

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

**Thursday April 9, 2009 at 8:30 A.M.  
245 EAST BONITA AVENUE  
COUNCIL CHAMBERS CONFERENCE ROOM**

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**PRESENT**

*Dan Coleman, Director of Development Services  
Blaine Michaelis, City Manager  
Krishna Patel, Director of Public Works  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large*

**ABSENT**

*Curtis Morris, Mayor  
Scott Dilley, Chamber of Commerce*

**CALL TO ORDER**

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:37 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Dan Coleman moved, second by Blaine Michaelis, to approve minutes of February 12, 2009 with line 5 & 6 removed from page 5 at the request of Mr. Sorcinelli. Motion carried 4.0.2.1. (Dilley and Morris absent. Schoonover abstained.)

**MOTION:** Blaine Michaelis moved, second by Dan Coleman, to approve minutes of March 12, 2009. Motion carried 4.0.2.1. (Dilley and Morris absent. Patel abstained.)

Minutes of March 26, 2009 to be approved at meeting of April 23, 2009. Quorum not met. Re-vote next meeting.

**HEARING ITEMS**

**DPRB Case No. 09-10**

Request to demolish a 228 sq. ft. enclosed patio and add 650 sq. ft. to the rear of the existing single-family residence located at 329 West Second Street.

APN: 8386-014-035 Zone: SF-DR

Environmental Classification: Categorically Exempt under Section 15303, Existing Facilities.

Gary Candle, applicant, was not present.

Associate Planner Espinoza presented proposal. He stated that the addition will be well integrated into the existing house, and is on the City's Historic Resource Inventory with status of "Contributor to a district that is eligible for local listing or designation". He added that the roof plan as shown will be corrected during the plan-check process.

In response to the questions from the Board regarding windows, Mr. Espinoza explained that vinyl windows are allowed on historic homes that have not entered into a Mills Act contract. Associate Planner Lockett further explained that the City Council has supported DPRB's approval of vinyl windows in the town core in the past. Mr. Espinoza further explained that the proposed new windows will be vinyl boxed with wood trim similar in style to existing windows.

Mr. Sorcinelli requested that Condition No. 8 be rewritten to describe what is actually happening with the windows, for example, wood trim molding, window opening style, and to match existing.

Mr. Patel requested that "alley" be added to Condition No. 25.

**Motion:** Blaine Michaelis moved, second by Dan Coleman to approve with revisions to Conditions No.'s 8 and 25.

Motion carried 5.0.2.0. (Dilley and Morris absent)

**DPRB Case No. 08-44**

Request to construct a 10,176 sq. ft., two-story office-warehouse building to be used as a contractor storage yard located at 627 West Allen Avenue. (Associated Cases: CUP 08-03 & Tree Permit 08-37)  
APN: 8392-017-033 Zone: M-1

Environmental Classification: Categorically Exempt under 15332, In-Fill Development Projects.

David Grigolla, Grigolla & Sons Inc., was present.

Antonio Monto, architect, was present.

Norm Pulliam, construction manager, was present.

Associate Planner Espinoza presented proposal. He stated that there are major issues of concern that still need to be addressed and have been communicated to applicant via incomplete letters and meetings. Areas where issues still exist are with site plan, architectural features, and lack of details.

In response to Mr. Schoonover, Mr. Espinoza stated that since October 2008, there have been three revisions presented to staff.

In response to Board questions about the trees, parking, windows, and the wall, Mr. Espinoza stated that an arborist report was not submitted by applicant. Staff believes that the trees are not diseased. Location impedes on proposed development. Flipping the entrance does not appear to help save the trees.

In regards to parking, he stated that the parking proposed is based on the proposed use, design and layout of the building. The rear parking lot is designed primarily for a future storage yard that would require a Conditional Use Permit. Current proposal is to allow for turn around room for their self contained work trucks. Parking design on the plans is based on the city's parking requirements and a gate would interfere with these requirements as proposed.

In regards to the windows, proposal is for smoked bronze windows. Plans do not specify mullions, color and type.

Mr. Coleman expressed concerns with the public visibility of the prominent blank wall on the west elevation. He suggested shifting the building back 40-50 feet further from street to address staff concerns with front portion of project appearing overbuilt. In response to Mr. Coleman, Mr. Patel stated that flipping the driveway would not be a problem as it relates to traffic flow and the adjacent property.

Mr. Sorcinelli asked that staff check building code and city code for licensing requirements of architects. He commented on the roof design

and columns. Suggested removing the roof on the south elevation near entrance and try to give appearance of actual stone and not veneer. Wainscot and roof overhang are diminished with use of stone. Suggested using either or, not both. He suggested simplifying the materials as building is too small for this many materials.

In regards to the parking, Mr. Sorcinelli continued, suggesting that parking be split with employee parking in the front and work trucks in the back. He stated that he would like to see this project continue what has been accomplished on this street to minimize impact on the residences on the south side of Allen Avenue.

Mr. Michaelis stated that he would like to see the front setback increased, similar to adjacent properties.

David Grigolla addressed the Board. He stated that they have tried flipping the building and changing the shape of it. The ash tree is still in the way if they flip the building and move it farther back. One of the ash trees is damaging the sidewalk as well. The rear parking lot was designed to accommodate their self contained work trucks with no storage of materials. Turn around space is needed for the trucks. The adjacent buildings are plain. Their building will stand out architecturally. He concluded that they are open to continuing to work with staff.

Antonio Monto, architect, addressed the Board. He agreed on suggestions to revise roof. Stated that the columns are rectangular, plans have a typo and will add block size notes.

Norm Pulliam, construction manager, addressed the Board. He stated that oak trees were planned as replacement trees and that he was willing to work with Staff on cleaning up design and making more streamlined.

**Motion:** John Sorcinelli moved, second by Krishna Patel to continue in order to allow applicant to work with Staff and incorporate Board suggestions.

Motion carried 5.0.2.0. (Dilley and Morris absent)

## **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:31 a.m. to the meeting of April 23, 2009 at 8:30 a.m.