

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

**January 11, 2007 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Scott Dilley  
Ken Duran  
Sandy McHenry  
Krishna Patel  
Jim Schoonover  
John Sorcinelli (arrived at 8:33A.M.)  
Larry Stevens*

**ABSENT**

**CALL TO ORDER**

Councilman McHenry called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Jim Schoonover moved, second by Larry Stevens to approve the Minutes of December 14, 2006. Motion carried 4.0.2. (Sandy McHenry and Ken Duran abstained)

**HEARING ITEMS**

**DPRB Case No. 06-72** Request to convert the attic into a second story and add 567 s.f. to the second floor located at 1724 Paseo Mundo. **(Continued from the November 21, 2006)**

Al Wisman, applicant, not present.

No action taken. Applicant still working on plans and may return to original request.

**DPRB Case No. 06-85** Request to construct a two story 1,770 s.f. single family house and 441 s.f. attached garage located at the southeast corner of Second Street and Eucla Avenue.

Meagan and Carrie Hall, applicant, were present.

Assistant Planner Concepcion stated that a previous approval had been made for this property under DPRB Case No. 06-40. The property has changed ownership and the new owner's proposal retains some of the features previously approved, but with some notable changes such as:

- Number of floors increased from one story to two story;
- Square footage has increased;
- Larger full length front porch;
- Centered dormer window on the side-facing gable roof.

He added that the new proposal is compatible with the scale and character of surrounding development. The house may be read as a "one-and-a-half-story" Craftsman as described in the Town Core Design Guidelines.

In response to Mr. Stevens, the property line fencing proposed material is wood and a land survey is still recommended.

Mr. Patel also added that the corner cut off dedication and street improvement were adequate. Street light condition would apply.

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

1. Meet public works requirements for street lights;
2. Obtain lot survey to confirm property lines.

Motion carried 7.0.0.

**DPRB Case No. 06-80D** Appeal of an approved 322 s.f. gazebo partially located on a slope at 132 Prairie Drive.

Nagy Khattar, applicant, was present.

Appellants John Vaccariello, 127 Marshall Court, and Henry Rodriguez, 119 Marshall Court, were present.

Assistant Planner Concepcion stated that the appellants cite issues of privacy and size of gazebo. The cantilevered deck policy was used as a frame of reference for review of the gazebo. Under this policy, limitations for deck encroachment into a slope are no more than eight feet and can not extend more than half the width of the lot.

The Board discussed issues of the gazebo partially encroaching into the slope and interpretation of CC&R's as it relates to the existing fencing.

Mr. Khattar addressed the Board. Gazebo is a 40<sup>th</sup> Anniversary gift to his wife. He stated that he has lived at this residence for 20+ yrs. and did not know the neighbors that were appealing the approval. He presented the Board with photos of various views demonstrating that the gazebo would not be impinging on the neighbor's privacy.

In response to questions from the Board, Mr. Khattar stated that the gazebo could be moved back closer to the house, but that is not the preferred location as it would reduce the open space available in his yard. Also, no trees have been removed that require a permit. One tree has been trimmed and a dead one removed.

In reviewing the CC&R's, the Board came to the conclusion that the fencing could not be broken; therefore, the gazebo could not be approved in the location requested by the applicant. It was the consensus of the Board that the intent of the CC&R's as it relates to the fencing and slope, that no building is allowed in the "greenbelt" area in the rear of the property.

**MOTION:** Ken Duran moved, second by Krishna Patel to uphold appeal based on CC&R's fencing restrictions, appeal fee be refunded to appellants with applicant able to appeal to City Council.

Motion carried 6.0.2. (Larry Stevens and Sandy McHenry abstained)

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:35 a.m. to the meeting of January 25, 2007 at 8:30 a.m.