

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

**November 9, 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 (arrived at 8:33 A.M.)  
Krishna Patel (arrived at 8:32 A.M.)  
Jim Schoonover  
John Sorcinelli  
Larry Stevens*

**ABSENT**

**CALL TO ORDER**

Sandy McHenry called the regular meeting of the Development Plan Review Board to order at 8:31 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

Larry Stevens moved, second by Jim Schoonover to approve the Minutes of October 26, 2006. Motion carried 4.0.1. (John Sorcinelli abstained)

**HEARING ITEMS**

**Case No. 06-73**

Planning Manager Craig Hensley presented request for a new 4,477 s.f. single family residence located at 619 West Fifth Street (Previously approved as DPRB 04-22).

Joe Russell, property owner, was present.

Planning Manager Hensley stated that the previously approved house plan had expired. Concrete tile roof, exposed wood beams and rafter tails, veranda patios and vinyl clad windows are proposed.

Larry Stevens moved, second by John Sorcinelli to approve subject to same conditions of previous approval with the addition of concrete tile roof rather than clay tile. Motion carried 7.0.0.

**Case No. 05-92**

Planning Manager Craig Hensley presented request for Mitigated Negative Declaration for 22,877 s.f. industrial building located at 302 Covina Boulevard, previously approved by the Board on September 14, 2006.

Larry Stevens moved, second by Jim Schoonover to approve Mitigated Negative Declaration. Motion Carried 6.0.1. (John Sorcinelli abstained)

**Tree Removal Case No. 06-47**

Planning Manager Craig Hensley presented request to remove four (4) pine trees located at 801 West Covina Boulevard, Charter Oak Mobile Home Estates.

Paul Thomas was present for Bessire and Casenhiser, Inc.

Planning Manager Craig Hensley stated that the proposed replacement tree, fruitless plum, was not acceptable. The new planting palate should include native shrubs and plants that are more water efficient.

The Board discussed condition of existing trees, species appropriateness and space available for landscaping.

Councilman McHenry expressed concerns with size of box recommended for replacement (24" box) and limited space available for landscaping. Suggested smaller box requirement with a species that has a high canopy.

Planning Manager Hensley stated that is was important to have a landscape plan submitted and that applicant work with staff on species of replacement trees.

Assistant City Manager of Community Development Stevens suggested complete landscape of entrance with a median to offset loss of the pines. City Manager Michaelis replied that funds for re-landscaping would come from a City fund. He also added that visibility has historically been a concern and distance to bus stop.

Larry Stevens moved, second by Blaine Michaelis to approve removal of four (4) pine trees at a 2:1 replacement with 15 gallon box trees, species and location to be determined by Staff. Landscape plan for redesign of entry prior to replacement to be submitted for review by Staff. Motion Carried 7.0.0.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 8:55 A.M. to the meeting of November 21, 2006 at 8:30 A.M.