

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

**May 10, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman
Scott Dilley
Blaine Michaelis (arrived at 8:32 a.m.)
Curt Morris
Krishna Patel
Jim Schoonover
John Sorcinelli*

ABSENT

CALL TO ORDER

Mayor Morris 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

Postponed to next meeting of May 24, 2007.

HEARING ITEMS

DPRB Case No. 07-07

Request to add a 1,213 square foot room addition to the historic house located at 149 West Gladstone Street. (APN 8392-014-012) ZONE: SF-A - 16,000

John and Marion Sorcinelli, applicants, were present. Mr. Sorcinelli did not participate on this item, recusing himself as he was applicant.

Planning Manager Hensley presented request and stated that a historic resources report was prepared by San Buenaventura Research Associates on April 12, 2007 to determine that the proposed addition met the Secretary of Interior's Standards for Rehabilitation. In the report a recommendation was made that a small plaque be installed to denote the date of the addition. He added that the addition was well designed, matches the existing house and is in compliance with the Town Core Design Guidelines and Secretary of Interior's Standards for Rehabilitation.

In response to Development Services Director Coleman, Mr. Sorcinelli stated that he is removing shed and restoring the west side of the house to original gable. This part of his home has been run down for quite some time and needs rehabilitation.

Motion: Blaine Michaelis moved, second by Jim Schoonover to approve.

Motion carried 6.0.1. (Sorcinelli recused)

DPRB Case No. 07-26

Request to construct a 2,950 sq. ft. single story house and a 584 sq. ft. attached garage located at 619 W. 5th Street (APN: 8337-014-055). ZONE: Specific Plan 3

Mr. Sorcinelli rejoined Board.

Ross Gorgone, applicant, was present.

James Black, a neighbor living at 601 Hoover, was present and in support of request. Asked that applicant consider not planting trees on slope that would block his view.

Associate Planner Espinoza stated that the site is within the Town Core boundaries. Proposed architecture of the house is modified Spanish Colonial Revival. Staff made several architectural suggestions to applicant as it relates to the Spanish Colonial Revival style. Applicant presented revised plans today reflecting those suggestions.

Planning Manager Hensley stated that Staff accommodated applicant in this request, who is in escrow with Mr. Russell for the purchase of this house, by accepting the late submittal of revised plans at today's meeting. He added that previously approved request for Mr. Russell had expired, though the retaining wall has been constructed.

Doug from Andresen Architecture stated that the house is not visible from the street and homeowner will really only benefit from architectural improvements, though staff suggestions have been applied.

Mr. Gorgone stated that the long driveway has been removed and entry was relocated to adjacent to the garage.

Development Services Director stated that it was appreciated how the architect worked with Staff on implementing changes suggested.

Motion: Dan Coleman moved, second by Krishna Patel to approve.

Motion carried 7.0.0.

DPRB Case No. 07-24

Request to exceed the 42-inch high maximum fence height within the front setback for an as-built wrought-iron fence at the front yard of 1702 Gainsborough Road. (APN: 8426-034-018) ZONE: SP-4, Area 1

Anthony and Patricia Ponzo, applicants, were not present.

Associate Planner Concepcion explained the intent for the setback and fencing zoning regulation was to conserve scenic qualities of the area and prevent sight distance blockage. The security fence is consistent with the neighborhood and past DPRB approvals. He estimated that there were a dozen residences with front yard fencing in the area, some with approvals, some not.

Planning Manager Hensley stated that wood equestrian style fencing existed originally in this area and that over time fences have been constructed in the front yard with and without approvals. A blanket code compliance complaint was recently made regarding these fences. This request is the first of many to be requesting approval. In the early 90's the decision was made by the Board to allow front yard fencing.

In response to Public Works Director Patel, Assistant Planner Concepcion stated that any request for a gate would have to have DPRB approval.

In response to City Manager Michaelis, Assistant Planner Concepcion stated that the arch was the highest point on the fence.

Motion: Krishna Patel moved, second by Scott Dilley to approve with condition requiring DPRB approval for a gate.

Motion carried 7.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 9:00 a.m. to the meeting of May 24, 2007 at 8:30 a.m.