

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
August 25, 2011 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Curt Morris, Mayor
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large (arrived 8:35)*

ABSENT

Krishna Patel, Director of Public Works

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Blaine Michaelis, to approve the minutes of July 28, 2011. Motion carried 4-0-2-1 (Patel and Sorcinelli Absent and Morris Abstain)

Dan Coleman moved, second by Scott Dilley, to approve the minutes of August 11, 2011. Motion carried 4-0-2-1 (Patel and Sorcinelli Absent and Morris Abstain)

HEARING ITEMS

Tree Permit No. 11-27

A request to remove seven (7) trees at the Tiburon Puddingstone Homeowners Association Complex.

Zone: Single-Family 10,000 (RPD-10)

Sara Donovan of Brooker Associates representing the applicant, was present

Assistant Planner Concepcion stated that the applicant, Brooker Associates Landscape Company whom are representing Tiburon Puddingstone Home Owners Association, are

requesting to remove seven (7) trees in the common area and noted that two (2) of those trees have been identified as dead. The trees to be removed with their reasoning are as follows:

Tree #	Location	Species	Trunk Diameter	Reason for Removal
1	Clubhouse	Eucalyptus	27"	Declining Health
2a	Knollwood	Liquidambar	15"	Causing Damage
2b	Knollwood	Liquidambar	16"	Causing Damage
3	Knollwood	Canary Island Pine	23"	Causing Damage
4	Pinewood	Tipuana Tipu	26"	Declining Health
5	Smokewood	Alder	26"	Dead
6	Briarwood	Liquidambar	22"	Dead

He added that the applicant has provided a report from the arborist that declared a declining health condition of the trees. He explained detailed reasoning for the removal of each tree. Tree 1 has a loss of foliage and the Eucalyptus tree has a decline in health. Tree 2a and 2b which are Liquidambar trees, are close in proximity to the existing structures and are affecting landscape drainage. Tree 3, Canary Island Pine, is in close proximity to the garage and the root system has lifted the garage floor. Tree 4, Tipuana tree, has a loss of bark around the trunk thus the tree is declining in health. Tree 5, Alder tree, lacks foliage and has an overall bare appearance. Tree 6, Liquidambar tree, lacks foliage and bare appearance. He noted that Staff recommends removal of all 7 trees with a reduced tree replacement ratio from 2:1 to 1:1 so the applicant will replace 5 trees versus 10. He also emphasized that dead trees do not require tree replacement and noted that there are sufficient number of mature trees and landscaping throughout the development. The replacement trees will be Gingko Boloba and California Sycamore instead of the Camphor tree, previously mentioned in the applicant's Tree Report.

Mr. Sorcinelli commended the change to a California Sycamore.

Mr. Coleman asked the applicant if the Home Owners Association (HOA) plans on removing more trees in the future.

Sara Donovan, applicant, replied that more Canary Island Pine trees will be proposed to be removed since there are other trees in close proximity to existing buildings.

MOTION: Moved by Curt Morris, seconded by Blaine Michaelis to approve the replacement trees to be Gingko Boloba and California Sycamore at a 1:1 replacement ratio.

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

DPRB Case No. 11-32

A request to alter the existing architectural style of a residence, enclose two second floor balconies at the front elevation and add 147 square feet for attic storage located at 1539 Calle Cristina.

APN: 8448-038-055

Zone: Specific Plan No. 11

John Begin, applicant, was present

Assistant Planner Grabow noted that this item was heard on a preliminary basis at the DPRB meeting of June 23, 2011. The request was to alter the existing architectural style of a residence, enclose two second floor balconies at the front elevation and add 147 square feet for attic storage. The Board recommended that the applicant move forward with the project and formally submit for review and approval. The applicant is proposing a French Chateau style versus Tudor for the residence. The features include: decorative half-timbering, brick cladding, steeply pitched hipped roof, and wood corbels. The applicant is requesting to remove the half-timbering, cover the brick cladding and wood corbels with stucco and add cement precast trims around existing windows. The replacement windows will be more energy efficient and dual glazed.

Mr. Coleman asked if there has been a change from the preliminary review.

Associate Planner Grabow replied no but pointed out that the plans submitted now include the rear elevation. She added the HOA approved the architectural design.

John Begin, applicant, reiterated that the style of the home will be Tudor. He stated that he is using a smooth stucco finish versus a sand finish since the style does not have a maintenance factor. The windows that will be changed out will consist of a dual glaze since the single glaze is not energy efficient. He emphasized that he has tried to fix the balcony roofs; however has not succeeded and added that if he extends the roof it will be the solution. The overall motive for this project is to modernize to today's home standards.

Eric Beilstein, Building Official, verified with Mr. Begin that the 2nd floor windows meet the egress requirements.

MOTION: Moved by John Schoonover, seconded by Curt Morris to approved with standard conditions.

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

DPRB Case No. 11-41

A request for façade alteration on building structures located at: 125 W Bonita Ave, 155 W Bonita Ave, 157 W Bonita Ave, 161 W Bonita Ave and 169 W Bonita Ave.

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

APN: 8387-001-026, 8387-001-030, 8387-011-031, 8387-011-034, 8387-011-040

Zone: Creative Growth 2 (CG-2)

Kevin Frey, Administrative Aide for Community Development, stated that applications have been brought forward as part of the City's Façade Improvement Program. The designs will be taken care of at the City's Expense. The work to be done will include replacing the existing facades at Frontier Village which is zoned Creative Growth 2

(CG-2). He noted that the façades are aging and deteriorating. He also explained that 4 of the 5 buildings will have updated signage with goose neck lighting; however the issues is that the owner of the Old Towne Antique Mall would prefer signage without goose neck lighting. He noted that another issue is with Computer Village which currently has a security grate at the front entrance that not incorporate the proposed designs. The security grate has been discouraged previously but the business insisted it is for a security measure. The security grates will be brought to a future DPRB meeting to evaluate through the Downtown Façade Program.

Mr. Sorcinelli stated that the project was started due to deterioration of several buildings. The design program started as a possibility for all the buildings and was presented to the City Council in 2009 with 5 or 6 options. The façade program assisted owners and Staff in preparing a scheme for the lowest possible cost. He explained that O'Malley's Flowers and Old Town Antique Mall recently requested participation to the program. He noted that the work will consist of taking off all existing wood and stucco which underlines and supports the steel frame work. There needs to be a good solution to reduce weights on parapets and a steel frame which ties back to the main root structure. On the lower sections, they will remove wood up to the point where the clerestory windows are. He expressed that there will be a future discussion for a sidewalk improvement program. The sidewalk covers would be removed and replaced with awnings.

Mr. Michaelis asked if the awnings will be retractable.

Mr. Sorcinelli replied yes and added they are looking at green or brick red colors.

Mr. Coleman expressed that there are a variety of fabrics for awnings.

Mr. Morris inquired if Staff has reached out to the business owners and if they complied with requests.

Larry Stevens, Assistant City Manager of Community Development, replied that he spoke to 5 owners who stated they will oblige and are just waiting for City Council authorization.

Mr. Michaelis asked about the weight of the new façade and what building materials would be used.

Mr. Sorcinelli replied that it will have a Hardie board finish with a batten to help reduce the weight.

Mr. Stevens commented that they are trying to move from pure western with all wood and noted that the stucco element helps.

Mr. Morris noted that originally, the surface was brick but since has deteriorated.

Mr. Sorcinelli stated that the approach to the improvement program is to ensure a long life span. Staff has been working with a short-term option, even though the City Council prefers, the medium-term.

Mr. Stevens commented that there is a cost issue that business owners are reluctant about. If the least cost program was selected it would result in a temporary increase in lifespan.

Mr. Beilstein asked how the Hardie will be attached to the brick.

Mr. Sorcinelli replied that it will attach at the frame atop parapet to the brick and the horizontal battens will attach to the steel with the Hardie panel going on the surface of that.

Mr. Stevens stated that painting is not an option and they are not proposing to replace the store front.

Mr. Sorcinelli said that they are going to end up painting the store fronts as part of the improvements.

Mr. Morris stated that the Hardie material looks like planks and asked why it's being used instead of stucco.

Mr. Sorcinelli replied that stucco adds weight.

Mr. Beilstein commented that stucco has 7/8 thick cement and density. He added that foam stucco is available and is lighter.

Mr. Sorcinelli commented that stucco is a short term solution for 10-15 years. He expressed that the Old Towne Antique Mall is a newer building with a CMU (Concrete Masonry Unit) wall and brick faces at the front. The façade will be 4ft back. There was never a front façade on this building except for framing on the roof. He is proposing to put a parapet and hang the façade. The tenant does not want stucco and prefers Hardie panel and does not want goose neck lighting.

Mr. Beilstein asked if the batten boards will be alternating in colors.

Mr. Stevens replied that they will be more subtle and will have a shading effect.

Mr. Coleman asked if the Old Towne Antique Mall triggered accessibility upgrades.

Mr. Beilstein stated that they are responsible to do ADA requirements.

Mr. Stevens stated that the plan is to add handrails for the steps at the entrance.

Mr. Beilstein asked how far the awnings come out.

Mr. Sorcinelli replied 8ft.

Mr. Stevens added that he is not sure if the sidewalk improvement project will be done. He added that the Director of Public Works, Krishna Patel, would rather have this done before there is potential for impact on sidewalks. It could be a next year project since additional tasks such as bidding the project out, needs to take place.

Mr. Morris asked what the timeframe is for completion.

Mr. Stevens responded 6 weeks.

Motion: Dan Coleman moved, second by John Schoonover to approve with standard conditions.

Motion carried 5-0-1-1 (Patel Absent and Sorcinelli Abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:46 a.m. to the meeting of September 8, 2011 at 8:30 a.m.