

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
August 11, 2011 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Emmett Badar, City Council (Arrived at 9:15 a.m.)
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 8:35 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Scott Dilley, to approve the minutes of June 23, 2011. Motion carried 6-0-1-0 (Badar Absent)

HEARING ITEMS

DPRB Case No. 11-38

A request to approve the architectural design of the 18 homes for a private residential community development on Lone Hill known as "The Estates at Lone Hill."

Previously Approved Case: DPRB Case No. 07-08

APN: 8383-012-019

Zone: Single-Family 7500 (SF-7500)

Keith Herren, applicant, was present
Larry Desy, resident, was present

Associate Planner Espinoza informed that this item was previously approved as DPRB Case No. 07-08. The previous approval has expired and re-approval is needed. The homes are designed in three architectural styles: Spanish Colonial, Traditional and Craftsman. The 18,

two-story residences range in size: 3 homes will be 3,131 sq. ft., 7 will be 3,362 sq. ft. and 8 will be 3,940 sq. ft. Plan 1 and 2, will have minimum windows regarding neighbors concern with privacy issues. Plan 3, the larger of the two 3,940 sq. ft., will have more windows. He informed the Board that last week a neighborhood meeting took place and 5 residents were in attendance and the only concern was privacy and fence issues. Originally when submitted, the Traditional and Craftsman had siding wrapped around, now there is partial wrapping. Staff would like to see a pot shelf on the Spanish Colonial and Traditional and band on the rear elevation and left elevation on the Traditional. The color material boards presented nice palettes with accents of brick and stone and flat tile roof. The window, doors and garage doors are all consistent with the architectural designs of the home.

Mr. Schoonover informed the Board that there are new conditions of approval from Building & Safety that are replacing the previously distributed ones.

Mr. Coleman and Mr. Espinoza recommended and agreed that the recommended design features should be reflected in the conditions of approval.

Keith Herren, applicant, stated that the residences are the same size and architectural style as previously approved.

Mr. Michaelis asked the applicant if the recommendations of pot shelf and band are ok.

Mr. Herren responded that he is ok with recommendations.

Mr. Patel recommended that the conditions of approval should be included subject to approval of the tract map conditions.

MOTION: Moved by Krishna Patel, seconded by Blaine Michaelis to approve subject to Tract Map conditions, revised Building & Safety conditions and 2 new design modifications (pot shelf on the Spanish Colonial and Traditional and band on the rear elevation and left elevation on the Traditional.)

Motion carried 6-0-1-0 (Badar Absent)

DPRB Case No. 11-31

A request to install a steel sectional garage door for a Mills Act Property at 500 North San Dimas Avenue.

APN: 8387-005-015

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

Les Hill, applicant, was present

Ron and Alline Kranzer, residents of 508 N San Dimas Avenue, were present

Assistant Planner Concepcion stated that the applicant is requesting to install a steel sectional garage door for a Mills Act property. The Mills Act is a 10 year contract for which the property owner receives a reduction in property taxes and in exchange for preserving, maintaining and rehabilitate the historic home or structure. The proposed garage door is from the Amarr Oak Summit Collection and is a Single-Layer Steel

Garage Door with Stockton Window Inserts. The garage door will be painted “Ninja Grey” which is the color of the surrounding trim. Staff is asking the Board if it is appropriate to replace a wood garage door with a steel sectional garage door appropriate for this property. He emphasized that although the main house is historic, the detached garage is not. However, the property should be compatible with the Towne Core Guidelines, which discourages modern style materials. The cost for the custom wood is more than the wood garage door and added the applicant leaning towards a cost efficient door. Staff likes the style of the garage door but the material can be more compatible.

Mr. Coleman pointed out the color selection in Exhibit B and noted the wood grain finish and that the specifications for the garage door are a wood finish.

Les Hill, applicant replied that he wants something that is congruent to the street scape and neighborhood. He noted that a lot of work has been done on the home and painting the door will give accents to the main house. He explained that surrounding neighbors have steel garage doors.

Mr. Michaelis asked if the garage steel door will match the Ninja Grey, wood grain or other finish and asked if there is a preference.

Mr. Hill replied that it will be simulated with wood grain finish and maybe burgundy accents.

Mr. Sorcinelli stated that the top panel of the garage door has a double high window and asked if he considered the idea of larger panels for the bottom versus a recess pattern.

Ron and Alline Kranzer, residents, supported the proposed garage door.

Mr. Sorcinelli asked the applicant to take a look at carriage-door styles which would be more architecturally compatible than waffle style garage doors.

Mr. Michaelis asked the applicant to keep in mind Mr. Sorcinelli’s design comments and suggestions.

MOTION: Moved by Blaine Michaelis, seconded by Dan Coleman to approve a steel garage door with the colors and textures to be worked out with the applicant.

Motion carried 5-0-1-1 (Badar Absent and Dilley Abstain)

DPRB Case No. 11-26 – (Loma Bonita Residences)

A request to re-approve the construction of 156 apartments on 6.28 acres of land located at the northwest corner of Bonita Avenue and San Dimas Canyon Road. This project is identical to the previously approved DPRB Case No. 09-21.

Previously Approved Cases: DPRB 09-21 and Precise Plan 09-01

APN: 8390-013-19, 20

Zone: Specific Plan No. 26

Marilyn Ponte, Applicant, was present
Sid Maksoudian, resident, was present
Ron Hale, resident, was present

Director of Development Services Coleman stated that the applicant is requesting to re-approve the construction of 156 apartments on 6.28 acres of land located at the northwest corner of Bonita Avenue and San Dimas Canyon Road. The project is identical to the previously approved; however the permit has expired exactly one year ago today. The site has been rough graded, street improvements were completed, and the final tract map was recorded. The project is currently in plan check for construction. He noted the only change is in the building matrix which does not affect the exterior appearance. The context of the project includes 24.8 units to the acre and the density similar to surrounding apartment complexes. There are no zoning amendments for Specific Plan No. 26; however there is an update to the Building & Safety codes which includes the California Green Standards. He noted that there are new revised Building & Safety conditions.

Marilyn Ponte, applicant, stated she is the recent project manager to take over this project and indicated she was happy to be on board.

Mr. Sorcinelli asked if any of the apartments were going to be City owned.

Mr. Coleman replied no; however the City has entered into an agreement with Loma Bonita Residences.

Motion: Blaine Michaelis moved, second by Scott Dilley to approve with the revised Building & Safety conditions.

Motion carried 5-0-1-1 (Badar Absent and Coleman Abstain)

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Mr. Badar arrived at 9:15 a.m.

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DPRB Submittal Requirements

A request to adopt a policy to require 3D rendering or model of larger homes.

Director of Development Services Coleman stated that with advanced technology nowadays, making physical 3D models a thing of the past and renderings can take the place of those models. He recommended a scaled model or perspective renderings to be required with application submittals which will provide an illustration of all sides of all structures, depict proposed grading and show how the proposed project will fit into neighborhood context. A scaled model with minimum scale of 1/8 inch equals one foot or perspective color renderings shall be required for:

- All development projects in the Single-Family Hillside zone

- All development projects in Hillside Development areas as defined by Zoning Code 18.164.010, including, but not limited to, Specific Plan No. 3, 4, 5, 7, 8, 11, 12, 14, 17 and 25.
- All Single-Family homes of 5,000 square feet or larger floor area in any zone.

Mr. Schoonover recommended that it also applies to accessory structures that are over 5,000 sq. ft.

Mr. Coleman agreed and noted that it will be included in the policy.

Motion: Emmett Badar moved, second by Krishna Patel to adopt as a policy with the added condition that accessory structures be included to submit a 3D model or rendering when over 5,000 sq. ft.

Motion carried unanimously, 7-0

ADJOURNMENT

There being no further business the meeting was adjourned at 9:20 a.m. to the meeting of August 25, 2011 at 8:30 a.m.