

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

**June 28, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman
Scott Dilley (arrived at 8:33 A.M.)
Blaine Michaelis
Curtis Morris (arrived at 9:15 A.M.)
Krishna Patel
Jim Schoonover
John Sorcinelli*

ABSENT

CALL TO ORDER

Jim Schoonover 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

MOTION: Blaine Michaelis moved, second by John Sorcinelli, to approve minutes of June 14, 2007. Motion carried 4.0.2.1 (Morris, Dilley absent; Coleman abstained).

HEARING ITEMS

DPRB Case No. 07-35

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 1118 Edinburgh Road (APN: 8426-034-004).
Zone: Specific Plan No. 4, Area 1

Julio and Gina Gonzalez were not present.

Planning Manager Hensley stated that the request for the fence is consistent with the neighborhood and past DPRB approvals.

The Board concurred with staff recommendation.

Motion: Dan Coleman moved, second by Blaine Michaelis to approve.

Motion Carried 6.0.1 (Morris absent).

DPRB Case No. 07-33

Request to construct a new, two, story, 7,760 square foot single family house located at 1043 Via Romales (APN 8448-056-014). Specific Plan No. 12.

Abe Chorbajian, architect, was present.

Planning Manager Hensley presented request. Issues for the Board to consider are design and mass. Though a large home, visibility is mitigated by the way the house sits in a little valley. A unique subterranean garage is proposed. The front setback could be increased if it is an issue for the Board. The scenic easement should be cleared and landscaped with native landscaping for fire safety. Use of irrigation system is also recommended with the idea of protecting and framing the house in this minor canyon.

The Board reviewed the plans and model.

In response to Mr. Sorcinelli, Mr. Chorbajian stated that the windows will be low-e.

Mr. Sorcinelli stated that he appreciates the limited use of windows and recommended that applicant consider shading for west elevation.

Mr. Chorbajian replied that they may consider awnings. Also in regards to distance to adjacent properties on the front side of the property, the distance is 65' +/- with most activities occurring at the back side of the property. Intent is to screen the house as much as possible with landscaping.

Director of Public Works Patel added that NPDES and drainage conditions need to be added to conditions of approval. He also recommended that walls be constructed prior to house as it is very difficult to do after the house is built especially with the constraints of this property.

In response to Director Patel, Planning Manager Hensley stated that no encroachment will be allowed in scenic easement or storage on street during construction.

Motion: Krishna Patel moved, second by Dan Coleman to approve subject to standard conditions with the addition of conditions as they relate to NPDES and drainage requirements.

Motion Carried 6.0.1 (Morris absent).

DPRB Case No. 07-31

Request to construct a 1,481sq. ft. two story single family residence and 504 sq. ft. detached garage located at 175 North Acacia. (APN: 8386-015-001) Zone: SF-DR

Kamran Nikbakht, applicant, was present. Fred Diaz, Architect, was also present.

Associate Planner Espinoza stated that although proposed house has Craftsman architectural elements, it lacks proper proportion, scale and design. The chimney base and flue are not proportional. The decorative corbel is not typical of Craftsman. The second story creates an overly massive second floor, a 1 ½ story is recommended.

Mr. Sorcinelli stated that he did not think that the house was so far off of a Craftsman to send it back for revisions. He felt that there were only design issues.

In response to Director Coleman, Mr. Sorcinelli stated that the chimney should be widened with two flues.

Planning Manager Hensley stated that proposal should come back to the Board after all the details are addressed.

Fred Diaz, Architect, explained his design concept and agreed to make revisions based upon staff's comments. He handed out photographs of other two-story houses in the area.

Mayor Morris commented that the Board should give applicant direction and clear understanding so they only have to come back once more.

Mr. Sorcinelli also commented on the porch bases and suggested that some revision occur here as it relates to size of the bottom and top of the base. The pop out on the east is aesthetically appealing, but the one on the west is not appealing as it is pushed up against the adjacent property. The pitched roof over the door on the south elevation needs work and a gable was suggested.

Motion: John Sorcinelli moved, second by Curtis Morris to continue to a date uncertain to allow applicant to revise as recommended by the Board.

Motion carried 7.0.0.

DPRB Case No. 07-34

Request to construct a 5,117sq. ft. two story single family residence and 1,908 sq. ft. garage located at 1658 Gainsborough. (APN: 8426-034-020) Zone: Specific Plan 4

Pete Volbeda, architect, was present.

Associate Planner Espinoza presented proposal with no design issues to be addressed. Arched windows were added to help blend large garage with house.

Director Coleman explained to the Board that the original CC&R's as it relates to the scenic easement were based on original zoning which no longer exists. The scenic easement no longer exists in the current zone. Also, Condition No. 28 addresses drainage requirements.

Upon further review, it is noted that SP-4 was amended in 2002, Ordinance 1123.

Mr. Volbeda addressed the Board. He stated that applicant wants a Mediterranean style house with tower element like homes at Morgan Hill in Glendora. In response to questions about the bunker, he stated that it would remain, though he suggested to applicant to use it as a wine cellar. He also replied that no fence and gate is proposed at this time, perhaps with landscape plan.

Director Patel informed Mr. Volbeda that construction after hours and on holidays was not permitted and that homeowner would be incurring charges associated with damage done to curbs during Memorial Day holiday.

Mr. and Mrs. Feintuch were present to voice concerns they had in regards to drainage from this property onto theirs. Stated that dirt has been dumped onto this property over the years and already have problems with drainage from this property. They would like to see grading and landscape plans when submitted.

Director Patel stated that dry wells may have to be constructed to address drainage. 90% of water has to be contained on the site as normal practice.

Motion: Dan Coleman moved, second by Scott Dilley to approve subject to standard conditions with an additional condition:

“When the landscape and conceptual grading plan are submitted to the city, staff shall notify the three adjacent neighbors to the south of the property as a courtesy. The notification will allow them opportunity to review the plans and make any suggestions if desired. If issues of concern arise that can not be resolved regarding the landscape and conceptual grading plan, staff shall bring the plans back to the Board for review and approval.”

Motion carried 7.0.0.

DPRB Case No. 07-16 (CUP 07-03)

Preliminary review of proposed 8,956 sq. ft. gymnasium addition to an existing church facility at Valley Christian Center located at 1404 West Gladstone Street. (APN: 8383-001-030 Zone: SF 7500)

Alfonso Garcia of Lima+Hizon+Luzano Architects was present.

Planning Manager Hensley presented facts of preliminary review. Application is incomplete. Staff is requesting that the Board provide direction on the proposed design.

Director Coleman expressed concerns with neighborhood compatibility of mass and 30-foot height of proposed building and its close proximity to adjacent homes.

In response to City Manager Michaelis, Manager Hensley stated that the use permit issued to churches has ability to limit occupancy based on available parking. One space is allowed for every three occupants. Currently the church has 70-80 members.

The Board reviewed the plans and discussed problems with massing, design and proximity to homes.

Director Coleman suggested dropping the first floor below grade to reduce mass.

Mr. Sorcinelli felt that there were compatibility issues with existing church and proposed building. The church should be the primary building. The new building appears to be primary building and does not add anything architecturally to existing church. Flipping the proposed building and dropping it 6-8' below grade might help. He asked if the applicant has considered idea of a non-covered basketball court with a courtyard wrapping around it.

Mr. Garcia addressed the Board. He pointed out accent treatments on proposed building to match existing church. He stated that adjustments could be considered for the parapet, perhaps dropping it 5' +/-.

City Manager Michaelis asked if a full court was necessary. Perhaps applicant should consider a ¾ recreational court.

Other suggestions included removing bleachers, kitchen and/or rooms, gable roof and reduce edges.

Director Patel stated that he would like to see gutter repairs done as part of conditions of approval.

No action taken. Comments referred back to Staff for review with applicant.

No Case #

Request for DPRB input on design for public art attached to MWD valve enclosures that will be located in the public right of way in front of 213 West Bonita Avenue (Train Stop) and 600 West Bonita Avenue near Boot Barn).

Planning Manager Hensley presented design concept to the Board.

The Board unanimously chose the boot and horse design for the enclosures.

ADJOURNMENT

There being no further business the meeting was adjourned at 11:50 a.m. to the meeting of July 12, 2007 at 8:30 a.m.