

**CITY OF SAN DIMAS  
DEVELOPMENT PLAN REVIEW BOARD  
MINUTES**

**July 13, 2006 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Denis Bertone  
Scott Dilley  
Blaine Michaelis  
Krishna Patel  
Jim Schoonover  
John Sorcinelli (arrived at 8:40 A.M.)  
Larry Stevens*

**ABSENT**

**CALL TO ORDER**

Councilman Bertone called the regular meeting of the Development Plan Review Board to order at 8:40 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

Blaine Michaelis moved, second by Jim Schoonover to approve the Minutes of June 22, 2006. Motion carried 5.0.2. (Denis Bertone and Krishna Patel abstained.)

**HEARING ITEMS**

**Case No. 06-48**

Associate Planner Lockett presented request to construct a 1,474 s.f. first and second story addition and 1,004 s.f. second garage located at 1603 Calle Cristina.

Architect and property owner were not present.

Ron Mandzok, of 1975 Avenida Monte Vista, was present.

Associate Planner Lockett explained that the new garage will require a significant amount of fill dirt and as an accessory structure, the amount of fill required for this addition exceeds the allowable 200 cubic yards of cut/fill. In addition, the proposed fencing plan is not sited in a logical manner.

Community Development Director Stevens stated that no portion of the garage meets code and does not comply with grading limitations. The Board, nor the City Council, does not have the authority to approve based on code requirements regarding grading. The garage is completely unacceptable architecturally.

In regards to the fencing plan proposed, the Board felt that the material and location was inappropriate. An open style fence is more appropriate for the area. Pilasters do not add anything architecturally and should be eliminated to allow for an open style fence. Color should be green or brown.

Mr. Mandzok, of 1975 Avenida Monte Vista, expressed concerns with proposed fencing plan and fortress look around this house. He felt that view shed and scenic easement would be compromised. The proposed fence line goes further down the hill. He wanted to know what were Mr. D'angelo's future development plans?

Associate Planner Lockett stated that there is a code compliance case open for this property in regards to a trench. To date it has not been remediated. Community Development Director Stevens added that no fencing can be done until code violations are remediated and no additional fencing should be approved beyond what already exists.

Mr. Sorcinelli expressed concerns with the elevations presented. He felt that it is difficult to see how addition ties in with the existing house. The house virtually has no outdoor space other than by the pool. Without understanding the real qualities of the existing house, he felt that it is difficult to tell if the addition makes it better or worse.

Community Development Director Stevens expressed concerns with the rear elevation. It appears to be a wall of windows.

Larry Stevens moved, second by Krishna Patel to continue to uncertain date to allow for applicant to work on additional details and alternate designs to keep integrity of existing house. No changes shall be made to existing fence. Second garage is denied.

Motion carried 7.0.0.

### **Case No. 05-55D**

Associate Planner Lockett presented request to add an additional 140 s.f. to second story of approved first and second story addition in progress located at 428 Cannon Avenue.

Agop Khanjian, architect, was present.

Associate Planner Lockett stated that the project was currently under early stages of construction. Incremental changes have been made since approval during plan check which prompted additional review by the Board.

The Board reviewed the plans and elevations.

Larry Stevens moved, second by Jim Schoonover to approve subject to standard conditions of approval of original approval.

Motion carried 7.0.0.

**Case No. 05-86**

Associate Planner Lockett presented request for seven lot subdivision, six new single family homes and one remodel, located at Baseline and Cataract.

Guy Williams, Environment Control Systems, Inc., was present.

Associate Planner Lockett stated that the Board had no concerns regarding the new houses; however, at that time the plans for the rehabilitated house were not available. The final architectural plans are before the Board for formal approval today. The houses are well designed with interesting architectural elements. The existing house will be redesigned to match the new houses in a Spanish Colonial style.

Community Development Director Stevens stated that the driveway off of Alford Street needs to be addressed in landscape plans.

Mr. Sorcinelli stated that the elevations for the remodel need work, particularly the east elevation. The roofline needs some work.

Larry Stevens moved, second by John Sorcinelli to approve subject to standard conditions, tree removal of 28 trees, relocation of 7 trees within project and work with Staff on remodel design of existing house.

Motion carried 7.0.0.

**Case No. 06-49**

Assistant Planner Concepcion presented request to construct a 70 s.f. deck extension and spiral staircase located at 612 North Cataract Avenue.

Joel Reedy, The Reedy Corp., was present.

Assistant Planner Concepcion stated that the proposal is being brought to the Board to get policy direction concerning exterior staircases for an attached development. Approval of a staircase would set a precedent for allowing all units within the development to have a staircase.

The Board reviewed the plans and photos and discussed how the staircase would provide a second entrance into the residence via second story deck.

Denis Bertone moved, second by Krishna Patel to approve deck and staircase. All to match existing.

Motion carried 6.1.0. (John Sorcinelli against)

**Case No. 06-43**

Assistant Planner Concepcion presented request for Classification of Use to allow the wholesaling of All-Terrain Vehicles in the M-1 zone located at 590 East Arrow Highway.

Applicant was not present.

Assistant Planner Concepcion stated that a determination is necessary to establish whether this use is similar to a wholesale use which is permitted in the M-1 zone.

The Board felt that it was not clear who the customer is. Who buys ATV's wholesale? Other areas of concern were retail vs. wholesale, location of test drives and gasoline storage.

Larry Stevens moved, second by Jim Schoonover to continue to allow applicant to provide more information:

- Customer base;
- Public activity;
- Explain need for number of vehicles at site;
- Clarify whether or not there will be sales of motorcycles.

Motion carried 7.0.0.

**Case No. 05-91**

Assistant Planner Concepcion presented request to construct 7,046 s.f. house and 1,049 s.f. garage located at 1049 Via Romales.

Pete Volbeda, architect, was present.

Assistant Planner Concepcion pointed out that this proposal uses similar siting approach as the 2001/2004 proposal. The current proposal is larger at two stories with increased square footage and a larger footprint. The roof is overly complicated with inefficient drainage. Multi-gabled roof requires many deep crickets and appears massive, particularly along the front elevation.

Community Development Director Stevens suggested that the entry be stronger, perhaps come out 8'-10'. Also if within the height restriction, the roof should continue to a point on the front elevation.

Mr. Sorcinelli suggested that the number of vents on the rear elevation be reduced.

Larry Stevens moved, second by John Sorcinelli to continue to a date uncertain to allow for applicant to work with Staff on changes to entry, roofline and venting.

Motion carried 7.0.0.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 11:00 A.M. to the meeting of July 27, 2006 at 8:30 a.m.