

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
September 12, 2013 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

*Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Curtis Morris, Mayor (Departed at 9:55 a.m.)  
Krishna Patel, Director of Public Works  
Jim Schoonover, Planning Commission  
Larry Stevens, Assistant City Manager of Community Development*

**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:** Larry Stevens moved, seconded by Scott Dilley to approve the June 27, 2013 minutes. Motion carried 5-0-1-1 (Sorcinelli Absent and Morris Abstain).

**DPRB Case No. 13-26**

A request to install a new standing seam metal roof (color red) and replace existing wall signs on the Carl's Jr. / Green Burrito building located at 698 W. Arrow Highway (San Dimas Station South) in the Creative-Growth Zone.

APN: 8386-007-081

Zone: Creative Growth, Area 1 (CG-1)

Nu-Ray Metals, representative, was present.  
RNR Roofing, representative, was present.  
National Sign Co., representative, was present.  
Patrick Faranal, National Sign Co. was present.

Associate Planner Torrico stated that today's request is to install a new standing seam metal roof (color red) and replace existing wall signs on the Carl's Jr. / Green Burrito building. The applicant is proposing to replace the existing shake-tile roof with a standing seam metal roof and replace the board and batten exterior on the parapet with a stucco finish and install a cornice/parapet cap. The applicant is also looking to install exposed LED lighting band around the perimeter of the structure

and replace the existing wall signs (total of three). Staff has worked with the applicant and they have accepted some of Staff's comments.

He noted that there is a concern with the roof material. The commercial center is primarily roofed shake-tile roof, which is a consistent theme within San Dimas Station. The only building not roofed with shake-tile is 99¢ Plus World, which was approved back in 1986. Staff is hesitant on the approval of the standing seam metal roof because it could create a standard that will deviate from the established developed roof design. In other developments within the Creative Growth Zone, shake-tile has been the prominent roof material used. DPRB has approved the use of the metal roof, but only in the shake-tile design that would mimic the existing roof material throughout the center. The applicant is also proposing to remove the board and batten exterior along the building's parapet and replace it with a light stucco finish and a decorative cornice painted red to match the proposed roof. He discussed the lighting proposed and noted that the Creative Growth Zone allows for exposed LED lighting band but must be decorative and in line with the Early California Village Theme. The proposal is not decorative nor is it compatible with the Early California Village theme.

He stated that the applicant is also proposing to replace three existing wall signs to be situated side by side but appear as multiple signs. Staff has asked the applicant to revise the plans to install all three signs to appear as one and not multiple. The signs will also be internally illuminated. The sign complies with the number of allowed signs and size requirements permitted by the Sign Code, which can include one primary wall sign and up to two secondary wall signs. However, due to the height of the sign area, the configuration makes the sign appear as two separate signs. Staff requested that the applicant revise the plans to be compatible with the center. Staff has also asked that the exposed lighting be removed. He noted that Staff will include in the Conditions of Approval site improvements that will include: refurbishing light poles and fixtures and remove unpermitted lighting. Staff recommends that the DPRB direct the applicant to revise their plans to show a shake-tile or similar roof and install the primary wall signs in a stacked configuration and bring back to the Board for final approval.

Mr. Stevens asked if the applicant is proposing to change the parapet material from wood to stucco.

Associate Planner Torrico responded yes.

Mr. Stevens asked if the adjacent fast food restaurants use board and batten.

Associate Planner Torrico replied yes.

Mr. Stevens asked what the proposed cornice material is.

Associate Planner Torrico responded aluminum.

Mr. Stevens pointed out Exhibit C which shows the stacked signs versus the lineal signs. He asked if that is something branded by Carl's Jr. or was it Staff's recommendation.

Associate Planner Torrico responded it was recommended by Carl's Jr.

Mr. Stevens asked if Green Burrito is changing their colors. He commented that it seems darker versus the green within the picture.

Mr. Schoonover commented that the applicant is National Sign Corporation. He asked if they are authorized to file the application on Carl's Jr. behalf.

Associate Planner Torrico responded that the sign company has the authority to act on behalf of Carl's Jr.

Patrick Faranal, National Sign Corporation, commented that Carl's Jr. is trying to mimic a national image. He commented that he understands standing seam roofs are not preferred; however, he commented that they are cleaner looking and eco-friendly which is the primary reason it is preferred. He addressed the LED lighting band and commented it is not too bright at night but added a diffuser can be installed to make a wall wash effect. He addressed the linear dimension effects of the wall signs are preferred; however added he is willing to do a linear layout for the sign.

Mr. Stevens pointed out the standing seam metal roof and asked if it has a soffit underneath or is it exposed standing seam. He noted that the existing appears to have soffit with lighting.

Mr. Faranal replied that it is enclosed.

Mr. Stevens stated that one of the photos provided shows a tile roof but also has a lighted canopy. He asked if there is lighting underneath in the soffit or is there only down lighting or lighting inside.

Mr. Faranal responded that it is usually recessed inside the soffit.

Mr. Stevens asked if the standing seam metal roof has any lighting.

A representative from the National Sign Co. responded awning material.

Mr. Morris asked if it is replacing wood with stucco.

A representative from RNR roofing stated that the texture finish occurs in stages. He stated that a medium is done nationally which provides durability of exposed wood which can be a challenge. He noted that it is not multiple layer stucco.

Mr. Stevens stated that the proposed standing seam metal is in a red color. He pointed out from the pamphlet the colors brick red and colonial red. He asked if those two colors are feasible from the applicant's point of view.

Mr. Faranal responded that if the color choices are similar to the red used by Carl's Jr., then it should not be a problem.

Mr. Stevens recommended that the applicant go with a tile that is more compatible. He stated that if standing seam metal is chosen, then it needs to be a different shade of red to be consistent with the muted colors that exist in the center and within the City.

Mr. Morris stated that Mr. Stevens describes the colors as muted; however, on the contrary the center needs more color and should be updated.

Mr. Stevens commented that he is not being adverse to the color choices provided; however, it should be discussed.

Mr. Faranal stated that he understands Mr. Stevens comments; however, as a sign company they are trying to accommodate what Carl's Jr. is requesting. He stated that he is willing to accommodate the Board's requests. He stated that Carl's Jr. spends a lot of money to advance their brand image and there needs to be some type of agreement. He added that a standing seam roof is preferred.

Mr. Patel stated his concern with the color of the bright red roof.

Mr. Morris asked if the red is similar to what is at the current location.

A representative from RNR Roofing stated that some of the samples appear brighter than the actual product.

A representative from NuRay Metals, commented that Carl's Jr. has certain colors that they are trying to be consistent with and added that the lighting is not neon but has an accent light. He emphasized that it does not have a neon appearance.

Mr. Stevens referred to the photos and asked where the lighting is intended to be. He asked if the cornice will go all the way around.

A representative from NuRay Metals replied yes and added that the lighting will go around all four sides. He noted that the width of the light is 2 ½ inches wide with a diffuser.

Mr. Stevens asked if this Carl's Jr. is a 24-hour location.

Associate Planner Torrico responded that the drive-thru is open 24 hours.

Mr. Michaelis stated that the center can look better without enhancing the colors too much. He noted that he would like to see people invest in their property but not paint the building that bright. He provided the example of Smart & Final Extra's building plans, the project to follow, and their simplicity in color choices.

Mr. Faranal commented that the comparison is between a free standing pad and an in line unit. The Smart & Final Extra would just go with the center but Carl's Jr. is a standalone building.

Mr. Michaelis stated that both Carl's Jr. and Smart & Final Extra are in shopping centers. He posed the question of how this proposal would look at another shopping center.

Mr. Morris commented that he does not want to perpetuate and try to change businesses color logos in order to match the Board's preference.

Mr. Dilley commented that if In-N-Out approached the City, their colors would need to be used per their corporation. He stated that there can be some improvement made to the brick and stucco. He commented that the wood seems to be a bit too much.

Mr. Morris commented if he is referring to maybe putting a thin brick on the stucco to match the bottom.

Mr. Dilley responded it could work and commented that there appears to be a lot of the wood on the drive-thru side.

Eric Beilstein, Building Official, pointed out the red band on top and yellow between, in conjunction with the red LED lighting, will wash all to appear red.

Mr. Schoonover stated that anyone would know that the restaurant is a Carl's Jr. franchise. He stated his concern with the wrap around LED lighting. He agreed with Mr. Morris's comments about brightening up the color schemes in the San Dimas Shopping Center.

Mr. Morris stated he does not have a problem with the LED lights around the perimeter of the building; however, the wash will not work well with red on yellow.

**MOTION:** Curtis Morris moved, second by Krishna Patel to approve the signs in a lineal configuration.

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

Mr. Stevens stated that the seaming metal roof versus the tile roof is in question, brick red versus redi-red. The standing seam metal is a solid material. He stated he is trying to look at architectural relationships and there is no problem with standing seam as long as it is soffit underneath, not exposed and looks finished. The main concern is with the bright red color.

A representative from NuRay Metals stated that the brick red color comes in a smaller gage than the chosen redi-red which is a thicker gage.

Mr. Dilley commented that the best red will need to match the Carl's Jr. logo.

Mr. Stevens asked if the thinner gage has a good warranty.

A representative from National Signs responded that the thinner gage has visible waves with a panel reflection resulting in poor quality.

**MOTION:** Curtis Morris moved, second by Scott Dilley to approve the standing seam metal roof in a Redi-Red color.

Motion carried 4-2-1-0 (Dilley, Michaelis, Morris and Schoonover Yes, Patel and Stevens No, and Sorcinelli Absent)

Mr. Stevens stated that the parapet facing material proposed is to have the wood removed and replaced with a stucco type finish and red metal cornice. He asked if the lights are going to be on a timer so only used at night.

A representative of NuRay Metals responded yes.

Mr. Stevens stated his concern with the material on the parapet. He commented that he is not sure it is the right material to introduce to the building.

Mr. Morris commented that it is neutral to put brick.

Mr. Beilstein commented that to put texture product on plywood can appear like just wood.

Mr. Michaelis asked if it can be installed as board and batten.

Mr. Beilstein replied yes.

Mr. Michaelis commented that in general, wood is more difficult to maintain over time.

Mr. Stevens stated that it can be installed on board and batten as an underlayment and then texture put atop. He stated that they can have vertical board and batten spacing's and a finish on top of that.

Mr. Morris commented that the applicant should remove the batten board and replace.

Mr. Stevens stated that all the stucco finish above and below the roof would need to be removed, which is an option. He stated that you do not want the wood below and do board and batten on top. He stated to choose one or the other as opposed to roof area. He noted the colors should match.

Mr. Dilley stated that the bottom of the building appears more neutral than the top of the building.

**MOTION:** Larry Stevens moved, second by Scott Dilley to provide two choices to the applicant: 1) replace all board and batten with stucco finish in a latte or similar color to be reviewed and approved by Staff or 2) leave the board and batten as is. If applicant proceeds with stucco, then cornice shall be installed as proposed.

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

Senior Planner Espinoza commented that other locations, such as gas stations, had requested the LED lighting but were denied.

Mr. Stevens commented that gas stations are different because they are already over lit.

Senior Planner Espinoza commented that stores have requested lights around the windows which are prohibited. He added that the proposed lighting for Carl's Jr. goes against standards for the Early California theme. The applicant can make the lights appear less washed.

Mr. Stevens added that the conditions of approval should include pavement repairs of the parking lots and potholes.

**MOTION:** Larry Stevens moved, second by Krishna Patel to approve LED lighting contingent to: site visit and final approval by Staff. If consensus cannot be reached, then it will return to the Board for review. Conditions will be added to require site improvements which include: refurbish light poles and fixtures, remove unpermitted lighting and repair paving as required.

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

**DPRB Case No. 13-27**

A request to remodel the existing Ralphs Grocery store that is closing into two tenant spaces; Smart & Final Extra will occupy one space and the other tenant at this time is unknown. The Ralphs Grocery Store is located at 1005 West Arrow Highway.

APN: 8383-010-028

Zone: Specific Plan No. 18, Area 1 (Community Commercial Center)

John Le, Courtney + Le Architects, was present.

Senior Planner Espinoza stated that the existing 45,722 sq. ft. Ralphs Grocery store is closing and Smart & Final Extra would like to occupy 31,590 +/- sq. ft. of the tenant space. The remaining 14,132 sq. ft. portion will be leased to a separate entity. The current exterior design of the Ralphs Store has one defining tower element with two lower roof elements on each side. As part of the Smart & Final reconstruction plans, the front façade will be redesigned to create two separate defining store entities. The new entry designs will have architectural elements and finish materials found throughout the center such as: smooth stucco wall finish, red S-tile roof, pre-cast stone and stucco columns, archways and detailed cornice. The building is consistent with the shopping center. There are a few issues that need to be resolved including the store mullions and corrals. Currently, the majority of the center has teal green mullions. The proposed color of the store front mullion is clear anodized (grey). There are four standalone building pads that have different color mullions: IHOP, Wells Fargo, Chase Bank and Burger King. He noted that the clear anodized gives an unfinished look. Staff recommends that the mullions should be the same color as the rest of the center; however, if Staff thinks an alternative mullion color is justifiable, the recommendation would be a bronze color to be compatible with the proposed and existing color schemes of the center.

As for the corrals, the applicant is proposing two types of cart corrals: store front and parking lot. The store fronts are proposed to be constructed out of painted split face block with a concrete cap. The parking lot corrals current designs are unknown at this time. Staff recommends that the store front corrals be constructed out of a slump stone block which is typically used with Spanish style architecture projects, with a brick cap that is currently used on the planters within the center. Another option is to use a stucco wall with a brick cap. The parking lot corrals should be constructed out of a decorative wrought iron, no higher than 42”.

Mr. Stevens asked if the applicant will be remodeling the façade of both Smart and Final Extra and the other tenant space.

Senior Planner Espinoza responded yes they will do the façades at the same time. He noted that the applicant has read the conditions and are fine with the cart corrals. The issue is with the mullions which they prefer to keep the clear anodized versus the bronze.

Curtis Morris departed at 9:55 a.m.

Mr. Stevens asked if the wainscot exist in other locations of the center.

Senior Planner Espinoza responded yes.

Mr. Stevens stated that by looking at the front elevations, is the applicant proposing to eliminate the tile roof and flat roof that is between Smart & Final Extra parapets.

Senior Planner Espinoza responded yes.

Mr. Stevens stated that the rest of the center has a green tile wainscot.

Senior Planner Espinoza stated that the issue becomes using colors that are different than the center.

Mr. Stevens asked if Smart & Final Extra will have the same type of corrals Ralphs used.

Senior Planner Espinoza replied yes and added that there will be a concrete pad for the corrals with an arranged curb.

Mr. Stevens stated that there does not appear to be many cart corrals. He added he would like to see cart corrals be more decorative in an appropriate way. He commented that the applicant and Staff can work out the material detail. He asked if three cart corrals are a necessity at the storefront.

John Le, Courtney + Le Architects, stated that the building should match the existing with precast concrete columns. He noted that they have toned down the colors and will work with Staff's preference. The proposed color scheme, clear anodized (grey) is consistent; the teal color does not go with the trend, nor does it blend well. He addressed the three cart corrals at the storefront indicating that it leads to less vandalism and deterioration since it would be harder to loiter at that spot.

Mr. Michaelis asked if there is a preference for the color of the mullions.

Mr. Le replied that it is the choice of Smart & Final Extra.

Mr. Patel commented that he likes the colors proposed.

Mr. Stevens asked if there is a prospective tenant yet.

Mr. Le responded no. He reiterated that they will be the tenant leasing the entire space but subleasing the 14,132 sq. ft.

Mr. Stevens inquired about the roof.

Senior Planner Espinoza responded that there will be a parapet design.

Mr. Stevens asked if the pitch is a new architectural component.

Senior Planner Espinoza responded yes.

Mr. Stevens inquired about the clear anodized mullions used in other areas of the center.

Senior Planner Espinoza responded there are four standalone building pads that have different color mullions: IHOP, Wells Fargo, Chase Bank and Burger King.

Mr. Stevens agreed that the teal color gives off an older appearance. He noted that the clear anodized appears less valued than the colored mullion. He noted he is ok with the bronze color, the cart corrals and roof line changes. He noted that Staff will be put on notice from here on out that they will not require teal mullions at the storefront.

Mr. Beilstein stated that the mullions can be clad which can then be made bronzed. He noted that it can be differential colors inside and out.

Mr. Le stated that cladding is not recommended; it seems to be a quick fix but is very hard to maintain.

Mr. Stevens asked if the applicant of Smart & Final Extra is 100% behind the clear anodized mullions or would they be ok with the bronze.

Mr. Le responded that it would not be a problem either/or; Smart & Final Extra will accept conditions of approval requested by Staff.

**MOTION:** Larry Stevens moved, second by Scott Dilley to approve the bronze store mullions and work on eliminating one of the corrals at the store front.

Motion carried 5-0-2-0 (Morris and Sorcinelli Absent)

**ADJOURNMENT**

There being no further business the meeting was adjourned at 10:17 a.m. to the meeting of September 26, 2013 at 8:30 a.m.

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Jim Schoonover, Chairman  
San Dimas Development Plan Review Board

ATTEST:

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Jessica Mejia  
Development Plan Review Board  
Departmental Assistant

Approved: September 26, 2013