

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
October 6, 2011 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

*Dan Coleman, Director of Development Services  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Curt Morris, Mayor  
Krishna Patel, Director of Public Works (arrived at 8:35 a.m.)  
Jim Schoonover, Planning Commission*

**ABSENT**

*John Sorcinelli, Public Member at Large*

**CALL TO ORDER**

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:31 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 September 8, 2011. Motion carried 5.0.1.1 (Sorcinelli Absent and Morris Abstain)

**ACTION:** September 22, 2011 minutes continued to the next meeting due to lack of quorum.

**DPRB Case No. 11-19 and Precise Plan No. 11-03**

A request to construct a new Panda Express drive-thru restaurant within the Citrus Station (previously known as the Costco Center) to be located near the Southeast corner of Lone Hill Avenue and Gladstone Street.

Associated Case: CUP 11-05

Zone: Specific Plan No. 24

Roger Su, architect, was present

Associate Planner Espinoza indicated that DPRB reviewed the project on July 28, 2011 and had 6 concerns which were addressed before the Planning Commission and City Council, they are as follows.

1. Remove the ceramic tile murals of the pandas on the east and the west elevations, which exceed the allowable number of wall signs, and replace them with some other type of architectural treatment.
2. Allow the proposed awnings that are open on the sides and allow them to be constructed out of canvas or standing seam metal.
3. Construct a 42-inch high split-face wall around the perimeter of the drive-through from the menu board to the pick-up window, in addition to a wall adjacent to the outdoor seating area.
4. Continue the split-face block columns at the corners of the building to extend to the finish grade, in addition to the trellis columns at the pick-up window.
5. Provide additional architectural treatment to the south elevation in the form of a tower element or something similar. The electrical room shall be integrated into this added feature.
6. Provide a five-foot wide planter along the east wall plan beginning at the edge of the main entrance tower and ending at the corner of the building.

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Mr. Patel arrived at 8:35 a.m.

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Associate Planner Espinoza stated that on August 18, 2011, the Planning Commission and City Council concurred with the applicant proposals but also proposed an alternative of using a wrought iron bamboo design versus a split-face wall around the seating area. The project will also include more use of gooseneck lighting for the tile murals. The applicant will comply with all of Staff's concerns; however, there awnings remain an outstanding issue. The Board allowed the applicant to use a canvas material for the awnings open on both sides, the applicant is requesting at this time that the awning be straight and no square. Staff would like the awnings to replicate the existing Costco site's features and Staff feels the project will have more architectural and stylistic cohesiveness within the center.

Mr. Patel inquired about the mural sizes.

Associate Planner Espinoza responded that there are a total of 3 murals that are 4x5, 2 will be on the west elevation and 1 at the east elevation.

Roger Su, applicant, inquired about Condition No.6 stating that the planter will have to be shortened so that a bike rack can fit and added that they are in their final decisions about the awnings.

Mr. Su stated that canvas creates a light transparency that the standing seam metal awnings cannot.

Mr. Patel inquired about the maintenance for standing seam metal.

Associate Planner Espinoza indicated that with proper maintenance, they can last a long time.

Mr. Michaelis asked if the design elements from Costco are reflected with metal awnings.

Associate Planner Espinoza responded that at the front of the Costco Center, there is a large awning. The monument signs will also have metal standing seam designs too.

Curt Morris, Mayor, commented that Staff is dealing with aesthetics and that the Board should be in favor of the applicant versus Staff's recommendation. Mr. Coleman concurred.

Mr. Schoonover asked if Condition No. 24 offers the option for canvas awnings.

Associate Planner Espinoza responded yes but if canvas is used, Staff would like the sides to be squared off.

Mr. Morris asked why Staff prefers the side of the awnings squared off.

Associate Planner Espinoza replied that in terms of design, it appears to have a shed look and added that the squared off awnings are more as keeping with typical awning design.

Mr. Michaelis noted that when you look at the project in its entirety, the applicant has been responsive and has complied with all of the Board's and Staff's requests; therefore, the awnings should be left to the discretion of the architect/applicant.

Mr. Dilley recommended that the wall mural be made out of metal bamboo fence, similar to the proposed metal face.

**MOTION:** Moved by Blaine Michaelis, seconded by Scott Dilley to approve with the awnings be left to the discretion of the architect with either canvas or standing seam metal, and straight or square.

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

**DPRB Case No. 11-14, Precise Plan No. 11-02 and Tree Permit 11-25**

A request to construct a new Olive Garden restaurant to be located near the Southeast corner of Lone Hill Avenue and Gladstone Street.

Associated Case: CUP 11-03

Zone: Specific Plan No. 24

John Keen, applicant, was present

Tyler Holst, was present

Jennifer Murillo, was present

Michael Okuma, was present

Associate Planner Grabow stated that this item was previous heard by DPRB, Planning Commission and City Council which expressed that there were two concerns: the parking lot design and tree preservation. She noted that if the parking lot is redesigned, a lot of parking spaces would be lost. There were a few concerns in regards to the tree preservation. The Planning Commission agreed with the removal of the four trees since 26 trees were going to replace them; however, there were two City Council members

that were in favor of preserving the tree. Prior to this meeting, an arborist report, provided by the applicant, was submitted to the City of San Dimas Arborist to show the state of the tree which depicted potential for root disease and twig dieback. The City Arborist stated that if the tree is pruned it will remain a healthy tree. The Arborist encouraged that the surrounding curb be pushed south approximately 5ft from the drip line to help preserve the tree's roots. Prior to today's meeting, the parking spaces and drip line were discussed and a solution was provided that by using permeable material, the root of the tree can breathe. In total there are 131 parking spaces, this is the minimum amount required which includes the shared parking with Costco.

Mr. Michaelis asked how many parking spaces were lost from the original design.

Associate Planner Grabow replied originally 138 spaces were proposed, then 134 when presented at DPRB and now there are 131 parking spaces, with three of those being permeable.

Larry Stevens, Assistant City Manager, recommended staying out of the drip line due to the proximity of the Oak trees and noted if consistently on the sidewalk and near the walls, the disturbance can be minimized. New trees can be planted and go down a little more since the drip line is associated to branches, it is less of an issue. The reasonable compromise is that the trees seem to be meritorious but with the extra effort and adjustments, it can work.

Mr. Coleman asked if the proposal for a permeable sidewalk and side edges are within the drip line.

Associate Planner Grabow replied yes and added that Condition No. 26D would need to be amended.

Mr. Stevens recommended looking at the grading plan again and to stay at the grade level with a catch basin.

Mr. Patel indicated that is necessary to have a sidewalk from Lone Hill Ave with proper ADA requirements.

Associate Planner Grabow pointed out ADA access from Panda Express that connects with the sidewalk.

Mr. Morris asked if the issue at hand is if the tree can be saved or ought to be saved. This type of decision should be presented to City Council again but added that it will be faced with an obstacle to follow the policy for Tree Preservation

Mr. Dilley asked if Oak trees make the best trees for parking lots.

Tyler Holst, applicant, responded Sycamore trees would be appropriate and work well.

Mr. Stevens stated that the number of trees needs to be reevaluated and added that there can be a landscaping plan as well. He pondered the question if trees are even in adequate condition to warrant suggestions for development around it. Some City Council Members want to maximize saving the tree. The option to relocate the Oak trees will not work due to the soils being in bad shape. If the trees are removed, the

square footage of the parking lot will decrease and three parking lots would be in jeopardy. Staff is trying to come up with a reasonable compromise that is workable and added that it is not fair to put Olive Garden in a policy discussion.

Mr. Michaelis asked what the impact of saving the Oak tree will be for the second retail building.

Jennifer Murillo, applicant, replied that for the future tenant of the second building, the primary support is from Olive Garden. Costco appreciates the compromise that Staff has done but the future tenant and of a 5,000 sq. ft. building's, primary concern is the 5ft drip line that has to be permeable and asked if they will need to oblige.

Associate Planner Grabow stated that there are no setback requirements.

Ms. Murillo stated that all the trees will not have a 5ft clearance near the drip line. She added that the loss of the parking is minor to the trivial concern of maintaining the 5,000 sq. ft. building.

Mr. Coleman stated the parking lot for Olive Garden is ideal since they are sharing the retail building space.

John Keen, applicant, was supportive of the compromise of 109 parking spaces available; however, 135-140 parking spaces originally proposed was ideal and now no longer meets the standard for Corporate.

Mr. Dilley asked how concerned is Olive Garden for the prime parking spots for the restaurant versus creating a shaded area that is permeable pavement.

Mr. Michaelis stated that 26 trees are not worth one tree in a marginal spot and the compromise works. He recommended that the building also be moved to the North and the requirements be adjusted.

Mr. Morris posed the question if by preserving the trees, will the Board look at alternatives to the Oak trees in the parking lot.

Mr. Stevens stated that the Board needs to divert away from the Oak trees in the parking lot and recommended another species to be used instead such as Sycamore. He noted that it would make a better fit as a parking lot tree.

Mr. Coleman recommended the Sycamore tree added that it provides shade during the hot months and is a greener solution.

Michael Okuma, applicant, stated that Costco's concern is to meet the obligation for retail that provides enough space to be successful and with all these concerns, it might be conducive to rent out.

Associate Planner Grabow stated that ADA parking requirements can be adjusted and the building can be moved north. She added that the property is viable in the commercial zone.

Mr. Okuma replied that the aggressive nature of the tree replacements is in a location planted deep enough to survive and the tree would be in close proximity to customers.

Mr. Michaelis asked if there is a species of a tree that can be planted that gets shape and grows quickly.

Mr. Stevens commented that Sycamore trees grow faster.

Mr. Holst responded that there are no landscaping plans currently submitted and recommended using a Cypress or Citrus tree in lieu of the Oak trees.

Associate Planner Grabow stated, for the record, DPRB member John Sorcinelli is in full support of preserving the Oak trees.

Ms. Murillo stated that all the recommendations are economic and stated that the site would work without the tree and commented that the trees can be arranged more thoughtfully. In conclusion, Costco does not want a 5ft drip line enforced.

Mr. Dilley stated that the overall landscape plan is supposed to make the building feasible. Mr. Dilley stated that if the building shifts to the east, will that suffice as a created development.

Mr. Stevens stated that the building can be shifted east or north but it will change the foundation design. On another note, Olive Garden has a covenant restricting food use in the building space.

Mr. Patel emphasized that the Oak trees provide shade and gives character to the shopping center.

Ms. Murillo stated that the parking lot is important and noted that Olive Garden receives a large volume of costumers that need to park. She added that this can severely restrict 5,000 sq. ft., with 3 less parking spaces due to the Oak tree.

**MOTION:** Moved by Blaine Michaelis, seconded by Scott Dilley to approve having all the Oak trees removed and that there shall not be a requirement to have replacement Oak trees in the parking lot area, but instead various tree species that will be more appropriate for parking lots.

Motion carried 4-2-0-1 (Coleman and Patel No and Sorcinelli Absent)

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 9:34 a.m. to the meeting of October 27, 2011 at 8:30 a.m.