

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

**September 28, 2006 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Denis Bertone
Scott Dilley
Blaine Michaelis
Jim Schoonover
Larry Stevens*

ABSENT

*Krishna Patel
John Sorcinelli*

CALL TO ORDER

Councilman Bertone called the regular meeting of the Development Plan Review Board to order at 8:35 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

Jim Schoonover moved, second by Larry Stevens to approve the Minutes of September 14, 2006. Motion Carried 4.0.1. (Denis Bertone abstained)

HEARING ITEMS

Case No. 06-40

Assistant Planner Michael Concepcion presented continued request from August 24, 2006 to construct a 1,148 s.f. single family house and a 441 s.f. attached garage located at the southeast corner of Second Street and Eucla Avenue.

Mehdi Farzad and Mark Peterson, property owners, were present.

Assistant Planner Concepcion stated that there were not any major issues.

The Board reviewed the revised site plan and discussed benefit of regularly shaped lots that face street in regards to view. Mr. Hensley stated that there would not be much of an advantage for lot line adjustment in regards to square footage. Mr. Patel added that a lot line adjustment would probably only add 10-15' and a structure already exists on adjacent property.

Mr. Stevens recommended that applicant make sure lots were legally created.

Blaine Michaelis moved, second by Jim Schoonover to approve subject to standard conditions with lot survey submitted for review prior to the issuance of building permits.

Motion carried 6.0.0.

Case No. 06-06

Associate Planner Laura Lockett presented continued request from February 23, 2006 to construct a second story addition and 500 s.f. detached garage located at 314 Iglesia.

Robert Blackwell, architect, was present.

Associate Planner Lockett presented issues to the Board:

- Existing residence and surrounding homes are single story with request setting a precedence for the street;
- Proposed addition brings the property to 35% lot coverage;
- City Council has expressed concerns with overbuilding within established single story neighborhoods in the town core.

Mr. Stevens expressed concerns with turning space for garage and suggested pushing the garage back a few feet to rear property line.

Mr. Patel pointed out sewer easement at rear property line that would actually require the garage be moved forward.

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

- Applicant to work with Staff on revising plans to eliminate second floor addition over garage;
- Applicant to work with Staff on roofline and stairway integration;
- New garage to be moved out of sewer easement along east property line.

Motion Carried 3.2.1. (Denis Bertone abstain, Scott Dilley and Jim Schoonover against)

Associate Planner Lockett pointed out to the Board that the new windows will be consistent with existing. Mr. Stevens added that Town Core guidelines in regards to windows do not apply to the 1960's California Ranch architecture of this house.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:50 A.M. to the meeting of October 12, 2006 at 8:30 a.m.