

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
April 26, 2012 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Emmett Badar, City Council
Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:33 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Krishna Patel, to approve the minutes of April 12, 2012. Motion carried 6.0.0.1 (Badar Abstain)

DPRB Case No. 11-48

A request to construct a 1,616 square foot addition and a 253 square foot front porch located at 333 West 3rd Street.

APN: 8386-013-082

Zone: Single-Family Downtown Residential (SF-DR)

Kamal Izadi, resident and applicant of 333 West 3rd Street, was present
Tom Izadi, resident, was present

Associate Planner Grabow explained that the proposal is for a 1,616 square foot addition and a 253 square foot front porch to a historic home in the Single-Family Downtown Residential Zone. The applicant is proposing to construct a master bedroom, two bedrooms, new living room and an open front porch that wraps to the side of the house, which will fit the needs of the family today. The addition more than doubles the size of the existing house. The applicant recently removed the one car garage and constructed a three car garage. The proposed design matches the architectural style of the residence with hung vinyl windows with wood window trim, exterior cladding of Hardie siding, stone veneer fireplace, gable detail on new front porch and exposed rafter tails.

There are a few minor issues with the proposal. The applicant is proposing to have stucco supports and wood columns on the front porch, and Staff recommends stone veneer instead of stucco to help connect with the proposed stone veneer fireplace. Also, the existing water heater is proposed to remain at its current location; Staff recommends the exterior cladding of the water heater enclosure match the house. There is also an issue with a tree in the front yard that was improperly trimmed; however, the applicant would like to address the reasoning about that issue today.

Mr. Coleman pointed out that the existing home has aluminum sliding windows and asked if they will be replaced.

Associate Planner Grabow responded yes and added it will match the style of the addition.

Kamal Izadi, resident, addressed the tree trimming issue and explained that it was a Mulberry tree that had been uprooted and transported from Pasadena. He stated that it needed to be topped off but added that it will be in full bloom by next season.

Mr. Michaelis asked if the new addition on the house will match the exterior of the recently constructed garage.

Associate Planner Grabow responded yes.

Mr. Badar asked if changing out the windows will change its historical status.

Associate Planner Grabow responded no and added that the hung windows will match the California Bungalow Style.

Mr. Michaelis asked if the applicant agrees with the recommendation by Staff to use stone veneer versus stucco for the wood columns on the front porch to match the fireplace.

Mr. Izadi responded he would rather find another option; however, he is not opposed to the recommendation.

Associate Planner Grabow pointed out that the applicant wanted to use brick features; however, California Bungalow Style uses river rock features.

Mr. Sorcinelli asked if the house had a flare at the skirt trim of the base, which can be found in California Bungalow homes.

Associate Planner Grabow responded no.

Mr. Coleman stated that there is bare concrete below the siding.

Mr. Badar asked if there is a preference to use rock veneer versus stucco.

Mr. Coleman stated that the alternative material used is for the wood columns of the porch and added the applicant prefers stucco.

Mr. Sorcinelli commented that stone on the foundations are unnecessary and most of the time you cannot see the stone from the houses due to landscaping.

Associate Planner Grabow stated that the addition would have the same exposed concrete as it does currently.

Mr. Sorcinelli commented that the stone for the column bases will match the fireplace appropriately.

Mr. Izadi suggested using siding around the columns to match the house and fireplace.

Mr. Coleman reemphasized Staff prefers the use of stone veneer versus wood.

Associate Planner Grabow asked if the Board recommends for the column base to be squared versus flared out.

Mr. Sorcinelli explained that the columns should be kept the same size as the base with a tapered column at top because it would be easier to construct.

Mr. Badar asked if there was a preference and added he agrees with Staff in regards to not using stucco.

Mr. Michaelis stated that the preference for stone veneer seems best to support the base.

Mr. Sorcinelli stated that the California Bungalow style features stone based columns that are flared at the bottom with siding and have double hung windows and added if you take away those features; it erodes away the style features. He added that the recommendations of Staff are appropriate for the Town Core area. He pointed out that there are very few features left on the home. Stone columns and the chimney are features to retain and should also be achieved in a practical way.

MOTION: Moved by Dan Coleman, seconded by Scott Dilley to approve with Standard Conditions and with the removal of Condition NO. 21.

Motion carried 7-0

ADJOURNMENT

There being no further business the meeting was adjourned at 8:49 a.m. to the meeting of May 10, 2012 at 8:30 a.m.

Jim Schoonover, Chairman
San Dimas Development Plan Review Board

ATTEST:

Jessica Mejia
Development Plan Review Board
Departmental Assistant

Approved: May 10, 2012