16 has been included to require the fixed arch window be replaced with a new single hung window to match the other existing single hung windows on the house including all architectural trim.
RECOMMENDATION:

Staff recommends that the Development Plan Review Board approve Development Plan Review Board Case No. 19-0030 subject to the attached conditions.

Respectfully submitted,

[Signature]

Anne Nguyen
Associate Planner

ATTACHMENTS:
1. Town Core Areas Map
2. Vicinity Map
3. Photos of Subject Site
4. Historic Resources Inventory Form

EXHIBITS:
A. Conditions of Approval
B. Project Plans
C. Letter
Attachment 1
Town Core Areas Map

Legend

Guidelines
Area Boundary

Frontier Village
Attachment 2

Vicinity Map

[Map with marked subject site]
Attachment 3

Photos of Subject Site

View looking northeast at the subject site.
View looking east at the front porch.

View looking southeast toward existing West Elevation.
View looking south toward the location of the proposed rear addition.

Southwest view of existing East Elevation.
Attachment 4

Historic Resources Inventory Form

State of California, The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
OFFICE OF HISTORIC PRESERVATION
HISTORIC RESOURCES INVENTORY

IDENTIFICATION AND LOCATION

1. Historic name: None

2. Common or current name: None

3. Number & Street: 211 West Railway Street
   City: San Dimas
   ZIP: 91773
   County: Los Angeles

4. UTM zone: 11 A 25340/5773981
   Zone: 10946
   Field: 8300-21-07

DESCRIPTION

6. Property category: Building
   If district, number of documented resources: None

This one story rectangular shaped residence has a medium side facing gable roof with a centered front gable over the porch. The open eaves have exposed rafters and beams. Under the porch gable is a decorative lattice vent and shingle siding. The porch is supported by square columns and enclosed railing. The house is covered with wide horizontal wood siding. Windows are one over one sash with plain wood casings. The house rests on a stone foundation. In the front yard is a stone wall surrounding either a planter or a small pond. The house is in fair condition.

8. Planning Agency: San Dimas Planning Department

9. Owner & address: John M. Peggy J. Steiner
   San Dimas, CA 91773

10. Type of Ownership: Private

11. Present Use: commercial/residential

12. Zoning: CG

13. Threats: None

Send a copy of this form to: State Office of Historic Preservation, P.O. Box 942996, Sacramento, CA 94299-0001

*Complete these items for historic preservation compliance projects under Section 106 (36 CFR 800). All items must be completed for historical resources survey information.

DPR 023 (Rev: 3/10)

Page 10
HISTORICAL INFORMATION

14. Construction date(s) 1911
   Original location same
   Date moved

15. Alterations & data

16. Architect Unknown
    Builder Unknown

17. Historic attributes (with number from list) 02-Single Family Property

SIGNIFICANCE AND EVALUATION

18. Context for evaluation Theme Economic Development Area San Dimas
    Period 1887-1940 Property Type Residence
    Context formally developed? No

19. Briefly discuss the property's importance within the context. Use historical and architectural analysis as appropriate. Compare with similar properties.
    The house was built in 1911 for Elmer and Lydia Emerick. Mr. Emerick was a nurseryman. The house is a modest example of the California Bungalow style and is a contributor to the 200 block of W. Railway Street. It is representative of the early residential development of San Dimas.

20. Sources
    Assessor's Map Book, #113, 1911-19
    Street Map, 1925
    San Dimas City Directory, 1906

21. Applicable National Register criteria N/A

22. Other recognition
    State Landmark No. (if applicable)

23. Evaluator Judith P. Tristem
    Date of evaluation 7/12/91

24. Survey type Comprehensive

25. Survey name San Dimas Historic Resources Survey

26. Year form prepared 1991
   By name(s) Judith P. Tristem
   Organization City of San Dimas
   Address 245 E. Bonita Avenue
   City & Zip San Dimas 91773
   Phone (714) 599-6713

* Sketch map. Show location and boundaries of property in relation to nearby streets, railways, natural landmarks, etc. Name each feature.
Exhibit A
Conditions of Approval for
DPRB Case No. 19-0030

A request to construct a 491.5 square-foot addition to the rear of an existing 768 square-foot one-story single-family historic home with an existing 660 square-foot detached two-car garage. The subject property is located within the Town Core boundaries in the Single Family 7,500 (SF-7500) Zone at 231 W. Railway Street. (APN: 8390-021-007)

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 Downtown Residential 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 October 10, 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.

DESIGN

11. Building architecture and site plan shall be consistent with plans presented to the Development Plan Review Board on October 10, 2019 provided that the Director of Development Services is authorized to make revisions consistent with the San Dimas Municipal Code.

12. Any changes to the exterior finishes after October 10, 2019 shall require review and approval by the Planning Division.

13. All exterior building colors shall match the color and material board on file with the Planning Division. Any revision to the approved building colors shall be submitted to the Planning Division for review and approval.

14. The new roof material shall match the existing roof material of the main dwelling unit and the detached garage in color and composition. A sample of the proposed roofing material shall be submitted to the Planning Division for review and approval prior to installation.

15. The Applicant/Developer shall pour concrete in the area immediately in front of the detached garage to connect to the existing driveway and repair portions of the driveway that are visible to the public right-of-way within two years of permit final.

16. The Applicant/Developer shall install a new single hung window within the new master bathroom located to the rear, which shall match the other existing single hung windows on the house including all architectural trim.

LANDSCAPE

17. The Applicant/Developer shall submit to the Planning Division, prior to the issuance of building permits, a landscape plan for the front yard. Installation of new landscape is subject to the Model Water Efficient Landscape Ordinance (MWELO). Water efficient landscapes shall be implemented in all new and rehabilitated...
landscaping in single-family and multi-family projects, and in private development projects that require a grading permit, building permit or use permit, as required by Chapter 18.14 of the San Dimas Municipal Code.

18. All landscaping and automatic irrigation shall be installed and functional prior to occupancy of the building(s), in accordance with the plans approved by the Planning Division. Landscaping shall be refurbished prior to final of the addition.

19. No trees shall be removed as part of this approval.

BUILDING DIVISION – (909) 394-6260


21. The Applicant/Developer shall comply with the latest California Title 24 Energy requirements and any measures that exceed them if required as part of a mitigation plan for all new lighting, insulation, solar and mechanical equipment and submit calculations at time of initial plan review. (Note initial plans submitted on or after Jan 1st 2020 will require significant energy saving upgrades).

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

23. Prior to the inspection of the foundation, the Applicant/Developer shall submit a footing bottom compaction certification by a licensed soils tech.

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.

25. Applicable fees shall be paid to Bonita School District in compliance with Government Coe Section 65995.

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 E.

EXHIBIT A
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 contact the Los Angeles County Sanitation District for any required annexation, extension, or sewer trunk fee. Proof of payment/clearance is required before the City will issue any sewer permit.

29. The Applicant/Developer shall provide a drainage plan with improvements if necessary to carry runoff of storm waters in the area proposed to be developed, and for contributory drainage from adjoining properties to be reviewed and approved by the City Engineer.

30. For all projects which disturb less than one (1) acre of soil, 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. 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.

32. 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.

33. Construction material storage to be confined to the site. No construction related material storage will be allowed on the surrounding streets.

34. The applicant is advised that the north fence line appears to be in the Railroad Right of Way and relocation may be required by the Railroad at a future date.

PARKS & RECREATION – (909) 394-6230

35. 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
8/9/13

231 W.Railway St.
San Dimas, Ca 91773

To whom it may concern,

I recently built a garage. The garage is part of a complete remodel of the property including the house. I wish to not finish driveway from garage at this time because we are planning an extensive remodel to the house and I'm not exactly sure where our house will end up and would hate to waste money on a driveway I might have to tear up.

Our plan is to pay down some credit cards over the next couple months then apply for a loan to find out how much we qualify for so I know how much I can do to our house. I'm hoping to start the remodel process on the house sometime next year. The sooner the better because since my wife and I have moved into the house we have had two kids and we are quickly out growing the house and moving is not an option. We love where we live too much and my parents live across the street which makes for a very convenient babysitter. Once the house is complete I will pour a complete new driveway from the street to the garage.

If there are any questions please do not hesitate to contact me anytime.

Best Regards,

[Signature]

[Redacted]