DEVELOPMENT PLAN REVIEW BOARD
MINUTES
February 11, 2016 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

Emmett Badar, Council Member
Eric Beilstein, Building Superintendent
Scott Dilley, Chamber of Commerce
Shari Garwick, Senior Engineer
Margie Green, Planning Commission
Blaine Michaelis, City Manager
John Sorcinelli, Public Member at Large

STAFF

Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner

CALL TO ORDER

Scott Dilley 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

Not enough members

DPRB Case No. 16-01; 112 N. San Dimas Avenue and 101 E. Bonita Avenue

APN: 8387-009-039 and 8387-009-038

A request to obtain approval of an unpermitted roof material change-out from wood shake to black composition shingles on two separate buildings.

Trino Herrera, applicant, was present.
Nikiforos Valaskantjis, building owner, was present.

Senior Planner Marco Espinoza stated the buildings being discussed today are located within the Creative Growth Zone, Area 2 - Frontier Village and is subject to the Town Core Design Guidelines. The wood shake roofs were removed and replaced with a black composition shingle roofing material on both buildings without approval and a building permit from the City. The brick building at 112 N. San Dimas Avenue is listed as historic and appears eligible as a

contributor to the Lower San Dimas Avenue Historic District as noted in the City's Historic Resources Inventory List. The building at 101 E. Bonita Avenue was built in 1981 and is not considered historic. Both buildings are adjacent to each other but not connected.
On October 22, 2015 and then on January 28, 2016, the Development Plan Review Board (DPRB) reviewed a request to remove the existing wood shake roof from two other non-historic buildings on Bonita Avenue within the Frontier Village. The Board approved those buildings with standing seam metal or flat tile for the front of the buildings and allowed for CertainTeed Presidential Shake Luxury Composition Shingles for the rear and less visible areas of the buildings.

The property owner is requesting approval of the composition roof that has already been installed without prior review and approval from the City. The composition roof material that was installed is not as thick as the Presidential Shake Luxury Composition Shingles that was approved for 120 and 138 W. Bonita Avenue. Due to the flat appearance of the installed composition roofing material, both buildings lose their authentic appearance of Early California architectural roof material.

The historic building is well maintained and its integrity is intact. The building sits prominently along San Dimas Avenue and is highly visible in either direction. Staff thinks that the historic brick building at 112 N. San Dimas Avenue should be reroofed, preferably with wood shake; a flat tile shingle would be a secondary option only if there is a conflict with a wood shingle roof. Standing seam metal roof for this building would not be architecturally appropriate.

The other building at 101 E. Bonita Avenue was constructed in 1981 with vertical siding and a wraparound roof covering its front entry walkway. The building is set back from the street and is somewhat hidden by the mature trees in the parking lot. Staff thinks that wood shingles should also be installed on this building. Staff thinks that a standing seam metal roof for this building would not be architecturally appropriate due to its small size. A flat tile roof material may be more appropriate in a brown color scheme for this building if wood shake is not possible. Staff recommends a brown colored roof tile instead of black because it would blend better with the building and not stand out as it currently does.

Staff recommends the Board deny the applicant's request to obtain approval for the Timberline Ultra HD Lifetime composition roofs for 112 N. San Dimas Avenue and 101 E. Bonita Avenue. The Board should require that both buildings, 112 N. San Dimas Avenue and 101 E. Bonita Avenue, be re-roofed with wood shingles.

Mr. Sorcinelli asked if this item has ever been brought to DPRB. Then he asked if this building was reroofed without a permit.

Senior Planner Marco Espinoza stated this item has not come before the Board; it is currently a Code Enforcement case. He noted the re-roof was done over the weekend; that is why Staff did not issue a stop work notice.

Eric Beilstein, Building Superintendent asked if the flat portion of the roof was done as well.

Senior Planner Espinoza stated Staff has not yet inquired about the flat portion of the roof.

Mr. Sorcinelli asked if the contractor will get penalized for doing work without a permit.

Mr. Beilstein stated that issue would be between the contractor and the Contractors State License Board.

Mr. Sorcinelli asked if the Building Department would call the Contractors State License Board to have this roofer penalized.

Mr. Beilstein stated a call to the Contractors State License Board is taken more seriously when the owner of the building calls to make the complaint.

Nikiforos Valaskantjis, building owner stated the roofer told him they were going to replace the tiles. He was not aware the contractor did not get a permit.

Mr. Beilstein asked the building owner if the flat roof was also redone.

Nikiforos Valaskantjis, building owner stated the flat roof was done three to four years ago by a different roofer. His tenants complained of a roof leak so he gave the "OK" to fix the roof.

Mr. Badar asked the building owner if the flat roof was permitted.

Nikiforos Valaskantjis, building owner replied he believes it was.

Mr. Michaelis informed the building owner that there are a couple of roofing options being recommended, which option would he prefer.

Nikiforos Valaskantjis, building owner stated he will go with whichever option the Board decides.

Mr. Badar asked if wood shake was still an acceptable choice for roofing material.

Senior Planner Espinoza stated Staff looks at each building on an individual basis to determine the proper materials.

Mr. Badar asked if it would be appropriate for the two buildings to be roofed in different materials.

Senior Planner Espinoza replied yes, the buildings are not connected therefore; may be roofed in different materials.

Mr. Dilley asked for the building at 442 W. Bonita is brought up on the screen. He pointed out the similarities in architecture and the new tile roof that mimics wood shake. He noted the previous roof on this building was also wood shake; similar to the subject property.

Mr. Beilstein stated the building at 442 W. Bonita is a good example of what the subject property at 101 E. Bonita would look like competed. He believes the tile is an appropriate product for this property.

Mr. Michaelis asked if the tile product would be too heavy.

Mr. Beilstein stated if the building owner chooses the lightweight material, then engineering calculations will not be necessary.

Senior Planner Espinoza asked if the new tile could be placed over the composition roofing.

Mr. Beilstein answered no; it is not advised to tile over the existing roof as there would be a progressive weight.

Mr. Sorcinelli asked what type of roofing material was used on the Walker House, across the street from the subject site.

Mr. Beilstein stated the historic portion on the Walker House was roofed with wood shake.

Mr. Sorcinelli stated the building located at 112 N. San Dimas Ave. is historic and therefore wood shake is appropriate. He then asked if the back side of this building was visible from the street.

Senior Planner Espinoza stated it is not visible from the street; the back side of the historical building at 112 N. San Dimas Ave. is a parapet.

Mr. Sorcinelli noted that the actual area to be roofed is a small area.

Mr. Beilstein added that his permit tech checked the permit records for both buildings; neither have applied for nor received a roofing permit.

Motion for 112 N San Dimas Ave.: John Sorcinelli moved, second by Emmett Badar to approve a high profile wood shake roofing material.

Motion carried 7-0

Mr. Beilstein stated he believed a tile product would be better suited for the building at 101 E. Bonita Ave.

Mr. Michaelis asked if the lightweight tile should be used for this area.

Mr. Beilstein stated the only way the lightweight tile would not work is if there is damage to the substructure. The substructure will be checked by an inspector after the composite roof is removed. When the applicant applies for the permit Staff will review the engineering.

Motion for 101 E Bonita Ave.: Eric Beilstein moved, second by Blaine Michaelis to approve a flat shake concrete roofing tile.

Motion carried 7-0

ADJOURNMENT

There being no further business the meeting was adjourned at 8:58 a.m. to the meeting of February 25, 2016 at 8:30 a.m.

D A Brott

San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 03/10/16