

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

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

---

**PRESENT**

*Dan Coleman  
Scott Dilley  
Krishna Patel  
Jim Schoonover  
John Sorcinelli*

**ABSENT**

Sandy McHenry  
Blaine Michaelis

**CALL TO ORDER**

Planning Commissioner Schoonover called the regular meeting of the Development Plan Review Board to order at 8:34 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Krishna Patel moved, second by Scott Dilley to approve the Minutes of January 25, 2007. Motion carried 5.0.0.

**HEARING ITEMS**

**DPRB Case No. 07-06**

Request to construct a 5,032 s.f single family residence locate at 1608 Calle Cristina. (APN 8448-038-047).

Nik Sae-Low, Principal Designer from PSY Design Lab, was present.

Assistant Planner Concepcion stated that the original DPRB approval had since expired and the applicant would like to resubmit request for approval. He added that some changes had been made to the previously approved plans during the plan check process. The balcony area had been increased and more stone veneer on the front façade was proposed. This proposal also requires Planning Commission review and is subject to provisions of the Single Family Hillside zone.

In response to Development Services Director Coleman, Mr. Sae-Low stated that the roof pitch had changed to increase attic space that was determined to be too tight.

In response to Public Works Director Patel, Assistant Planner Concepcion stated that there were not any grading changes made and that plans have been reviewed by RKA during plan check, but still require corrections.

Mr. Sae-Low explained to the Board that the project had been delayed, consequently expiring, because the owner had fallen ill.

**MOTION:** John Sorcinelli moved, second by Krishna Patel, to approve subject to standard conditions. Motion carried 5.0.0.

#### **DPRB Case No. 07-04**

Request to construct a 621 s.f. addition to the rear of an existing single family residence located at 313 West Fifth Street. (APN 8386-001-035)

Fred Diaz, architect, was present.

Associate Planner Lockett stated that the addition would cut off vehicular access to the rear of the yard for future RV parking and on the north elevation view, the two gables appear awkward and would not be recommended in new construction.

Mr. Diaz stated that he would work with staff on addressing the gables. The existing structure may not be able to handle the addition anyway.

The Board reviewed the site plan and elevations and did not have any major concerns.

Mr. Sorcinelli stated that access to the rear through the house was less of an issue than having to go around a structure to get access to the rear yard.

**MOTION:** Dan Coleman moved, second by Scott Dilley, to approve subject to standard conditions and applicant to work with staff on revising the roof plan and eliminate the side by side gable. Motion carried 5.0.0

#### **ADJOURNMENT**

There being no further business the meeting was adjourned at 8:55 a.m. to the meeting of February 22, 2007 at 8:30 a.m.