

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

**June 26, 2008 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 (arrived at 8:45 a.m.)  
Krishna Patel, Director of Public Works  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large (arrived 8:43 a.m.)*

**CALL TO ORDER**

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Scott Dilley moved, second by Dan Coleman, to approve minutes of June 12, 2008 with correction to page 3, "Mr. Patel requested that Mr. Espinoza consult with Ms. Garwick again regarding street improvements...". Motion carried 4.0.2.1 (Morris and Sorcinelli absent. Coleman abstained.)

**HEARING ITEMS**

**DPRB Case No. 07-42 and 07-43**

Request to review final plans and details for Bonita Canyon Gateway project located at northwest corner of Bonita Avenue and San Dimas Canyon Road. APN: 8390-013-010, 011 and 012 Zone: SP-26

Present for the applicant were:  
Larry Kosmont, VCH-San Dimas LLC  
Harpal Sadhal, VCH-San Dimas LLC  
Guy Williams, ECS, Inc.  
Rudy Carbajal, Nadel Architects  
David Ho, KTG Y Architects  
Andy Neff, KKE Architects  
Parker Fendler, Evergreen Dev. Co.

Shane Arters, Evergreen Dev. Co.  
Noe Valenzuela

Director Coleman stated when the Board last heard this item there were several items identified that they wanted the applicant to explore. Those items the applicant has responded to are listed in boldface in the staff report with staff's analysis. He went over the material board for the residential and commercial projects and stated Staff was in support of the proposed materials and colors, and the applicant is required to have field mock-ups for review when the buildings are constructed. He then discussed the garage door and carport designs, and whether or not solar panels can be incorporated into the carport roofs. Changes were made to the Fresh and Easy and Walgreen's buildings in response to the Board's comments, though the applicant would like to retain the illuminated sign logo inside the tower.

\* \* \* \* \*

John Sorcinelli arrived at 8:43 a.m.

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In response to Mr. Michaelis, Mr. Coleman stated the logo sign would count toward the total sign count and they would have more signs on the building than the sign code allows. In response to Mr. Patel, Mr. Coleman stated the sign program for the center would be reviewed by the Board at a later date.

In response to Mr. Michaelis, Rudy Carbajal stated the gateway sign uses stone, trellis and rustic design features to create a unique design element for the City. The element does not utilize a water feature or seating, just colored paving and landscaping.

\* \* \* \* \*

Mayor Morris arrived at 8:45 a.m.

\* \* \* \* \*

David Ho, KTG Architects, went over the garage door designs in the motor court and stated he felt they could provide variety to the garage doors with the proposed two designs and color choices. They would prefer to use them in a bank of doors so that it would not look too busy.

Mayor Morris asked why they didn't just use one door design since the only people to see them will be the tenants?

Larry Kosmont, applicant, stated the two design options were in response to direction given by the Board at the last hearing, and that the doors could be designed either way.

In response to Mr. Sorcinelli, David Ho went over the landscape materials, walls and walkway designs to buffer the residential portion from the commercial portion. He then explained that it may not be feasible to install solar panels on the carports because of their orientation and being blocked by landscaping. It could take 15 years to make up the cost of a product designed to last only 20 years, so it would also be economically challenging. He stated they are looking at a solar heating system for the pool that is installed in the concrete deck. After the Board's discussion on installing panels on other buildings, Mr. Ho stated he could ask the LEED experts in his office to do an analysis of the whole project site to see if feasible to use solar elsewhere if the Board desired.

Shane Arters, Evergreen Development Co., stated they are building the Walgreens and explained the importance of the mortar and pestle sign in the tower element. This is an iconic symbol for Walgreens and asked the Board to allow it to remain.

**Motion:** Blaine Michaelis moved, second by Scott Dilley, to approve the project as proposed, with the master sign program to come back with details on the Walgreen's sign and monument sign.

Mr. Sorcinelli stated when the corner gateway sign comes back, he would like to review how the lettering sits on the arch and hangs underneath. He was concerned about the aesthetics because the hanging lettering appeared to be lost against the bulk of the sign.

Motion carried 7.0.0.

### **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

**Action:** Item continued to the next DPRB meeting scheduled for July 10, 2008 at the request of the applicant.

### **DPRB Case No. 04-68**

Request to relocate and expand a previously approved cabana located at 1575 Calle Cristina. APN: 8448-038-049 Zone: SP-11, Area 1.

Jack Corey, Architect for applicant, was present  
Suphorn Kalasiha, neighbor at 1569 Calle Cristina, was present

Associate Planner Marco Espinoza presented the facts of the request, highlighting how the pool equipment has been moved away from the neighbors to

the south, the decrease in setback for the cabana, and how this change does not impact the allowed cut and fill for the zone.

In response to Mr. Patel, Jack Corey, architect, stated the property to the south is located five feet lower with a five-foot tall retaining wall. He did not think this was a substantial change from the previously approved design, and that there will be a hedge planted on the south side to hide this from the neighbor at 1569 Calle Cristina.

Suphorn Kalasiha, neighbor, felt he was losing his privacy by the relocation of the cabana closer to his property line, and stated he preferred the original design. He also stated that he was concerned about the possible noise issues from the use of the cabana and pool.

John Sorcinelli felt the redesign was beneficial to the neighbor because it moved the pool equipment and showers further away. The continual noise from the equipment would be more invasive than any noise coming from the cabana. He added the cabana would actually be twenty-plus feet from the neighbor when you add his setback from the property line.

In response to Mr. Patel, Associate Planner Espinoza stated the height of the chimney is the same as previously approved.

The Board discussed the neighbor's concerns regarding privacy and noise. Mr. Coleman suggested that a partial block wall along or near the east property line may address the concerns.

**Motion:** Krishna Patel moved, second by Dan Coleman to approve the modified proposal, with the condition that the applicant adds a five-foot tall block wall along the property line near the cabana and pool.

Motion carried unanimously, 7.0.0.

## **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:58 a.m. to the meeting of July 10, 2008 at 8:30 a.m.

6-26-08

DEVELOPMENT PLAN REVIEW BOARD MEETING

PLEASE PRINT YOUR NAME AND ADDRESS BELOW:

Name & Address	Project Location
ANDY NEFF / KKE ARCHITECTS 605 E. COLONADO BLVD, 4 <sup>TH</sup> FL PASADENA, CA	SAN DIMAS + BONITA
Parker Fendler, Evergreen Devco 2390 E. Camelback Rd Ste 410 Phoenix AZ 85016	"
DAVID HO 1992 MITCHELL S, IRV. 92614	"
LARRY KORMONT 1 818 5365017	San Dimas + Bonita
HARPAL SARDHAR (913) 530-5027 16521 VENTURA BLVD # 511 ENCINO, CA	"
Noe Valenzuela (510) 873-8880 1300 Clay Street, Ste 620, Oakland, CA 94612	"
Shane Artors 2370 E. Camelback Rd. Ste 410 Phx AZ 85016	SAN DIMAS + BONITA
MON S. YEE 247 S. SAN DIMAS CYN. RD SD 91773	SD + BONITA
WAI Y. LEUNG 247 S. SAN DIMAS CYN. RD. SD 91773	SD + BONITA
SUPHORN KALASIHA 1569 CALLE CRISTINA SANDIMAS 91773	CALLE CRISTINA
JOHN CORRIE - ARCHITECT 1775 CALLE CRISTINA 1006 E. COLONADO BL. #226 PASADENA	1775 CALLE CRISTINA
Irma Smith 2400 San Dimas Cyn Rd LaVerne	Bonita / San Dimas Cyn Rd
RUDY CARBAJAL - NADEL 3080 BRISTOL ST. COSTA MESA	NWC BONITA AVE + SAN DIMAS CANYON RD.
Guy Williams ECS, Inc	425 W. Bonita Ave Suite 202