

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

**Tuesday, November 24, 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  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Curtis Morris, Mayor (arrived at 8:40 A.M.)  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large*

**ABSENT**

*Krishna Patel, Director of Public Works*

**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 Council Chambers Conference room.

**APPROVAL OF MINUTES**

**MOTION:** Scott Dilley moved, second by Dan Coleman, to approve minutes of November 12, 2009. Motion carried 4.0.2.1. (Morris and Patel absent. Sorcinelli abstain.)

**HEARING ITEMS**

**DPRB Case No. 09-29**

Request to construct a 7,771 sq. ft. two-story single-family residence with 960 sq. ft. attached garage located at 151 Puddingstone Drive.

Environmental Classification: Categorically Exempt per Section 15303(a).

APN: 8382-018-011 Zone: Specific Plan No. 8

David Liu, property owner, was present.

Stanley Tsai, JWDA Architects, was present.

Tin Cheng, 141 Puddingstone Drive, was present.

Associate Planner Espinoza presented proposal. He reviewed floor plan and architectural features of the home. He stated that minor issues can be conditioned and worked out with Staff:

- Driveway width (Condition No. 15);
- Driveway gate and pad (Condition No. 16);
- Back-up area in front of the garage (Condition No. 17);
- Redesign of rock/retaining walls along the driveway (Condition No. 18);
- Redesign layout of area drains (Condition No. 19).

In response to Mr. Sorcinelli, Mr. Espinoza reviewed the grading plan for the Board. Cut and fill areas and retaining walls explained. He added that property may have had some grading done in the past, although no known record of it.

Mr. Espinoza stated that it was determined that this lot was not on a ridge line.

Mr. Tsai, architect for project, addressed the Board. He stated that per soils report, a 2:1 grade was acceptable. He also stated that he did not foresee any fire department problems with the hammerhead driveway configuration.

Tin Cheng, 141 Puddingstone Drive, addressed the Board. Ms. Cheng distributed photos to the Board. She expressed concerns with the stability of the existing slope between their property and the applicants during construction, in particular, that rocks may be dislodged during construction and tumble down the slope onto her property. The photos showed fallen rock at base of slope at 141 Puddingstone Drive.

In response to Mr. Coleman, Mr. Liu agreed to a condition addressing slope stability during construction.

Mr. Michaelis stated that standard conditions would include requirement to obtain Fire Department approvals.

**Motion:** Blaine Michaelis moved, second by Dan Coleman, to approve subject to standard conditions and Staff conditions.

Motion carried 6.0.0.1. (Patel absent)

Mr. Sorcinelli brought up potential heat gains on the west side of the house from sun exposure and winds. He suggested that applicant consider this in the design to avoid excessive heat gain and to help keep cooling costs down.

**DPRB Case No. 09-06D**

Request for a master sign program for San Dimas Auto Center located at 203-205 East Arrow Highway.

APN: 8390-018-045      Zone: Light Manufacturing (M-1)

Andrew Fernandez, property owner, was present.

Scott Dilley stated that he would be abstaining from discussion and vote for this item.

Associate Planner Espinoza presented sign program request. Proposed master sign program affects Tenant Space No. 203 as the existing sign is too large and would have to be reduced. Tenant Space No. 205 would have to remove board sign from fence and install a secondary wall sign as a result of proposed sign program. In regards to the monument sign on Arrow Highway, it is currently non-conforming as it exceeds height allowed per Sign Ordinance and allowable text.

Mayor Morris stated that he felt that the City's current Sign Ordinance is too restrictive and not "business friendly".

Mr. Fernandez, applicant, addressed the Board. He stated that the monument sign is in dire need of repair and that he was told at time of purchase that the sign could remain and be maintained. It is his desire to keep the existing sign.

Mr. Espinoza stated that the existing monument sign exceeds the allowed height of 4'. The current sign is 8' high.

Mayor Morris stated that maintenance should be allowed on existing non-conforming structures. He also commented that on a street where traffic can not stop or slow down, signage needs to be easily visible to the public.

The Board discussed the existing sign and current sign ordinance.

Mr. Espinoza explained to the Board that structures will never come into conformance if they are allowed to be maintained indefinitely; therefore, never meeting current standards.

Planter box alternatives and ideas were discussed by the Board with the applicant. Mr. Fernandez stated that he was interested, but did not currently have the resources to do it.

Mr. Sorcinelli asked about the existing chain link fence on the property. Mr. Fernandez stated that he would like to remove and install wrought iron some time in the future.

Mr. Coleman stated that he could support a motion to construct a raised planter to reduce the height of the monument sign with a phasing plan of 12 months to allow for the existing sign to come more into conformance with Code requirements.

**Motion:** Dan Coleman moved, second by Curt Morris to approve master sign program with construction of a planter box around existing non-conforming monument sign to reduce the height and allow for maintenance of the existing sign within 12 months of November 24, 2009.

Further Board discussion. Mr. Sorcinelli expressed concerns that allowing maintenance and planter box will set precedence for other non-conforming structures.

Motion revised.

**Motion:** Curt Morris moved, second by John Sorcinelli to continue with applicant to work with Staff on planter design for existing non-conforming monument sign to try to reduce height to meet allowed height maximum of 4' and allow for maintenance of existing sign. Bring back to the Board for final approval.

Motion carried 5.0.1.1. (Patel absent. Dilley abstain.)

## **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:20 a.m. to the meeting of December 10, 2009 at 8:30 a.m.