

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
May 26, 2016 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

Emmett Badar, Council Member  
David Bratt, Planning Commission  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
John Sorcinelli, Public Member at Large  
Fabiola Wong, Planning Manager

**STAFF**

Eric Beilstein, Building Superintendent  
Luis Torrico, Associate Planner

**ABSENT**

Krishna Patel, Public Works Director

**CALL TO ORDER**

David Bratt called the regular meeting of the Development Plan Review Board to order at 8:34 a.m. so as to conduct regular business in the City Council Conference Room.

**DPRB Case No. 15-14**

APN: 8387-001-029

A request to construct a 798 square foot addition consisting of a 275 square foot first floor addition and a 523 square foot two-story addition, and re-establish a 242 square foot covered front porch of an existing historic residence located at 201 W. 5<sup>th</sup> Street.

**Scott Johnson, resident at 209 W. 5<sup>th</sup> St., was present.**  
**Sam Sullivan, Applicant/Homeowner, was present.**

**Associate Planner Luis Torrico** stated the applicant is requesting approval to construct a 798 square foot addition consisting of a 275 square foot first floor addition and a 523 square foot two-story addition, and re-establish 242 square foot covered front porch of an existing historic residence located at 201 W. 5<sup>th</sup> Street, within the Specific Plan No. 3 Zone. The property measures 8,400 square feet and is developed with a 1,393 square foot single story home and a detached 366 square foot two-car garage. The property is listed on the City's Historic Resource List, which is part of the upper San Dimas Historic District that is eligible for National Register

status because of its overall character. The house and garage both consist of a Craftsman Bungalow design and were constructed in 1911.

The house is located at the northwest corner of W. Fifth Street and Monte Vista Avenue. There is a stone retaining wall along Fifth Street and Monte Vista Avenue which includes tapered stone columns at the corners and at the pedestrian access points. Both walls and columns include a concrete cap. Access to the detached garage is provided from the alley in the rear. In addition, the property is approximately five feet higher than the street grade.

The house consists of a one-story Craftsman Bungalow with a medium pitched gable roof, which includes a shed-dormer window above the stoop entrance. The roof material consists of asphalt shingles. The roof also includes eaves with two foot overhangs, decorative knee braces and exposed rafter tails. The exterior finish consists of horizontal wood siding and wood shingles on the gable portion of the wall, and a stone foundation.

The home also includes a covered entry porch which has been enclosed. The porch is supported by decorative tapered wood columns with a stone base that matches the foundation stone. The porch enclosure exterior consists of windows that wrap around the side of the porch and horizontal siding that matches the siding on the house. The house also includes lattice vents under the eaves and single hung wood windows with grids and wood trim.

The house also includes an unfinished basement and attic. The basement is accessed from the laundry room at the rear of the house and is used for storage as it does not have the minimum head clearance for habitable space as required by the building Code. The second story addition will incorporate the existing attic space. Lastly, the existing garage is designed in the same style as the house and includes an asphalt shingle roof and horizontal wood siding.

The proposed addition will be constructed at the rear of the house and the second story addition will be incorporated into the existing attic. The 275 square foot first floor addition will consist of a walk-in closet, master bathroom and a laundry room. The addition will include wood siding and a stone foundation to match the existing home. It will also include double-hung wood windows with wood trim, exposed rafter tails, eave overhangs and asphalt shingle roof to match existing.

The 523 square foot second floor addition will consist of two bedrooms, an office and a bathroom. The addition will incorporate majority of the existing attic area and the new roof will create the necessary head clearance to comply with the Building Code. The roof will consist of a shed-dormer roof, which is a typical dormer design feature of Craftsman homes. The second story addition will also include the same design elements of the first floor to include wood siding, asphalt shingle roof, exposed rafter tails and wood windows with wood trim to match existing.

The existing roof pitch is 6/12. The proposed addition has been designed with a roof pitch of 2/12. The shed-dormer roof will be similar to the existing shed-dormer located on the front elevation, which will be removed as part of the proposed addition, but will be slightly higher to provide sufficient head clearance required by the building code. As previously mentioned, the shed-dormer roof is one of many typical features of a Craftsman design. Incorporating the same roof pitch of 2/12 on the first floor will also allow for the second story to incorporate windows as a 6/12 roof pitch would significantly reduce the window area on the second story wall. Lastly, one of the Secretary of the Interior's Standard for Rehabilitation of historic structures encourages that additions differentiate from the existing. Incorporating a different roof

pitch on both the first and second story addition will clearly differentiate the existing home from the addition.

As part of this request, the applicant will also be re-converting 242 square feet of living area back into a covered front porch. The existing front porch was enclosed and converted into living area. The windows will be removed and the entry door will be setback 6'-7" to be in line with the main building façade. The existing porch columns will remain and the exposed interior wall will be finished with wood siding to match the existing. New matching wood double-hung windows will be installed on both sides of the relocated entry door.

As part of the addition, the applicant will also be repairing and repainting the existing wood siding, trim, fascia and columns as required. An existing dilapidated chain link and wrought iron fence along the east and north property lines will be replaced with a five foot high wood fence.

The applicant has worked closely with Staff to ensure that the addition was designed in a manner that would not detract from the historical integrity of the home. Same materials and finishes will be incorporated into the addition to continue the historical character, but will be done so in a manner that the new work can clearly be differentiated from the old. The proposed addition will be compatible with the massing, size and scale of the existing home and thus will protect the home's historical integrity.

Staff recommends that the Development Plan Review Board approve the request subject to the attached conditions of approval.

**Mr. Sorcinelli** asked where the addition would be located.

**Associate Planner Torrico** stated the addition is the master bedroom and it will be located at the back of the home.

**Mr. Sorcinelli** asked if the applicant has looked into the engineering for this project.

**Associate Planner Torrico** stated for the DPRB process, engineering calculations are not necessary.

**Mr. Sorcinelli** stated with current building codes, the proposed plans may be difficult to execute on site. He asked the applicant if his contractor was confident in being able to build the addition to match the plans.

**Sam Sullivan, Applicant/Homeowner** stated he does not consult with an engineer until the architectural plans are approved. He also noted that his contractor was confident in his abilities to complete this addition as drawn in the plans.

**Building Superintendent Beilstein** asked what kind of foundation this home has.

**Associate Planner Torrico** stated this home has a cast stone foundation.

**Sam Sullivan, Applicant/Homeowner** stated the basement seems to have a solid stem wall.

**Building Superintendent Beilstein** asked what the square footage of the second floor will be.

**Associate Planner Torrico** stated the second story addition is 523 square feet.

**Mr. Sorcinelli** noted that due to the age of the structure he would believe the foundation to be a cast stone footing.

**Building Superintendent Beilstein** added that all the structural items will be checked during the plan check process.

**Mr. Sorcinelli** noted he does not believe this addition is achievable due to the age of the structure. He recommends all the plumbing and electrical be redone as well.

**Associate Planner Torrico** stated when this structure goes to plan check; Staff will verify that engineering doesn't significantly change the plans.

**Sam Sullivan, Applicant/Homeowner** stated the plan is to redo all the plumbing and electrical including a new panel.

**Building Superintendent Beilstein** asked what type of roofing material will be used.

**Associate Planner Torrico** stated the existing roof is composite shingle; the new roof will be to match existing.

**Planning Manager Wong** asked the applicant if he had read the current conditions of approval. She noted condition 17 states, "the applicant shall indicate on the construction plans how future A/C unit and related duct work can be concealed within the attic space".

**Sam Sullivan, Applicant/Homeowner** stated he did read the conditions and will be adding a central air system during construction that will meet California Title 24 Energy Requirements.

**Motion 15-14:** Emmett Badar moved, second by Scott Dilley to approve subject to conditions of approval.

Motion carried 5-1-1 (Sorcinelli nay) (Patel absent)

**Mr. Sorcinelli** stated he voted no because he does not feel vinyl windows are appropriate for a historic home. He has documents he would like to put them in front of the Board stating wood windows are more suitable for a historic structure.

**Mr. Badar** stated he has no issue discussing this topic outside this meeting.

**Planning Manager Wong** believes it would be a benefit to the community if the Board should adopt something regarding vinyl windows on historic structures. Staff needs to be upfront with applicants and let them know what types of materials are expected.

**Mr. Sorcinelli** stated documents he has read regarding historic structures omit vinyl. Noted the Board should look into this issue and make a case for Council.

**Planning Manager Wong** stated the Board should ask the applicant how he feels about this issue.

**Mr. Michaelis** stated the best long term solution may be wood. If wood is better than vinyl and it's a long term benefit then he believes it is acceptable. He adds that the applicant is proposing vinyl but we can let him consider wood if he chooses to.

**Mr. Badar** stated he believes this issue will take time to get through Council as the Council process is lengthier.

**Mr. Sorcinelli** stated the applicant still needs to go through engineering and do calculations; in the meantime this issue can go through the Council process. He noted he has read the facts which include a comprehensive review of why wood windows are superior.

**Mr. Badar** stated he is ok with this going to Council but if it holds the applicant up, then he would like to let the applicant proceed as proposed.

**Mr. Michaelis** stated as a Board member he likes the option of the wood windows.

**Sam Sullivan, Applicant/Homeowner** stated that vinyl is less expensive than wood but if wood is the superior product then he is open to looking into wood windows.

**Building Superintendent Beilstein** stated the window would be the same; the frame will be the only difference as it will be wood.

**Sam Sullivan, Applicant/Homeowner** stated when he purchases windows for his clients he always gets fiberglass or vinyl as he was always told those materials were better because they require less maintenance.

**Building Superintendent Beilstein** stated due to Board requirements, there is a house on First Street that had to install wood windows.

**Associate Planner Torrico** stated Staff needs more clarification. At what point does Staff hold up progress for this project.

**Mr. Badar** stated Staff will have a good sense of how this item is moving through Council.

**Mr. Sorcinelli** asked to have a review of wood windows placed on the agenda for DPRB in the near future. Then stated we are amending the current motion to hold back approval of windows subject to further review with the provision that if that review does not hold up then Staff can chose the windows used.

**Associate Planner Torrico** stated he just wants the final motion to be clear with Staff, at what level can we hold up the progress of this project. He asked if the Board could put a timeline on this issue.

**Mr. Michaelis** stated the Board can put a policy that the Council needs to have a decision 90 days from today (May 26, 2016) or the applicant may use the proposed window material.

**Mr. Badar** asked the Board if everyone was in agreement of the 90 days.

**Mr. Sorcinelli** stated if there is not a set policy within 90 days then the applicant can proceed with the vinyl windows.

**Motion 15-14 Amended:** John Sorcinelli moved, seconded by Emmett Badar to approve conditions of approval with the addition that a window material policy is set in place within 90 days from today (May 26, 2016). If a policy is not approved within those 90 days then the applicant may use the window material proposed.

Motion carried 6-0-1 (Patel absent)

**ADJOURNMENT**

There being no further business the meeting was adjourned at 9:10 a.m. to the meeting of June 9, 2016 at 8:30 a.m.



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David Bratt, Chairman  
San Dimas Development Plan Review Board

ATTEST:



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Development Plan Review Board  
Departmental Assistant

Approved: 6/9/2016