

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

**June 12, 2008 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Scott Dilley, Chamber of Commerce
Craig Hensley, Planning Manager
Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager of Community Development*

ABSENT

Curtis Morris, Mayor

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: Blaine Michaelis moved, second by Scott Dilley, to approve minutes of May 22, 2008. Motion carried 4.0.1.2. (Morris absent. Sorcinelli and Stevens abstained)

HEARING ITEMS

DPRB Case No. 06-09

Request to remove various architectural treatments from the side and rear elevations of an approved 13,275 sq. ft. commercial building located at 173 Village Court. APN: 8386-008-023 Zone: CG-1

Jay Nelson, Archimetrics, was present.

Eddie Fischer, property owner, was present.

Larry Stevens replaced Craig Hensley as a voting member of the Board for this item.

Planning Manager Hensley presented request and issues with proposed changes. Request to remove roof over window, stone columns and storefront windows should be denied because this is a visible elevation on a commercial building. Request to revise roll-up door to standard door supported by Staff as this is not a regular use loading area and a decorative door is more appropriate. On right and rear elevation, request to omit clerestory windows is acceptable as it will not damage architectural quality. Request to omit siding on right elevation should be denied because it would reduce the building texture. On rear elevation, the request to omit siding, rock and canopy roof should be denied because these treatment changes would significantly change the architectural quality of the building.

Mr. Sorcinelli stated that illustrations of what changes proposed essential in determining whether or not changes would be acceptable. Mr. Hensley stated that no illustrations were submitted.

In response to Mr. Patel, Mr. Hensley stated that the existing building has been sold and currently in code enforcement. The building does not meet current building code. The two tenant spaces and interior alterations have been done without permits.

Mr. Fischer, owner of the property, addressed the Board. The reason driving the request is financial and the property is less visible than the existing building. He stated that they are over budget and property is not visible from the freeway.

Mr. Sorcinelli stated that the Board sympathizes with financial constraints, but variety on this building is desired and was discussed at great length when before the Board for approval. Suggested that the applicant work with Staff on modifying the rear elevation.

Mr. Stevens added that some simplification on the rear elevation would probably be acceptable with the canopy, short columns and clerestory windows removed. A reduction of detail, not a redesign. The current proposal for the rear elevation is not acceptable. The left elevation should not be oversimplified. Continuation of stucco and siding not acceptable in place of the door.

Mr. Dilley suggested that applicant work on some architectural elements for the roof top on rear elevation.

Motion: Larry Stevens moved, second by Jim Schoonover to approve the following changes:

- Removal of clerestory windows on right and rear exterior elevations;
- Applicant to work with Staff on rear elevation architectural elements;
- Maintain decorative door on left exterior elevation;
- Applicant to work with Staff on alternative to removal of windows with decorative element on left exterior elevation.

Motion carried 6.0.1.0. (Morris absent)

DPRB Case No. 08-15

Request to demolish an existing 816 sq. ft. house and construct a new 1,817 sq. ft. residence with an attached 1,337 sq. ft. garage at 1148 N. Dixie Drive.
APN: 8661-018-036 Zone: SF – 7,500.

John Cunningham, applicant, was present.

Associate Planner Espinoza stated that the house is designed in Ranch style architectural theme with a 50 sq. ft. front entry porch, decorative brick wainscot along the front elevation and on the chimney. Hardy board siding under all gable roof peaks is proposed. Two dormers on street-side elevation proposed to add additional visual interest to house.

In reviewing the plans, Mr. Sorcinelli stated that there may be some problems with windows on each side of the chimney as it relates to building code and how windows are attached. Suggested that applicant look into this.

Mr. Hensley stated that the dormers appear to be out of scale. Suggested that one of the dormers be removed and increase size and position of the remaining one.

In response to Mr. Patel, Associate Planner Espinoza stated that street improvements were not required per discussion with Ms. Garwick, Public Works Senior Engineer. Mr. Patel requested that Mr. Espinoza consult with Ms. Garwick again regarding street improvements and encouraged applicant to look into to connecting to the sewer and to meet with Metropolitan Water District (MWD) regarding the existing easement on the property.

Mr. Cunningham, applicant, stated that he had met with MWD. He hired a civil engineer to survey the property as well. His understanding is that he can not build a slab or block wall in easement area. The conditions and location of the easement are described in the property deed.

Motion: Craig Hensley moved, second by John Sorcinelli to approve.

Krishna Patel moved to add a condition that applicant have project reviewed by MWD.

Maker of original motion does not accept. Stated that review by the MWD not a requirement and project does not encroach on easement.

Mr. Sorcinelli added that applicant should not be required to have MWD review plans if it is not a City requirement. Applicant should consult with MWD on his own for clarification of easement restrictions.

The Board suggested that applicant send a letter of understanding to MWD based on his conversations with them about the easement.

Motion carried 6.0.1.0. (Morris absent)

DPRB Case No. 08-29

Request to demolish an existing 2,030 sq. ft., one-story single-family residence and construct a 4,689 sq. ft., two-story house with an 600 sq. ft. detached garage at 443 E. Gladstone St. APN: 8292-007-034 Zone: SFA -10,000.

Luis Roa, applicant, was not present.
Tim Creager, contractor, was present.

Associate Planner Espinoza presented request. Architectural design and features include:

- Hardie Board siding;
- Decorative stone wainscot veneer;
- Hip roof design;
- 40 sq. ft. front entry porch;
- Decorative railing.

Mr. Patel stated that there appears to be an excessive amount of hardscape in the front yard.

In response to Mr. Patel Planner Espinoza stated that the applicant has limited mobility and desires the additional hardscape for easier access.

Mr. Hensley stated that one drive approach needs to be removed as property does not meet requirements for a circular driveway.

Mr. Sorcinelli suggested a hammer-head driveway to reduce hardscape and allow for easier access to driveway.

In response to questions about the proposed aluminum water heater enclosure, Planner Espinoza stated that enclosure will have to match house.

Motion: Craig Hensley moved, second by John Sorcinelli to approve with applicant to work with Staff on removing westerly driveway with Public Works approval. Hammer-head design for driveway to be worked out with Staff.

Motion carried 6.0.1.0. (Morris absent)

Tree Permit No. 08-18

Request to remove nine (9) trees located at 1623 North San Dimas Canyon Road. APN: 8665-010-063 Zone: SF-A 10,000

Mansoor Mosallaie, applicant, was not present.
Susan Bade Hull, architect, was present.

Associate Planner Grabow presented request for removal of nine (9) trees. Based on Tree Preservation Ordinance, replacement ratio is 2:1. Applicant is requesting a reduction based on the number of existing trees on property and the

slope and terrain of property.

The Board reviewed plans and replacement plan.

Motion: John Sorcinelli moved, second by Krishna Patel to approve removal of nine (9) trees with replacement of up to four (4) trees. Landscape plans to be submitted for plan check to the Planning Department.

Motion carried 6.0.1.0. (Morris absent).

DPRB Case No. 08-32

Request for exterior alteration on apartment structures located at 225 South San Dimas Canyon Road. APN: 8390-015-029 Zone: MF-15

Kim Smith, JN Davis Roofing, was present.

Associate Planner Grabow presented request. Proposed material, a stone coated steel roof, is notably different than the existing wood shingles and will significantly alter the appearance of the existing structures.

Mr. Sorcinelli stated that the building is not historic and not opposed to the material proposed. Requested further review of proposed material with site visits and photos of product installed. Would like Staff to confirm that proposed material has the same appearance of wood shake.

Mr. Smith addressed the Board. Stated that this material is lighter, is a walkable surface and has an airspace that creates a cooler roof. The installation is grid system. He stated that Staff could view product on other multi-family and single family structures in Glendale and Burbank that his company has installed.

The Board further discussed material as possibly being acceptable replacement to shake. Suggested that Staff conduct a site visit and report back to the Board. Color variation, seams and edges need to be looked at.

Motion: John Sorcinelli moved, second by Krishna Patel to continue to meeting of June 26, 2008. Staff to conduct a site visit to further evaluate quality of proposed material. Applicant to submit color variation samples.

Motion carried 5.0.1.1. (Morris absent. Hensley abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 10:35 a.m. to the meeting of June 26, 2008 at 8:30 a.m.