

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

**July 27, 2006 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Scott Dilley  
Sandy McHenry  
Blaine Michaelis  
Krishna Patel  
Jim Schoonover  
John Sorcinelli  
Larry Stevens (arrived at 8:38 A.M.)*

**ABSENT**

**CALL TO ORDER**

Councilman McHenry 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 Council Chambers Conference room.

**APPROVAL OF MINUTES**

Jim Schoonover moved, second by Scott Dilley to approve the Minutes of July 13, 2006. Motion carried 5.0.1.

**HEARING ITEMS**

**Case No. 05-91**

Assistant Planner Concepcion presented request continued from July 13, 2006 to construct a 7,046 s.f. house and a 1,049 s.f. garage located at 1049 Via Romales.

Pete Garido from Pete Volbeda's office was present.

Assistant Planner Concepcion pointed out revisions made based on comments from the Board at the July 13, 2006 meeting. The roof continues to be overly complicated with inefficient draining. The multi-gabled roof requires many deep crickets and the roof remains massive.

Mr. Sorcinelli commented that the revisions were an improvement.

Larry Stevens moved, second by Krishna Patel to approve revised plans subject to standard conditions and the following:

1. Applicant to work with Staff on adding additional materials to front elevation;
2. Landscape plans to come back to the Board for review;
3. Applicant to work with Staff on addressing drainage, preferably on-site;
4. Applicant to work with Staff on roof drainage and crickets.

Motion carried 7.0.0.

**Case No. 06-43**

Assistant Planner Concepcion presented request, continued from July 13, 2006, for Classification of Use to allow the wholesaling of All-Terrain Vehicles in the M-1 zone located at 590 East Arrow Highway.

Sophie Han of ZJ Motorsports, Inc., applicant was not present.

The Board discussed possible impacts of proposed use on surrounding area, storage of gasoline, noise and whether use was similar or like other uses permitted in the zone.

Larry Stevens moved, second by Krishna Patel to approve with appropriate findings:

1. Wholesale of ATV only;
2. No exterior display of merchandise;
3. No test drives at location;
4. No on-site repairs.

Motion Carried 6.0.0.

**Case No. 06-18**

Assistant Planner Concepcion presented request to construct a 1,200 s.f. rear addition located at 315 East Baseline Road.

Steve Eide, Drafting and Design, was present.

Assistant Planner Concepcion explained the Secretary of the Interior's Standards for Rehabilitation that is commonly used to assess appropriateness of additions to historically significant structures.

Public Works Director Patel stated that street improvements will have to be made.

Mr. Sorcinelli stated that there should be an attempt to have the garage match the existing house. In addition the south elevation needs some work in regards to the new window and wall. He also suggested that the wall be extended out in front of the addition.

Planning Manager Hensley replied that the detached garage is not required to be part of the approval.

Community Development Director stated that the windows should be done in the original material.

In response to Community Development Director Stevens, Planning Manager Hensley stated that it did not appear to be the goal of the homeowners to qualify for Mills Act.

Larry Stevens moved, second by John Sorcinelli to approve subject to standard conditions and the following:

1. Applicant to work with Staff on south elevation;
2. Conditions to include street improvement per section 18.12.110;
3. Applicant to work with Staff on re-roofing with red clay barrel tile;
4. Windows to be historically correct – clad ok on addition.

Motion carried 6.0.0.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:45 A.M. to the meeting of August 10, 2006 at 8:30 a.m.