

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

**August 28, 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  
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:** Curtis Morris moved, second by Dan Coleman, to approve minutes of August 14, 2008. Motion carried 6.0.1.0. (Sorcinelli absent.)

**HEARING ITEMS**

**DPRB Case No. 08-17**

**Continued from August 14, 2008.** A request to construct three new single family residences located at 205, 223 and 237 E. Cannon Drive. APN: 8382-013-053, 8382-013-054, 8382-013-055, Zone: Single Family – 10,000

Mary Helen Soto, Pom-L, was present.  
Nancy Novak, Cameron Properties, was present.

Jay Crawford, architect, was present.

Associate Planner Grabow stated that proposal was heard by the DPRB on February 23, 2006 and September 14, 2006. The Board concluded at both meetings to continue in order to allow applicant to work on revising plans based on the comments made by the Board. The Board expressed concerns with mass and bulk at both meetings. Since the last meeting on September 14, 2006, the plans have been revised with the houses larger (deck was not included before) and circulation and parking detail. She added that Staff recommends that applicant reduce the size of the structures and redesign to be more compatible with the hillside topography.

In response to Mr. Coleman, Ms. Grabow stated that as measured, height of homes do not require a variance.

Mr. Patel expressed concerns with traffic and circulation related to the development of these lots. Stated that proposal needs to be reviewed by the Traffic Safety Committee as previously discussed by the DPRB.

Mr. Crawford addressed the Board. He stated that the property will drain to the street as houses have been lowered and stepped down the hill. Upon recommendation of the Board, a three point turn on Lot 3 can be designed. He stated that he thought that the architectural design and review was done and that technical review was next.

The Board pointed out past meeting minutes and Board recommendations to Mr. Crawford to address the following major issues which were: number of stories permitted, building envelope maxed out, location of sewer and storm drain and back-up turning concerns.

Mr. Crawford stated that he did not understand the Boards concerns as he thought that the owner had already met with the City traffic engineer.

**Motion:** Dan Coleman moved, second by Krishna Patel that no further architectural review to be done by the DPRB until project is reviewed by Traffic Safety Committee.

Motion carried: 6.0.1.0. (Sorcinelli absent)

### **DPRB Case No. 08-40**

A request to install 224 solar modules on a rear yard hillside (upslope) of a single-family residence at 485 Puddingstone Drive. APN: 8382-018-009  
Zone: SP - 8

Contact: Eric Engbeson, Morrow – Meadows Corp.  
Applicant: Anthony & Karen Price  
Planner: Marco A. Espinoza

This item was continued to a date uncertain for further Staff analysis.

**ADJOURNMENT**

There being no further business the meeting was adjourned at 9:15 a.m. to the meeting of September 11, 2008 at 8:30 a.m.