

**CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD
MINUTES
April 14, 2011 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*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

*Emmett Badar, City Council
Krishna Patel, Director of Public Works*

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:36 a.m. so as to conduct regular business in the City Council Conference Room.

DPRB Case No. 11-08

Previously approved as DPRB Case No. 09-36. Previous approval has since expired. A request to demo existing garage a build a new 744 sq. ft. three car garage, 377 sq. ft. first-floor addition and a 957 sq. ft. second-floor addition located at 132 Calle Colorado.

APN: 8448-031-055

Zone: Specific Plan No. 5, Estate Lot, Group 1

Antoine Sourialle, was present

Assistant Planner Michael Concepcion provided background information on the project. He explained that the project was previously approved by the DPRB on February 25, 2010 as DPRB Case No. 09-39; however the original approval has since expired. He stated that the applicant is proposing a 433 sq. ft. first floor addition and a 654 sq. ft. second story addition. He added that the applicant is requesting to demo the existing attached three car garage and reconstruct a new three car garage with a setback of 20 feet from the front property line. He noted that the entryway will extend to the front of the property by 14 feet. He added the Development Plan Review Board implements the front setback. He noted that property is zoned Specific Plan No. 5, Estate Lot, Group 1 which

permits 4,400 sq. ft. for maximum living space, excluding the garage and game room and added that the proposal is for 4,397 sq. ft., which is 3 sq. ft. below.

MOTION: Moved by Dan Coleman, seconded by Jim Schoonover to approve.

Motion carried 5-0-2 (Patel and Badar Absent)

DPRB Case No. 11-02

A request for a Master Sign Program located at 603 – 631 West Terrace Drive.

APN: 8382-001-049

Zone: Light Manufacturing (M-1)

Kathy Sanders Applicant, was present

Assistant Planner Michael Concepcion presented the staff report. He noted that the applicant is proposing a Master Sign Program for an existing multi-tenant industrial building which is zoned Light-Manufacturing. He pointed out that the current tenants include Tire Pros and China Tire Warehouse. He explained that the Master Sign Program was written in a way for flexibility for new tenants in the future. He explained that each tenant is allowed one primary wall sign, one secondary wall sign for the corner units only on the wall facing the parking lot area, and window signs which shall not exceed 5% of the total window area. He added that for primary signs, foam letters with an acrylic face are required. He pointed out that there was a typo on Attachment A Page 2 and stated that it should read two sets instead of tow sets.

Mr. Schoonover asked if the applicant will have to return to the Board if a modification is made to the current sign code.

Mr. Coleman responded that it can be addressed at staff level to be consistent with the sign code.

Mr. Sorcinelli asked if there was lighting for the sign.

Assistant Planner Concepcion replied that foam signs are used. He added that if the applicant wanted lighting, it can be handled at staff level.

Mr. Sorcinelli asked if wall packs currently exist to light the signs and added that generally they are not allowed in the City and recommended Staff verifies there are no lighting issues at this site as part of the approval.

Mr. Coleman replied that the sign ordinance will allow for an internally illuminated sign. He added letters exceeding 15 inches in height use cornering studs for concrete walls whereas other letters use silicon and explained it caused by additional weight.

MOTION: Moved by Dan Coleman, seconded by John Sorcinelli to approve with the condition that that the type of lighting being used at this site be investigated for compliance.

Motion carried 4-0-2-1 (Patel and Badar Absent and Dilley Abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 8:48 a.m. to the meeting of April 28, 2011 at 8:30 a.m.