

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

**August 24, 2006 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Scott Dilley  
Blaine Michaelis  
Craig Hensley  
Sandy McHenry  
Krishna Patel  
Yunus Rahi  
John Sorcinelli*

**ABSENT**

**CALL TO ORDER**

Councilman McHenry called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

Craig Hensley moved, second by Krishna Patel to approve the Minutes of August 10, 2006. Motion carried 6.0.1. (Scott Dilley abstained)

**HEARING ITEMS**

**Case No. 06-40**

Assistant Planner Michael Concepcion presented request to construct a 1,317 s.f. single family house and a 441 s.f. detached garage located at the southeast corner of Second Street and Eucla Avenue.

Hussein Farzad was present.

Assistant Planner Concepcion explained the challenges for siting, garage and driveway access.

The Board reviewed site plan and elevations and discussed curb cut policy.

Mr. Farzad addressed the Board. He presented the Board with alternative site plan that was not submitted to Staff prior to today's meeting. The Board reviewed the new site plan as it relates to the garage and access.

Mr. Sorcinelli suggested a hammerhead type of driveway with entrance to house on Second Street. The front porch should be widened – change the gable to allow for expansion. The Board suggested to Mr. Farzad that roof direction be changed and turn out for the garage be incorporated in new site plan.

Planning Manager Craig Hensley commented that the roof was too high and that garage suggestions made by Mr. Sorcinelli were good. In addition, the gables need work. He suggested that a Spanish colonial style house may offer more flexibility for a lot of this shape. Staff can provide architect with photo's of Spanish style homes)

Public Works Director stated that the property should be surveyed to confirm property lines.

Craig Hensley moved, second by John Sorcinelli to continue to a date undetermined to allow for the applicant to work on the following:

- Consider Spanish Colonial architectural style or consider suggestions made by the Board for Craftsman style;
- Revise driveway layout as suggested by Board.

Motion carried 7.0.0.

### **Case No. 06-57**

Assistant Planner Michael Concepcion presented request to construct a 682 s.f. detached R.V. garage located at 204 South Glengrove Avenue.

Mario Carrazco, homeowner, was present.

Raul Garcia of 210 S. Glengrove was present to object to project due to height, mass and bulk. He stated that his view of the mountains would be obstructed.

The Board reviewed the site plan and elevations. Roll up garage door must be residential in appearance. Suggested that height be dropped 6" to lower pitch so garage would more closely match house.

Craig Hensley moved, second by Krishna Patel to approve. Applicant to work with Staff on reducing roof pitch of garage to relate to the house and reduce height if possible.

Motion carried 7.0.0.

**Case No. 06-59**

Associate Planner Laura Lockett presented request to construct a 3,480 s.f. single family house located at 1615 San Dimas Canyon Road.

Steve Eide, architect, was present.

Issues of fencing, front rock pop out, dormer above front door and setback along north property line were discussed.

Public Works Director Patel stated that the property is lower than street level, so drainage needs to be looked at.

Craig Hensley moved, second by Krishna Patel to continue to undetermined date so Staff can verify no build easement as it relates to outdoor areas.

Motion carried 7.0.0.

**Case No. 06-55**

Associate Planner Marco Espinoza presented request to construct a 4,367 s.f. single family house and attached three car garage with 485 s.f. living quarters above located at 363 Puddingstone Drive.

Steve Eide, architect, was present.

Issues of attached living quarters and access were discussed. Mr. Sorcinelli suggested pop out on right side elevation with no gable.

John Sorcinelli moved, second by Blaine Michaelis to approve subject to standard conditions and approval for driveway access from Los Angeles Flood Control District prior to submitting plans for plan check. Also remove gable and extend deck over garage.

Motion Carried 7.0.0

**Case No. 06-58**

Associate Planner Laura Lockett presented request to construct a 4,209 s.f. single family house located at 216 West Allen.

Alfonso Garcia was present.

Issues of wall height on front setback, west elevation length and how two story house relates to low profile single story residential development were discussed. Though first two story house on West Allen, the project is a well designed two-story craftsman themed house.

Mr. Sorcinelli suggested eliminating walkway from trail to off of driveway and flip the front door.

Craig Hensley moved, second by John Sorcinelli to approve subject to standard conditions, eliminate walkway to the equestrian trail in front yard and flip front door.

Motion carried 7.0.0.

**Case No. 06-63**

Associate Planner Marco Espinoza presented request for installation of a 25-foot high flagpole at 300 N. San Dimas Avenue zoned Administrative Professional (AP) and revision of the Flag Pole Policy in Non-Residential Zones and Residential Zones.

DNJ Mortgage not present.

Issues and revisions reviewed by the Board.

Blaine Michaelis moved, second by Krishna Patel to approve.

Motion carried 7.0.0.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 10:55 A.M. to the meeting of September 14, 2006 at 8:30 a.m.