

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

**May 27, 2010 at 8:30 A.M.
186 VILLAGE COURT
PUBLIC CONFERENCE ROOM, TEMPORARY CITY HALL**

PRESENT

*Emmett Badar, City Council (arrived at 8:37 A.M.)
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
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 8:35 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Jim Schoonover moved, second by Blaine Michaelis, to approve minutes of May 13, 2010. Motion carried 5.0.2.0. (Badar and Patel absent.)

HEARING ITEMS

DPRB Case No. 10-11

Request to build a 420 sq. ft. gazebo located at 846 Via Gregorio.

Environmental Classification: Categorically Exempt under Section 15303(e), New Construction of Small Structures.

APN: 8448-042-013

Zone: Specific Plan No. 7, Area 3

Asik Menachekanian - AIA, architect, was not present.

Maria Mourani, property owner, was present.

Planner Michael Concepcion presented request for gazebo. He explained that in Specific Plan No. 7 the DPRB has the authority to determine whether or not the proposed setback is appropriate provided that there is a minimum of five (5) foot rear setback. Condition No. 15 requires a land survey to confirm property line so that the gazebo is not less than five feet from the property line.

Board reviewed site plan.

Mr. Sorcinelli requested that in the future, additional information be provided to the Board that clarifies whether a project is CEQA or other related as it relates to "Environmental Classification."

Mr. Beilstein requested that Condition No. 10 be removed as it states the same requirements as Condition No. 12.

In response to Ms. Mourani, Mr. Concepcion stated that if the gazebo was moved two feet further to the north, the survey condition could be lifted as the assumed property line is at the metal fence.

Motion: Emmett Badar moved, second by Dan Coleman to approve with removal of Condition No. 10 and 15. Applicant to relocate gazebo to be five (5) feet from rear fence.

Motion carried 6.0.1.0. (Patel absent)

DPRB Case No. 10-12

Request to construct a 5,960 sq. ft. three story single family home with a 700 sq. ft. attached garage located at 1562 Calle Cristina, previously approved DPRB Case No. 06-45.

APN: 8448-038-040 Zone: Specific Plan No. 11

Agop Khanjian, architect, was present.

Sayed Karimi, owner, was present.

Associate Planner Marco Espinoza presented request for previously approved single family residence (DPRB Case No. 06-45). No changes are proposed. Permits and approval have since expired. He stated that if

approved today, proposal then would go before Planning Commission as required in Specific Plan No. 11.

Motion: Blaine Michaelis moved, second by Scott Dilley to approve subject to standard conditions.

Motion carried 5.0.2.0. (Patel and Sorcinelli absent.)

Town Core Design Guidelines

Continued from April 22, 2010. Request to establish new guidelines for fences and walls within the Town Core Design Guidelines.

Planner Michael Concepcion presented revised guidelines and outstanding issues to be discussed by the Board. The Board reviewed the draft Fences and Walls Guidelines for inclusion into the within Town Core Design Guidelines.

The Board recommended the following:

- Remove wording, “prohibited”, and replace with “discouraged” under materials section of handout;
- Add “Contact Building and Safety Division for code requirements and landscaping/irrigation requirements” under retaining wall section of handout;
- Revise diagram under retaining walls section for “don’t” example of retaining wall;
- Add under entry gates “Entry gates should be reviewed for compliance by Traffic Safety Committee”.

The Board discussed chainlink fencing and what is acceptable for replacement and/or repairs. Property owner should be able to fix *existing* only.

Mr. Sorcinelli stated that in alleys, decorative block walls should be encouraged over chainlink.

Mr. Espinoza stated that defining property line situations for walls and fences would be difficult and would probably have to be reviewed case by case basis, ie: corner lots, alleys, etc.

Mr. Sorcinelli stated that the guidelines should be very general and stated what is discouraged and to convey feeling that natural fencing materials is appropriate as it relates to the town core.

In response to Mr. Michaelis, Mr. Coleman stated that vinyl fencing would be discouraged in the town core if it were installed without prior review, but removal

of the vinyl fencing could not be required if it was part of an approved project. An amendment to town core ordinance would be required to add weight of the law to the guidelines.

Motion: Dan Coleman moved, second by Jim Schoonover to approve Fence and Wall Design Guidelines for Town Core.

Motion carried 5.0.1.1. (Patel absent. Badar abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:40 a.m. to the meeting of June 10, 2010 at 8:30 a.m.