

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

**Thursday, August 27, 2009 at 8:30 a.m.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager for Community Development*

ABSENT

Curtis Morris, Mayor

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 City Council Conference room.

APPROVAL OF MINUTES

MOTION: Krishna Patel moved, second by Blaine Michaelis, to approve minutes of August 13, 2009. Motion carried 5.0.1.1. (Morris absent, Stevens abstained)

HEARING ITEMS

DPRB Case No. 09-26

Review of Final Plans for a 10,178 sq. ft. Montessori School and 1,814 sq. ft. church/daycare facility located at 818 West Gladstone Street. **Approved by Planning Commission on August 5, 2009. Related case: CUP 09-05**

Environmental Classification: This project is categorically exempt under 15332 In-Fill Development Projects.

APN: 8386-023-039, 043 Zone: SF-7500

Present for this item were:

Guy Williams, Environmental Control Systems
Alan Smith, Southwest Design
Aeshea Jayasinghe, Arrow Montessori School
Ann de Silva, Arrow Montessori School

Associate Planner Grabow stated the Board first reviewed this project on July 23, 2009 and directed it to come back for final review, and explained the additions to the conditions made by the Planning Commission, as well as revisions to the plans to address the concerns brought up at the previous Board meeting.

In response to Mr. Patel, Associate Planner Grabow stated the condition to build the wall to Caltrans' soundwall structural standards was in response to comments from the public concerning accidents where cars have left the freeway lanes.

In response to Mr. Stevens, Alan Smith stated the church building was meant to be similar to the school building by using similar materials and architectural elements, but was designed in a simpler style due to its location on the property.

Mr. Stevens stated the shade structure should be required to use a durable material for the cover and that all the signage for the project shall comply with the sign code, especially for the monument sign.

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

Motion carried 6-0-1 (Morris absent).

DPRB Case No. 09-32

Request to construct a new 6,363 sq. ft. two story single family residence with basement located at 549 Puddingstone Drive.

APN: 8382-017-009 Zone: Specific Plan No. 8

Grace Moreno, applicant, was present.

Associate Planner Kristi Grabow presented the facts of the case. In response to Mr. Stevens, she stated the homeowner has not been in Plan Check since 2003.

In response to Mr. Patel, the encroachment permit from Los Angeles County Flood Control District was passed around for review.

In response to Mr. Stevens, Associate Planner Grabow stated language can be added to Condition No. 35 that this condition must be met prior to the issuance of Building Permits.

Mr. Stevens stated in regards to Condition No. 20 to preserve the two palm trees on-site, he felt the language should be modified to encourage the preservation of the trees if they can be worked into the landscaping plan, but if not, to allow removal.

MOTION: John Sorcinelli moved, second by Scott Dilley to approve as submitted with the modifications to Conditions No. 20 and 35.

Motion carried 6-0-1 (Morris absent).

ADJOURNMENT

There being no further business the meeting was adjourned at 9:00 a.m. to the meeting of September 10, 2009 at 8:30 a.m.