

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

**Thursday May 28, 2009 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Emmett Badar, City Council
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager of Community Development*

ABSENT

*Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works
Scott Dilley, Chamber of Commerce*

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:42 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

Minutes of May 14, 2009 to be approved at meeting of June 11, 2009. Quorum not met. Re-vote next meeting.

HEARING ITEMS

DPRB Case No. 09-18

Request to add 266 sq. ft. rear addition to single-family residence located at 237 West Fourth Street. APN: 8387-008-043 Zone: SF-DR

Environmental Classification: Categorically Exempt under Section 15301, Existing Facilities.

Elisa Mitchell, Housing Coordinator, was present on behalf of the applicant.

Associate Planner Laura Lockett presented proposal. She stated the proposal is for a modest addition to a house on the City's Historic Resources Survey. All proposed materials will match the original, including wood siding and windows. No trees will be impacted by the project. Staff would have approved this through the plan check process; however, Zoning Code 18.12.050 requires additions to historic structures to receive approval from the DPRB. She stated there are no issues and Staff is recommending approval subject to the attached standard conditions.

In response to Mr. Stevens, Elisa Mitchell stated the house was constructed in 1907 and that the homeowner was receiving funding through the Cal Home Loan program. They have a qualified contractor lined up, and all materials will be the same as the original to match the historic nature of the home.

Motion: Larry Stevens moved, second by Jim Schoonover to approve subject to standard conditions.

Motion carried 4.0.3.0. (Dilley, Michaelis and Patel absent).

DPRB Case No. 09-11

Request to construct a front yard fence, patio and pool supported by retaining walls located at 1018 Via Romales. APN: 8448-056-006 Zone: Specific Plan 12 – Area 1.

Environmental Classification: Categorically Exempt under 15301, Existing Facilities.

Rod Tapp, Landscape Architect, was present.

Associate Planner Kristi Grabow presented proposal. She stated the applicant was proposing a landscape master plan to be constructed in two phases. This item was being presented to DPRB for review because of the proposed retaining wall for the pool and patio, and the six-foot high fence in the front yard.

In response to the Board, Rod Tapp stated Phase 2 should be started in the next year to year-and-a-half.

In response to the Board, Associate Planner Grabow stated the main house was completed a few months ago, and depending on the plans for the 600 sq. ft. pool house, it may also need DPRB review.

In response to Mr. Stevens, Rod Tapp stated the orchard planting is on the side of the house, but it was only a few trees. He stated the guest parking was on the street because when the house was designed, there wasn't enough turning radius from the two-car garage to allow parking. He explained that the front yard was already landscaped and that they wanted a fence and gate that would complement the neighbor's fence.

In response to Mr. Stevens, Rod Tapp stated there will be very little grading needed in the first phase, and there would only be enough to accommodate the retaining wall in second phase. They plan to utilize a raised wood deck to minimize the amount of fill needed. They are also installing a fire buffer using citrus trees and adding a secondary pump to use pool water in case of a wildfire.

In response to Mr. Badar and Mr. Sorcinelli, Rod Tapp stated all irrigation will be drip and that they are using drought tolerant plants. The area for Phase 2 will remain natural grass until they are ready for construction. Under the front fence they will probably add a small curb to keep the grass under control.

Mr. Sorcinelli stated he would like to see the design of the fence modified so the center posts would blend better with the height of the fence.

Mr. Stevens stated he would like to see the wording in Condition No. 5 amended since they may not actually need permits for Phase 1, except possibly electrical for the gate. He felt it would be better if the time limit was tied to starting the installation of materials and that there should be a reference added to show this is a phased project, and that they were giving conceptual approval to the second phase.

Mr. Stevens stated this area has an inactive HOA and a few years ago the City had to pay to clean the common area lot of weeds, and then billed the property owners. He wanted staff to see if this parcel was one that paid the City back prior to finalizing the conditions.

Motion:

Larry Stevens moved, seconded by John Sorcinelli to approve this item with the wording changes to the conditions and the fence design to be amended to reflect the comments made by Mr. Sorcinelli.

Motion carried 4.0.3.0. (Dilley, Michaelis and Patel absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:10 a.m. to the meeting of June 11, 2009 at 8:30 a.m.