

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

**December 13, 2007 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Dan Coleman, Director of Development Services  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Curtis Morris, Mayor  
Krishna Patel, Director of Public Works  
Jim Schoonover, Planning Commission*

**ABSENT**

*John Sorcinelli, Public Member at Large*

**CALL TO ORDER**

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:35 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Krishna Patel moved, second by Dan Coleman, to approve minutes of November 20, 2007. Motion carried 5.0.1.1. (Sorcinelli absent and Morris abstained)

**HEARING ITEMS**

**DPRB Case No. 07-64 (Previously 05-69)**

Request to construct a 3,480 sq. ft. Single Family Residence located at 1615 North San Dimas Canyon Road. (APN:8665-010-061)  
ZONE: SFA 10,000

Mousoud Mosallaie, owner, was not present.

Planning Manager Hensley stated that project was approved by the Board on September 14, 2006. The project is currently in building plan check and nearing permit issuance. Development plans have not changed from the original approval. Standard conditions still apply with the addition of two conditions:

1. The applicant shall agree to defend at his sole expense any action brought against the City, its agents, officers or employees because of the issuance of such approval, or in the alternative, to relinquish such approval. The applicant shall reimburse the City, its agents, officers or employees for any Court costs and attorney's fees which the City, its agents, officers or employees may be required by a court to pay as a result of such action. The City may, at its sole discretion, participate at its own expense in the defense of any such action but such participation shall not relieve applicant of his obligations under this condition.
2. Copies of the Conditions shall be included on the plans (full size). The sheet(s) are for information only to all parties involved in the construction/grading activities and are not required to be wet sealed/stamped by a licensed Engineer/Architect.

**Motion:** Curtis Morris moved, second by Dan Coleman to approve subject to standard conditions.

Motion carried 6.0.1.0. (Sorcinelli absent)

**DPRB Case No. 07-37**

Request to construct a 29,721 sq. ft. warehouse located at 510 East Arrow Highway. (APN: 8382-005-027) ZONE: M-1

Rick Leslie, architect, and Fred Inman, Sr., owner, were present.

Associate Planner Grabow stated that the applicant made the following design revisions based on Board comments from September 27, 2007 meeting:

- Provided ADA path of travel from Arrow Highway to rear building;
- The east entry gate was relocated further back into the property to allow for easier access for larger vehicles;
- Provided another landscape plan that is slightly different from the previous plan and has removed the 4' x 4' planter squares.

**Motion:** Blaine Michaelis moved, second by Scott Dilley to approve with revision to condition No. 18 "All outdoor storage areas shall be oriented

away from the public right-of-way and screened with solid fencing and/or landscaping, as approved by the Planning Division.”

Motion carried 6.0.1.0. (Sorcinelli absent)

**DPRB Case No. 07-66**

Request to construct a 361 sq. ft. rear addition to an existing 1,376 sq.ft. single family residence that is on the City’s Historic Resource Survey located at 131 West Sixth Street. (APN: 8387-002-050) Zone: SF-7500

William Long, architect, and Bill Gilwood, owner, were present.

Associate Planner Espinoza stated that the proposed addition will not be seen from the street. The addition will match the existing house with the approach to the unpermitted carport and the carport itself removed.

**Motion:** Curtis Morris moved, second by Blaine Michaelis to approve subject to standard conditions.

Motion carried 6.0.1.0. (Sorcinelli absent)

**DPRB Case No. 06-72**

Request to convert 303 sq. ft. of attic space into a second story and add 426 sq. ft. to the second floor for a total of 729 sq. ft. to a single family residence located at 1724 Paseo Mundo. (APN: 8395-034-016) Zone: Single Family.

Al Wiseman, applicant, was not present.

Associate Planner Espinoza stated that applicant addressed the Board’s issues from previous meeting of November 21, 2006. The new proposal will match the existing exterior finished materials and the lot coverage for the site will remain the same at 24%.

**Motion:** Curtis Morris moved, second by Dan Coleman to approve subject to standard conditions.

Motion carried 6.0.1.0. (Sorcinelli absent)

**DPRB Case No. 07-60**

Request to construct a 12,047 sq. ft. single-family residence located at 1551 Calle Cristina. (APN: 8448-038-053) ZONE: Specific Plan 11, Area 1

Vicente Cuevas, owner, was present.

Associate Planner Grabow stated that the proposal is architecturally designed as a large, modern version of a Spanish Colonial Revival. Main concern with proposal is proximity of the retaining wall footings to the adjacent property to the west.

In response to the Board, Ms. Grabow stated that the wall is 3' to 5' high at street grade. The recommendation is for the retaining wall on the northwest property line to be 5' back from the adjacent property line.

**Motion:** Curtis Morris moved, second by Krishna Patel to approve subject to standard conditions.

Motion carried 6.0.1.0. (Sorcinelli absent)

#### **DPRB Case No. 07-44**

Request to construct a 1,083 sq. ft. addition to the Pinnacle Peak restaurant located at 269 West Foothill Boulevard. (APN: 8665-004-015)  
ZONE: Commercial Highway

Paul Stroschein, builder, and Mike Tricker, owner, were present.

Associate Planner Grabow stated that although the plans submitted have several deficiencies, item has been brought before the Board for comment and discussion to encourage site upgrade. Issues for the Board to consider and discuss:

- Parking lot has not been fully dimensioned;
- No easement information has been provided for northeast property line;
- A 25' landscape easement is required from Arrow Highway;
- Landscape requirements not met for parking lot requiring a minimum of one landscape finger for every twelve parking spaces;
- Trash enclosure does not meet city standards for pedestrian access;
- Construct parapet wall on east elevation recommended to address awkward opening;
- Roof top equipment needs to be screened;
- Perimeter landscaping is recommended;
- Parking lot lighting plan needs to be submitted.

Mr. Stroschein addressed the Board. He stated that no additional seating in the restaurant is proposed. Proposal is to update the facility for the

health and welfare of the restaurants clients. The restaurant will be closed for two months during construction. He added that Ron Kranzer was retained three weeks ago to do survey of property.

In response to the Board, Mr. Hensley stated that staff does not recommend deferring parking lot and other site improvements. He further said that staff would not recommend approval of project until there is an adequate site plan.

Mr. Tricker addressed the Board. He stated that due to financial constraints they can only do the interior and not the parking lot or landscaping upgrades. He requested that the parking lot and other site improvements be deferred until sometime after final occupancy. He stated that he planned to close his restaurant January & February for construction. Mr. Coleman explained that during the plan check process, plans would need to be approved by County of Los Angeles Department of Health. Realistically construction would probably not be able to start until the spring of 2008 at the earliest.

Mr. Coleman commented that the interior upgrades make sense and suggested that exterior architectural upgrades be considered.

**Motion:** Krishna Patel moved, second by Curtis Morris to continue to January 10, 2008 meeting in order for applicant to complete property survey and prepare an accurate site plan that meets city codes.

Motion carried 6.0.1.0. (Sorcinelli absent)

#### **DPRB Case No. 04-64**

Request for a three (3) year extension of the Caretaker Unit approval for property located at 1800 Sycamore Canyon Road. APN: 8665-001-004 & 005. Zone: SP-25

Guy Williams, Environment Control Systems, was present.

Assistant City Manager of Community Development Stevens stated that the current approval expires on January 12, 2008 unless a time extension is approved by the DPRB. He stated that a time extension is discretionary and the use determination did not set forth the amount of time that the DPRB could extend the temporary use. Staff verified compliance with the conditions of approval earlier this year and on December 12, 2007.

In response to Board questions, Mr. Stevens stated that the minimum number of grazing animals is two horses, calves, or sheep. Once grazing activity ceases, improvements must be removed. Covenants recorded

were for water and electricity from non-standard access and the temporary use status. Staff will investigate any reports that grazing activity has ceased as appropriate. Acceptable to add a condition that requires property owner submit an annual report to the City verifying number of animals and operations at the property.

Gary Enderle, speaking on behalf of Patrick Jones who was unable to attend, asked several questions. Mr. Stevens replied that the property owner's son lives on property and takes care of the animals. Mr. Stevens added that the use goes with the property in the event that there is a change in property owner.

**Motion:** Blaine Michaelis moved, second by Scott Dilley to approve three year extension of Caretaker Unit with property owner required to submit an annual report to the City verifying number of animals and operation at property.

Motion carried 6.0.1.0. (Sorcinelli absent)

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 10:15 a.m. to the meeting of January 10, 2008 at 8:30 a.m.