

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

**Thursday, May 14, 2009 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
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission (arrived at 8:44 A.M.)
John Sorcinelli, Public Member at Large*

ABSENT

Curtis Morris, Mayor

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:33 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Krishna Patel moved, second by Dan Coleman, to approve minutes of April 9, 2009. Motion carried 4.0.2.1. (Morris and Sorcinelli absent. Schoonover abstained)

Draft minutes of March 26, 2009 to be sent to board members present at that meeting for approval. (Dilley, Duran, Morris, Schoonover)

HEARING ITEMS

DPRB Case No. 08-44

Continued from April 9, 2009. A 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: This project is categorically exempt under 15332 In-Fill Development Projects.

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

Antonio Monti, architect, was present.

Norm Pulliam, construction manager, was present.

Associate Planner Espinoza presented revised plans to the Board. To help alleviate the overbuilt visibility concerns and be more in conformance with the setback of adjacent building on the street, the main building was set back an additional 17'-4" for a total setback of 32'-4". The increased setback allows for additional landscaping as well. Three faux windows on the west plane were added to address the lack of architectural detail. The applicant has also simplified the architectural features and the finished materials.

He added that the remaining issues were:

- Increase the width of the landscape planter between the parking stalls and the east wall plane to five feet;
- Remove one of the parking stalls along the east wall plane and move handicap stall to the north to allow for additional landscaping;
- On the west elevation windows, add spandrel glass with mullions to match the other windows on the building.

In response to Mr. Coleman, Mr. Espinoza stated that this approval will be heard by the Planning Commission because of the related CUP application.

In response to Mr. Patel, Mr. Espinoza stated the two tree's affected by the new construction could not be preserved even with flipping the site plan. He also stated that the block wall in front could only be a maximum of 42".

Mr. Pulliam stated that 24" box trees were proposed for replacement trees. He and Mr. Monti stated that they were happy with the revisions.

Mr. Patel requested that the handicap parking proposed be reviewed to make sure it meets code requirements. He also requested that "connect to existing storm drain on street" be added to Condition No. 41.

Mr. Monti, project architect, was in agreement with the revision to Condition No. 41.

Mr. Espinoza explained revisions made to front set back to Mr. Sorcinelli.

In response to Mr. Patel, Mr. Espinoza stated that the existing trees didn't appear to be consistent with City trees along the street. He will touch base with the parks department on what the plans are for city trees along this area.

Motion: Dan Coleman moved, second by Scott Dilley to approve with revision to Condition No. 41.

Motion carried 5.0.1.1. (Morris absent. Schoonover abstained)

ADJOURNMENT

There being no further business the meeting was adjourned at 8:50 a.m. to the meeting of May 28, 2009 at 8:30 a.m.