

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
February 12, 2015 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

Emmett Badar, Council Member
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Shari Garwick, Senior Engineer
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager of Community Development
Eric Beilstein, Building Superintendent
Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner

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: Jim Schoonover moved, seconded by Ken Duran to approve the October 23, 2014 minutes. Motion carried 4-0-0-3. (Badar, Duran and Sorcinelli Abstain)

MOTION: Jim Schoonover moved, seconded by Emmett Badar to approve the January 22, 2015 minutes. Motion carried 4-0-0-3. (Duran, Garwick and Stevens Abstain)

DPRB Case No. 15-01

A request to construct a 5,960 sq. ft., three-story single-family residence with a 700 sq. ft., three-car attached garage at 1562 Calle Cristina. Project was previously approved as DPRB Case No. 06-45 and DPRB Case No. 10-12 which have both expired.

APN: 8448-038-040

Zone: Specific Plan No. 11, Area 1

Agop Khanjian, applicant, was present.
Jalal Karimi, owner, was present.

Staff report presented by **Senior Planner Marco Espinoza** who stated this is a case that has been presented to the Board twice before. Due to varying circumstances the applicant had to stop construction the two prior times with permits expiring. The applicant is proposing to construct a 5,960 sq. ft., three-story home with an attached three-car garage (700 square feet) within Specific Plan 11 (Area I). The house is situated on the northeast side of the property which is flat to limit the grading. The applicant is proposing a pool towards the west portion of the property. The project does adhere to the allowable cut and fill of 200 cubic feet for non-roadway access and building foundation. This house does meet all rules, codes and guidelines for the area in which it will be built. From the street this home appears to be a single-story home with a small second-story portion over the center of the home. The overall height of the home is 35 feet which is under the maximum allowed. There is a third floor below street level that can be seen from the south elevation. The proposed single-family home is well designed architecturally and aesthetically as recommended by Specific Plan 11. The home has varying roof designs creating visual interest in the home. The applicant is proposing a variety of high quality exterior finish materials that further accentuate the visual interest of the home. The home will have cultured stone on portions of all elevations, including the south and west retaining wall. The rest of the home will have a stucco finish. Windows and exterior doors will have a pre-cast trim. Staff recommends the approval of this project. The homeowner and architect are here for questions.

Mr. Stevens asked if this project meets current standards and has been updated to address required code changes such as NPDES and LID.

Senior Planner Espinoza stated that yes it does.

Mr. Duran asked how much grading has already been done to the property.

Mr. Beilstein stated that slight grading had been done during the past construction attempts consisting of caisson placement and a 10 foot cut.

Mr. Stevens expressed his concern with this property sitting as a construction site since 2007, stating it is not neighborly. A question for the applicant would be if they are going to run into the same problems as the prior two times and stop construction for a third time. If this is the case, then Staff should include a condition requiring the applicant to restore the property back to its original state.

Mr. Sorcinelli asked if the pool in the plot plan was located in a different location versus the pool placement on the model and the drawings.

Senior Planner Marco Espinoza stated that the plot plan showed the correct location of the pool.

Mr. Stevens asked if the model was the original from 2006.

Senior Planner Espinoza stated yes, the pool location was relocated in 2006 during the initial review but the model was not modified.

Mr. Stevens asked the owner if he would be able to start and complete construction this time around without substantial delays.

Jalal Karimi, Owner, stated that he would not start this project if he were unable to complete it. The previous contractor stole money and he spent a lot of time fighting the contractor in court. He stated he has learned a lot over the years and there will not be the same problems this time around. Currently, the money is untouched in the bank; the money has not been used.

Mr. Stevens asked for clarification that because of past problems with the contractor he is going to bond the project this time.

Jalal Karimi, Owner, stated yes, absolutely.

Mr. Stevens stated that he would like to condition this approval to require that the house needs to complete plan check and be fully framed within one year, especially since the plans need to be updated to comply with the current building code. Additionally, if this condition is not met, then he wanted to remove Staff's ability to grant an extension and require it to return to the Board for approval. If the applicant has not started construction by that time, he felt the site should be restored to the original condition before granting any further extension. It is important that the owner understands that this project needs to move forward as it has gone on too long and it is not fair to the rest of the neighborhood.

Mr. Schoonover asked if the owner understood the conditions.

Jalal Karimi, Owner, stated yes.

MOTION: Larry Stevens moved, seconded by Emmett Badar to approve subject to the amendment of Planning Condition No. 6, as stated above.

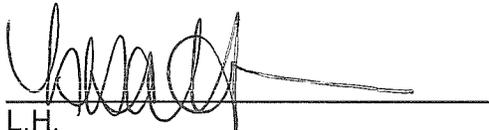
Motion carried unanimously 7-0.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:45 a.m. to the meeting of February 26, 2015 at 8:30 a.m.


Jim Schoonover, Chairman
San Dimas Development Plan Review Board

ATTEST:



L.H.
Development Plan Review Board
Departmental Assistant

Approved: