

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

**March 27, 2008 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Craig Hensley, Planning Manager  
Blaine Michaelis, City Manager  
Curtis Morris, Mayor  
Krishna Patel, Director of Public Works*

**ABSENT**

*Scott Dilley, Chamber of Commerce  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large*

**CALL TO ORDER**

Curtis Morris called the regular meeting of the Development Plan Review Board to order at 8:33 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

Minutes of March 13, 2008 not available. To be reviewed at meeting of April 10, 2008.

**HEARING ITEMS**

**Tree Permit No. 07-05**

**Continued from November 20, 2007** Request to remove four (4) trees: three (3) Liquidambar and one (1) Pine located within Montecito Village, 100 – 210 W. Via Vaquero (APN: 8382-003-061) Zone: SF-7,500 (PRD-12)

David Cates, 162 West Via Vaquero, was present.  
Cristina Stables, 196 West Via Vaquero, was present.  
Aurelia Borunda, 210 West Via Vaquero, was present.

June Sullivan, 182 West Via Vaquero, was present.

Associate Planner Espinoza stated item was continued from November 20, 2007 meeting to allow applicant time to hire a certified arborist to evaluate issues of concern that arose from the meeting in regards to subject site, replacement, and species of replacement trees.

The Montecito Village Homeowners Association, applicant, chose to not hire a certified arborist due to cost and would plant all (8) eight replacement trees on site.

Mr. Cates, Montecito Village HOA Board member, confirmed that HOA decided on not hiring a certified arborist.

Staff and the City Arborist had visited the site, as a courtesy, to evaluate the grounds and it was determined that the site could sustain (8) replacement trees, though species selected should be revised.

The Montecito Village Homeowners Association voted at its March 6, 2008 Board meeting to remove (3) three Liquidambar and (1) one Pine and replace with (3) three Camphor, (2) two Golden Medallion, (2) two Chinese Fringe, and (1) one Eastern Redbud.

Ms. Borunda, Montecito Village HOA Board member, recounted the Homeowners Association's meeting on the subject and stated that the HOA believed that the replacement plan was, "option #1: replacement off-site". She stated that their property management company decided "option #2: replacement on-site". Also, the HOA Board did not want camphor tree's because of their size and possible future root damage.

Mr. Hensley replied to the Mayor Morris that if site has adequate space for replacement trees on-site, then off-site is not supported. This property is not over planted and can sustain the replacement on-site.

**Motion:** Craig Hensley moved, second by Krishna Patel, to approve tree removal with replacement of (8) eight trees at a 2:1 ratio of which the species and on-site location to be worked out between Staff and applicant.

Motion carried 4.0.3.0.

### **DPRB Case No.08-11**

Request to construct a 6,363 sq. ft. single family two story residence with a basement located at 549 Puddingstone Drive. APN: 8382-017-009  
Zone: Specific Plan 8

Grace Moreno, property owner, was present.

Associate Planner Grabow stated that the project was previously approved in 2003. Permits were issued, but project was held up due to conflicting information from Los Angeles County in regards to the location of the property lines.

Property was re-surveyed and property line issues were resolved. On October 26, 2006 the project was approved by the DPRB, but has since expired.

The Board felt that visibility at the west side of the driveway at the curb and steepness of the driveway were major concerns. Also the driveway appears to encroach into the public right of way. It was requested by the Board that a plan profile of the driveway be submitted for review.

Mr. Hensley stated that if the garage was lowered it may lower the grade of the driveway to a more acceptable angle. He suggested a meeting with project engineer and city staff to address the driveway issues.

**Motion:** Craig Hensley moved, second by Blaine Michaelis, to approve house plan with condition that project engineer work with staff to address driveway issues as it relates to location and steepness.

Motion carried 4.0.3.0.

### **DPRB Case No. 08-03**

Request to construct various additions that will significantly alter the existing residence located at 550 East De Anza Heights Drive. APN: 8382-011-020 Zone: Single Family Hillside with Private Horse Overlay.

Maria Tortorelli, property owner, was not present  
Harout Dedeyan, designer, was present.

Associate Planner Grabow presented request for additions to existing house. Most of existing house will be demolished essentially making this a new single family house. Existing driveway needs to meet code requirement of 12'. Plans show 10'. Plans submitted do not indicate easement information as it relates to south property line and driveway encroaching on adjacent property.

In response to Mr. Hensley, Mr. Dedeyan stated that plate height and footings will remain the same. He briefly went over site plan noting to the Board walls that will be remaining from the existing house.

Mr. Patel pointed out that the nearest sewer is 500' away. Conditions No. 33 needs to be removed if property owner is not connecting to sewer. Mr. Dedeyan stated that they do not have plans to connect to sewer.

**Motion:** Blaine Michaelis moved, second by Craig Hensley, to approve with Condition No. 33 removed, addition of septic system condition(s), and easement issues need to be resolved prior to the issuance of building permits.

In response to Mr. Dedeyan, Mr. Hensley stated that there are several ways to address easement issues such as existence of an easement agreement or process a Lot Line Adjustment.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:35 a.m. to the meeting of April 10, 2008 at 8:30 a.m.