

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

**March 25, 2010 at 8:30 A.M.  
186 VILLAGE COURT  
PUBLIC CONFERENCE ROOM, TEMPORARY CITY HALL**

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**PRESENT**

*Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Larry Stevens, Assistant City Manager of Community Development  
M. Yunus Rahi, Planning Commission*

**ABSENT**

*Emmett Badar, City Council  
Krishna Patel, Director of Public Works  
John Sorcinelli, Public Member at Large*

**CALL TO ORDER**

M. Yunus Rahi called the regular meeting of the Development Plan Review Board to order at 8:40 a.m. so as to conduct regular business in the Council Chambers Conference room.

**APPROVAL OF MINUTES**

Minutes of January 14, 2010 approved by Emmett Badar, Dan Coleman, Ken Duran and Jim Schoonover by signed February 25, 2010 memorandum.

Minutes of February 25, 2010 approved by Blaine Michaelis, second by Scott Dilley. M. Yunus Rahi and Larry Stevens abstained.

**HEARING ITEMS**

**Tree Removal Permit No. 10-04**

Request to remove four (4) Canary Island Pines (already removed) from front yard of a single family residence located at 1311 Via Esperanza.

APN: 8395-014-010 Zone: SF-10,000

Rosa Orozco, applicant, was present.

Associate Planner Espinoza presented request. He stated that the trees were removed without permits. The trees removed had significantly damaged the front yard retaining wall. He stated that the site was evaluated to determine appropriate tree replacement ratio. The property can properly sustain four (4) to eight (8) replacement trees depending on the species and location.

Mr. Stevens stated that in addition to tree replacement, a condition should be made requiring that the slope be replanted with reasonable ground cover. He also stated that he wanted to make sure that appropriate tree species are selected for the replacement locations.

**Motion:** Larry Stevens moved to approve five (5) replacement trees with condition to repair retaining wall and replant slope.

No second. Motion failed.

Ms. Orozco, applicant, addressed the Board. She stated that she does not agree with the replacement recommendation. She stated that the tree contractor told her that they would handle obtaining a permit, but they never did.

Mr. Stevens stated he was reluctant to approve replacement ratio of less than 1:1, 15 gallon size. He stated that the property appears to have adequate room for recommended number of replacement trees. The trees removed were mature, significant trees.

Mr. Rahi clarified for applicant that had a permit been obtained prior to tree removal, there still would have been a replacement requirement per tree preservation ordinance.

**Motion:** Larry Stevens moved, second by Blaine Michaelis to approve one (1) replacement 15 gallon tree in front yard and three (3) replacement 15 gallon trees on side yard. Applicant to work with Staff on species and location.

Motion carried 4.0.3.0. (Badar, Patel, Sorcinelli absent)

### **DPRB Case No. 10-01**

Request to construct a 624 sq. ft. detached garage located at 509 West Fifth Street.

Environmental Classification: Categorically Exempt under Section 15303(e), New Construction or Conversion of Small Structures (Accessory Structures including garages).

APN: 8386-002-020, 021 Zone: Specific Plan No. 3

Jeremy Schourup, applicant, was present.

Assistant Planner Concepcion presented request. He explained issues with back-up space and maneuverability for garage access and issues with current and expired building permits.

Mr. Stevens stated that this zone allows for the Board to determine side yard set-backs. He stated that since the garage is a non-habitable structure, it could be located up to property line at a zero set-back. He stated that by shifting the garage approximately 4' towards the property line and adjusting the return on the front of the garage next to the garage door, applicant would probably be compliant with the ordinance for back-up space.

Mr. Schourup addressed the Board and made his argument against denial of request. He presented the Board with other examples of similar construction and it would be a financial burden to reconfigure retaining wall that he recently installed.

In response to Mr. Stevens, Mr. Schourup stated that he had no issues with the architecture of the garage or suggestion of moving garage closer to the side property line with some adjustment to returns to accommodate back up space.

**Motion:** Larry Stevens moved, second by Blaine Michaelis to approve with the following:

- Shift garage towards property to as little as zero side yard set-back;
- Line left return up with rear corner of house to comply with turning radius requirements;
- Address and resolve all building permit issues with Building and Safety.

Motion carried 4.0.3.0. (Badar, Sorcinelli, Patel absent)

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:33 a.m. to the meeting of April 8, 2010.