

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

**September 14, 2006 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

---

**PRESENT**

*Scott Dilley  
Ken Duran  
Sandy McHenry  
Krishna Patel  
Jim Schoonover  
Larry Stevens*

**ABSENT**

*John Sorcinelli*

**CALL TO ORDER**

Councilman McHenry 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**

Larry Stevens moved, second by Krishna Patel to approve the Minutes of August 24, 2006. Motion carried 4.0.2. (Ken Duran and Jim Schoonover abstained)

**HEARING ITEMS**

**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.

Associate Planner Lockett stated that this project was continued from August 24, 2006 in order for Staff to provide additional information regarding permissible use allowed in the "No Building Area" located along the north property line.

Larry Stevens moved, second by Ken Duran to approve subject to standard conditions and:

- Compliance with agreement establishing building restrictions per Parcel Map No. 21554;
- Submit fencing plan.

Motion carried 6.0.0.

**Case No. 05-08**

Associate Planner Laura Lockett presented request to construct three 4,456 s.f. single family homes located on Cannon Avenue between 217 & 265 Cannon.

Otis Lacy, owner, was present.

Jay Crawford, architect, was present.

Associate Planner Lockett stated that this item was brought to the Board at the applicant's request to confirm that he is moving in the right direction. A model of lot 1 and elevations were provided for conceptual review. There have been no discussions relating to front setback opportunities. The changes made with the revised plans are not substantial to address the concerns of the Board. Sewer connection and storm drain alternatives have not been addressed.

Mr. Lacy addressed the Board. He stated that the sewer was resolved with Tiburon on the south side long ago. Prepared in the 70's with stub outs for all six lots.

Mr. Crawford addressed the Board. He stated that the house was raised up to improve drainage to the street. Parking area and back up room created. Dropped floor plan ½ level to reduce appearance of a three story house from the street. Horizontal bands introduced. Natural vegetation to be used to hide wall. Darker, earth tone colors selected. Garage is two car plus one tandem to equal three car garage parking.

Mr. Stevens stated that the driveway appeared to be more of a "bridge" than a retaining wall and suggested that different opportunities be considered by applicant for the garage. In addition he added that the stairway at the wall to the rear adds mass to the the rear elevation and perhaps should be an open design to reduce visual impact.

Mr. McHenry noted that there is no outdoor living area. The Board suggested that the applicant consider creating outdoor space and break up the wall on the rear elevation.

Mr. Stevens stated that increasing the tower height may be a benefit.

Main considerations of the Board:

- Number of stories permitted;
- Building envelope maxed out;
- Location of sewer and storm drain;
- Back-up and turning concerns.

Larry Stevens moved, second by Krishna Patel to continue to a date uncertain to allow applicant to work on revisions to plans based on comments made by the Board and submit waiver for Permit Streamlining Act requirement.

Motion carried 6.0.0.

Mr. Otis advised to incorporate comments from the Board today to all three houses and bring back for further review.

Mr. Patel requested that plans show all three houses at next review.

**Case No. 05-92**

Associate Planner Laura Lockett presented request to construct a 22,877 s.f. industrial building located at 320 Covina Boulevard.

Tien Chu, architect, was present.

Associate Planner Lockett stated that the overall architecture was good; however, some fine tuning was needed.

Mr. McHenry suggested a landscape plan for rear wall to deter graffiti opportunities.

The Board suggested that the truck doors be revised for better circulation and reduce possible damage to curbs and building.

Larry Stevens moved, second by Jim Schoonover to approve Mitigated Negative Declaration with amendment to Environmental Report regarding Blue Line Stream and Fish & Game requirements; modify handicap ramp by removing switch backs; revise truck bays; adjust roofline standing seam hipped roof; revise wainscoting; work on north elevation landscaping strategy that would discourage graffiti; no fence at rear of property unless required by MTA; work with Staff on landscaping corrugation landscaping.

Motion carried 6.0.0.

**Case No.05-34**

Assistant Planner Michael Concepcion presented request to amend a previous approval to include construction of a 525 s.f. second story deck located at 1756 Via Alegre.

Steve Eide, architect, was present.

Larry Stevens moved, second by Ken Duran to approve subject to standard conditions.

Motion carried 6.0.0.

**Case No. 06-65**

Assistant Planner Michael Concepcion presented request to construct a 7,644 s.f. single family house and 890 s.f. attached garage located at 1018 Via Romales.

Daniel Dascanio, architect, was present.

Assistant Planner Concepcion pointed out that proposed grading within the scenic easement area is not consistent with the intent of preserving the natural character of the open space. Mr. McHenry stated that grading in scenic easement not ever permitted before.

Mr. Dascanio addressed the Board. He stated that the intent of grading in the scenic easement was to fill in the "valley" to create a fire break.

The Board reviewed the section regarding scenic easement, elevations, site plan and 3-D DVD conceptual rendition of project.

Larry Stevens moved, second by Krishna Patel to approve subject to standard conditions and:

- No grading of scenic easement except for permanent drainage structure that is not man-made in appearance;
- Consider recommendation by Board to lower house +/- 5';
- Reimburse City for cost of maintenance of common area;
- Bring back landscape plan to Board for approval;
- Basement can not be converted into a second residential unit.

Motion carried 6.0.0.

### **Case No. 06-68**

Associate Planner Marco Espinoza presented request to add 425 s.f. rear addition and 216 s.f. rear patio located at 236 West First Street.

Rob McIntyre, applicant, was present.

No issues presented by Staff.

Larry Stevens moved, second by Jim Schoonover to approve with condition that any future additions may require construction of two car garage.

Motion carried 6.0.0.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 11:17 A.M. to the meeting of September 28, 2006 at 8:30 a.m.