

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

**April 24, 2008 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Curtis Morris, Mayor (arrived at 8:53 A.M.)
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large (arrived at 8:44 A.M., left at
10:00 A.M.)*

ABSENT

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:36 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Krishna Patel moved, second by Blaine Michaelis , to approve minutes of March 13 and 27, 2008 with correction of vote for item 07-59 on page 9 of March 13, 2008 meeting: "Motion Carried 5.1.1.0 (Schoonover against)".

Motion carried 4.0.0.1. (Dilley abstained)

HEARING ITEMS

DPRB Case No. 08-18

Request to relocate an existing 957 sq.ft. house from Claremont, California, to 1143 Dixie Drive and construct a 473 sq. ft. detached garage.
APN: 8661-018-009 Zone: SF-7500

David and Matthew Bayless, applicants, were present

Associate Planner Espinoza presented history of application. Request was

previously reviewed and approved under DPRB No. 02-20 on May 23, 2003. Building permits have since expired and are no longer valid. Subject site is currently in code enforcement due to inactivity. A condition of approval has been added to require applicant to obtain building permits within 60 days of the date of DPRB approval and all work to be completed and finalized within 180 days from that approval. The poles used on the side yard fence are not appropriate fence material and exceed the 6' maximum height. The glass block window is also up for discussion as it does not match the existing architecture.

David Bayless addressed the Board. Mr. Bayless presented the Board with photos and comments about the subject property. He stated that the height of the poles could be lowered, but added that the poles and heavy construction were done because of his concern with heavy traffic on the adjacent driveway. He suggested a climbing vine to mask the poles and lowering the height, though he felt that the material he used is acceptable in comparison to other fences in San Dimas.

In regards to the glass block window, he stated that the walls were out of plumb and it would not be an easy fix. Also, the choice to use glass block was to create privacy from the neighbor. He added that he wanted to reduce the amount of traffic through the house from the front door by utilizing the door off the bedroom on the rear side yard. In the future he plans to add a handicap ramp off this rear side yard door to accommodate a disabled family member.

Mr. Patel pointed out to the Board that Mr. Bayless has requested that several Building and Safety and Public Works conditions be removed or revised. He stated that project is subject to review and will need to meet current building codes.

Mr. Dilley suggested to incorporate rock on the poles located on each side of the gate to match the columns on the front of the house.

Mr. Coleman stated that the glass block window was acceptable at the current location on the house because of the large setback from street, and the grout joints mimic the mullions used in the other windows when viewed from the street.

Mr. Sorcinelli found the poles and glass block unacceptable materials. In regards to the gate, the columns would draw too much attention to the gate on what he considered a modest house. The fence posts should be lowered to 6' and smaller in diameter with a gate design submitted for review. The gate hinges are not acceptable as shown. The stone is nice, but should only be used as an accent. A stone pillar on the side of the gate adjacent to the neighbor's driveway would be an eyesore. He concluded stating that he would like to see casements on the entire house.

Motion: Dan Coleman moved, second by Krishna Patel, to approve with Mr. Sorcinelli's comments reflected in revised plans.

Motion carried 6.0.0.1. (Morris abstained)

DPRB Case No. 08-21

Request to add 1,474 sq. ft. of living space and 1,107 sq. ft. of decking area to an existing 3,804 sq. ft. single family house located at 1603 Calle Cristina.
APN: 8448-008-055 Zone: SP-11

Steve Eide, architect, was present.

Ronald Mandzok, 1975 Avenida Monte Vista, was present. Mr. Mandzok stated that he was very concerned with the excavation that has been done to the hillside without permits by property owner of 1603 Calle Cristina.

Associate Planner Espinoza stated that this request was previously reviewed and approved by the DPRB under DPRB Case No. 06-48 on October 12, 2006. This approval has since expired. Unpermitted excavation of the hillside was done by the property owner and is in code enforcement. There are no changes to the previously approved plans.

Motion: Krishna Patel moved, second by Scott Dilley, to approve subject to standard conditions and additional condition that no building permits can be issued until a soils report is completed and submitted to the Building Department for the unpermitted excavation of the hillside.

Motion carried 6.0.1.0. (Sorcinelli not present for last two items)

DPRB Case No. 08-05

PRELIMINARY REVIEW – REVISED PLANS

Request to construct 7,042 sq. ft., three story, semi-detached RV garage/game room located at 1539 Calle Cristina. APN: 8448-038-055 Zone: SP-11

John Begin, property owner, was present.

Joe Moers, Adkavas Group, was present.

Associate Planner Espinoza stated that staff is asking for comments from the Board on the proposed modifications. On March 13, 2008, the DPRB reviewed and approved DPRB Case No. 08-05 for a 546 sq. ft. addition and 625 sq. ft. attached patio to an existing single family house. Since that approval, it was discovered by the property owner that the topographical map was incorrect. As a result the height and square footage of the garage has been increased. Of particular concern is the overall height increase of the garage from 30' 6" to now 38' 10". The steep grade of the 14' driveway should also be considered.

Mr. Begin addressed the Board. He stated that he had Homeowners Association approval for the modifications. The increase in size and height of the garage resulted from the need to construct a slab and support that could accommodate the weight of a RV and boat. He added that he would install landscaping to screen the wall if required.

Mr. Morris stated that if approved, this item would very likely be appealed due to the height of the garage.

The Board reviewed the site plan and elevations and suggested that the top of the garage be staggered to break up the tall elevation.

Mr. Begin said he would explore shifting the building closer to street to reduce grading and soften building mass.

Preliminary review concluded with applicant to work with staff on revision based on today's comments and bring it back to the Board at a later undetermined date.

ADJOURNMENT

There being no further business the meeting was adjourned at 10:23 A.M. to the meeting of May 8, 2008 at 8:30 A.M.