

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
November 25, 2014 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Curtis Morris (*Arrived at 8:52 a.m.*)
Krishna Patel, Director of Public Woks
Jim Schoonover, Planning Commission
Larry Stevens, Assistant City Manager of Community Development

ABSENT

John Sorcinelli, Public Member at Large

CALL TO ORDER

APPROVAL OF MINUTES

October 23, 2014 (Sorcinelli absent)

MOTION: Jim Schoonover moved, seconded by Blaine Michaelis to approve the October 23, 2014 minutes. Motion carried 5-0-1-1 (Sorcinelli Absent, Patel Abstain).

DPRB Case No. 14-42

A request by Rockin' Jump to modify their front façade by filling-in a storefront window bay with siding and installing window graphic signs on another window bay and a half at 533 W. Arrow Highway in the San Dimas Station (North) commercial center located within Creative Growth Area 1 – Regional Commercial (CG-1).

APN: 8386-007-063

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

Chris Johnson, Rockin' Jump, was present
Paul Davidson, Contractor for Rockin' Jump, was present

Staff report presented by ***Associate Planner Luis Torrico*** who stated this request is to modify the storefront by installing window graphics on one full and one half window bay and to fill-in an additional window bay with solid material. As part of the approval by the Planning Commission the Applicant proposed to modify the façade by moving the entrance to the east

and replacing the opening with a new storefront window to match the existing ones and install a new storefront entrance at the rear of the building. During the course of construction for these changes and the other tenant improvements some of the trampoline structures were constructed closer to the front windows. This resulted in a wall being built which blocks out the window. In order to conceal the wall the Applicant is requesting the proposed changes outlined earlier.

He stated the window graphics will cover six window panes and consist of images of activities that take place within the facility. They will only cover 33% of the window area and conceal the rear of the structures. The other modification is to fill-in bay number one with wood siding to match the exterior. This could either be handled by totally eliminating the opening or keeping the frame so that it can be restored in the future.

Mr. Stevens clarified the photos show the existing condition and asked what the approved floor plan was.

Associate Planner Torrico stated there was an error in how the floor plan was drawn and everything was moved over six feet but Staff was not notified until after the fact.

Mr. Stevens stated it looks horrible in the current condition and wasn't sure it would have been any better in the original location. He felt this is what happens when a non-retail use goes into a shopping center and then treats the outside as if it doesn't matter. The windows are to encourage shoppers to come into the tenant space. He asked if they have submitted any construction plans yet.

Associate Planner Torrico stated they have not submitted any plans yet.

Mr. Stevens stated when Stein Mart did the same thing they left the window in place and then filled in with foam and covered it with the exterior material so it could be returned to a window in the future. He also clarified the location of the graphics and asked if the pictures in the report will be the actual graphics or just representative of the type of graphic used, and asked if the front door had been relocated yet and how they were accessing the building.

Senior Planner Marco Espinoza stated the 99 Cent Only store did the same thing but filled it in so you couldn't see the window frame, and even removed the siding back along the sides to blend the siding into the wall better. The framing is still there and it can be returned structurally but it doesn't look like something has been filled in.

Associate Planner Torrico stated the photos in the report were just representative but the intent was to use pictures of activities that take place at the facility. It was part of the original approval to relocate the dual-opening front door but that has not been done yet, and the building can be accessed through a single door in the last bay.

Mr. Schoonover asked if the Sheriff's Department is consulted when window graphics are proposed.

Associate Planner Torrico stated typically not.

Mr. Stevens stated the Code sets provisions on the amount of glass coverage and does not encourage complete coverage of the window area; however, when it exceeds 50% coverage it

is brought before the Board to assess if there are any safety issues or not. The Board could say there are safety issues and limit the amount of glass that can be covered. What the Applicant is trying to do, similar to Incycle, is to cover up the back of something that is unattractive. Unfortunately we have to obscure the windows because it would be embarrassing if it were left as is. Even if they did not allow the graphics because of safety concerns, the fact would be the Sheriff's Department couldn't see inside because the structure blocks the view.

Mr. Schoonover felt the Sheriff's Department would still want to be able to see into the tenant space.

Senior Planner Espinoza stated the front entrance will remain clear.

Mr. Patel asked if they can control the quality of the graphic and the material thickness.

Associate Planner Torrico stated they do have maintenance standards similar to what was approved for Incycle. The graphic design is not permitted to be product advertising; it is intended to be an artistic representation of something associated with the business.

Chris Johnson, Rockin' Jump, stated they worked diligently to ensure there was no advertising contained in the graphics. There was an unfortunate mistake with the architectural drawings so they are trying to do their best to make this as attractive and noncommercial as possible.

Mr. Stevens stated he wanted to keep the structural frame so that if there is a change of use it can be added back but that it should look like there hasn't been a window there for now. This is a commercial shopping center and windows are important.

Paul Davidson, Contractor, stated they can completely remove the window and fill it in but felt if they removed the frame from the outside it would be difficult for someone to reconstruct in the future.

Mr. Stevens stated Staff can show the contractor how it was done for Stein Mart. He asked if maintenance of the graphics was included in the conditions. He wanted the same conditions that were used for Incycle, and felt the modifications should be completed prior to occupancy.

Associate Planner Torrico stated they would be sure to include the same maintenance conditions, and confirmed the modifications would need to be complete prior to the business opening.

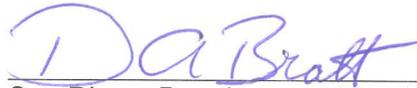
MOTION: Larry Stevens moved, seconded by Scott Dilley to approve DPRB Case No. 14-42 subject to the submitted conditions, with the inclusion of the same conditions as used for Incycle for maintenance of the window graphics, and authorizing Staff to approve the final design used. Motion carried 6-0-1 (Sorcinelli absent).

ORAL COMMUNICATIONS

No communications were made.

ADJOURNMENT

There being no further business the meeting was adjourned at 8:55 a.m. to the meeting of Tuesday, December 11, 2014 at 8:30 a.m.



San Dimas Development Plan Review Board

ATTEST:



Jan Sutton
Development Plan Review Board
Administrative Secretary

Approved: 4/9/15