

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
October 22, 2015 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
Krishna Patel, Director of Public Works
John Sorcinelli, Public Member at Large
Larry Stevens, Assistant City Manager of Community Development
John Davis, Planning Commission
Curtis Morris, Mayor

STAFF

Eric Beilstein, Building Superintendent
Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner
Jennifer Williams, Associate Planner

CALL TO ORDER

John Davis called the regular meeting of the Development Plan Review Board to order at 8:30 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Larry Stevens moved, seconded by Krishna Patel to approve the September 10, 2015 minutes. Motion carried 4-0-0-3 (abstain Davis, Morris and Sorcinelli)

MOTION: Larry Stevens moved, seconded by Krishna Patel to approve the September 24, 2015 minutes. Motion carried 3-0-0-4 (abstain Davis, Michaelis, Morris and Sorcinelli)

DPRB Case No. 15-40 & 15-41

DPRB Case No. 15-40; 120 W. Bonita Ave
APN 8390-23-019

A request to change the paint scheme and roof material from wood shake to composition shingle.

DPRB Case No. 15-41; 138 W. Bonita Ave (Mercantile Building)

APN 8390-023-014

A request to change the paint scheme and roof material from wood shake to composition shingle. Prior to re-roof, the Applicant is also requesting approval to demolish the pedestrian coverings in anticipation the City downtown sidewalk project. The Applicant is additionally requesting to cut the roof back and to add fascia board and eliminate the look of the exposed rafter tails.

Both proposals are located within the Creative Growth Zone, Area 2- Frontier Village and are subject to the Town Core Design Guidelines

Shari Nign, applicant, was present.

Associate Planner Jennifer Williams stated the Applicant is the property manager for both 120 and 138 W. Bonita Avenue and is requesting approval to change the paint schemes and roof materials from wood shake to composition shingle on both buildings. The Applicant is additionally proposing to demolish the pedestrian coverings on the property at 138 W. Bonita Avenue (Mercantile Building) prior to re-roof in anticipation of the City's upcoming downtown sidewalk project and, in doing so, cut the roof back and add fascia board which will eliminate the look of the exposed rafter tails.

The issues for consideration include if composite shingles are appropriate/acceptable material for commercial buildings, as opposed to tile or other materials on Bonita Ave. Are the selected colors appropriate and do they properly highlight the architectural features of each building? Is a modification from exposed rafter tails to a boxed fascia acceptable for the Mercantile Building? (138 W. Bonita Avenue) And lastly, what amount of eave overhang is acceptable into the public right-of-way and what would be the appropriate architectural finish?

Mr. Sorcinelli asked if the back awnings are being removed.

Associate Planner Williams answered no, she was speaking of the front awnings on the north side of the building to possibly be removed.

Associate Planner Williams continues that the 183 building (Mercantile) is proposing to cut back the overhang to the property line for pedestrian overhang. The rounded top is not being proposed, it is simply an artist rendering but it does show the proposed cut back of the eaves. It is noted that both of these buildings are in the Bonita Downtown and are subject to the Town Core Guidelines.

Staff recommends a discussion of the Board prior to the approval of this project. Staff also recommends a tile roof for both buildings.

Also, the applicant is the property manager and she is here to answer any questions the Board may have regarding these items.

Shari Nign, applicant stated that tile roofing is not an option due to the weight of the product.

Mr. Stevens asked to understand the paint scheme better. He asked about the trim being "Panda White" and the rest of the building to be "Universal Khaki".

Associate Planner Williams stated yes, across the whole building, the main color will be "Universal Khaki".

Mr. Stevens asked if all railings and doors are to be "Quiver Tan".

Shari Nign, applicant stated she would like to do all the windows in the "Panda White" and outer trim of the windows in the "Universal Khaki".

Associate Planner Williams stated that the current color pallet on the building is light and dark and that would go away for a solid color on the building.

Mr. Stevens asked if the tower element in the back is to be "Universal Khaki" as well.

Shari Nign, applicant stated yes, she would like it to be "Universal Khaki".

Mr. Stevens states that he does not believe that one color for the body of the 120 building is appropriate. He thinks the way the elements are painted currently, makes more sense. His second concern is with the composite shingle. He is not sure if the composite shingle will give the same effect as the wood shingles.

Mr. Sorcinelli asked if metal had been considered as it would fit with the building and the theme. He goes on to state that he believes metal would be the obvious choice, a standing seam metal roof.

Shari Nign, applicant stated she did try to get a price for the metal. She does not believe metal would work for the 138 building but felt it was a possibility for the 120 building. She noted she would like to keep some sort of consistency between the two buildings.

Mr. Sorcinelli stated that the dark wood areas used to be open balconies. The balconies were later enclosed due to rain intrusion issues. He noted that the wood over the balconies will take paint differently than the finished wood on the rest of the building. He agrees that the color blocking paint scheme would be more fitting of the building. He feels the paint colors may look the same for a couple years but over time the wood over the balcony areas will start to show knots and dirt due to the grooves in the wood.

Mr. Patel stated he feels the two colors give character of the building.

Mr. Stevens asked the other Board members for their opinion of "Panda White".

Mr. Sorcinelli stated he believes it is too much of a contrast. He notes that the glass on the building appears nearly black and feels that using darker trim colors may be a better option. He goes on to mention that this building should be treated as a color block design rather than trying out trim colors as he feels that approach is not suited for this building.

Mr. Davis asked when the blue tile was applied to the building.

Mr. Sorcinelli stated the blue tile has always been with the building.

Mr. Stevens stated he believes the shed roofs will be replaced with awnings.

Mr. Davis asked why the applicant doesn't do that now.

Mr. Stevens stated the City does not currently have any Downtown façade monies to assist business owners with such improvements.

Mr. Davis asked if the applicant is waiting for the City to pay.

Mr. Stevens stated the City may help eventually, but currently the City does not have a program. We need to assume that there will be a covering and it should match other side of the street.

Mr. Sorcinelli stated the covers on the north side of the street had to be removed due to their condition. The buildings at 120 and 138 have perfectly serviceable covers. He believes they fit the design, more so than a fabric awning.

Shari Nign, applicant noted that if the covers come off, it then needs to be decided if new covers need to go back up.

Mr. Stevens stated it may be decided that the building doesn't need anything.

Mr. Morris stated he believes the 120 building will need more than a couple paint colors.

Mr. Sorcinelli noted when you start painting rough wood in a light color, it will not look nice. Rough wood is grainy and it will start collecting dirt in the crevices. He notes that in this case one is almost forced to sand it and smooth it to change the texture or use a darker color.

Mr. Davis asked if the new color needs to be as dark as the current color.

Mr. Sorcinelli answered no, it does not. The new color should just be considerably darker than the current paint choice of "Universal Khaki".

Mr. Stevens asked the applicant if the colors were chosen with a designer.

Shari Nign, applicant stated no, the colors were not chosen with a designer. She noted that she is not opposed to changing the color pallet. She stated her main concern is the predicted El Nino for the coming winter season. She stated both buildings have roof leaks so she needs to get the roofs done sooner rather than later.

Mr. Stevens asked when she plans to paint the buildings.

Shari Nign, applicant stated she plans to paint both buildings after the Downtown Sidewalk Project is completed.

Mr. Patel stated the Downtown Project should be completed in her area about this time next year.

Mr. Stevens stated he believes the standing seam metal roof would work for the 120 building.

Shari Nign, applicant stated she needs to find a roofer that can give her a decent price and complete the project in a reasonable amount of time.

Mr. Stevens asked how standing seam metal is in regards to cost and weight.

Mr. Sorcinelli stated the weight is fine but in general it is more costly.

Mr. Stevens suggests that due to the large angled roof, the metal roof would need to be an earth tone of some sort.

Mr. Dilley asked aesthetically, does the Board agree the seams on the roof will not interfere with the slats on the building.

Mr. Sorcinelli stated he did not see that being a problem.

Mr. Stevens asked the Board; everything visible on the 120 building will be metal and none visible areas can be composition shingles.

Mr. Sorcinelli agreed with Mr. Stevens and suggested the monies be put into the metal and saved in less visible areas.

Motion for DPRB Case No. 15-40: Larry Stevens moved, second by John Sorcinelli to approve a portion of the project subject to conditions of approval and modifications including :

- 1) Applicant to work with Staff to make proper paint choices that reflect and maintain the current color blocking scheme of the building and bring back to the Board at a later date.
- 2) Applicant is to find a suitable metal roofing material for the more visible areas of the building including the tower element and the rear coverings while using CertainTeed Presidential Shake Luxury Composition Shingles on the top and front of the building in brown earth tone colors; to be reviewed by the Board at a later date.
- 3) The existing overhangs will be left as is until other alternatives can be explored in anticipation of the Downtown sidewalk project.

Motion carried 7-0

DPRB Case No. 15-41; 138 W. Bonita Ave (Mercantile Building)

APN 8390-023-014

A request to change the paint scheme and roof material from wood shake to composition shingle. Prior to re-roof, the Applicant is also requesting approval to demolish the pedestrian coverings in anticipation the City downtown sidewalk project. The Applicant is additionally requesting to cut the roof back and to add fascia board and eliminate the look of the exposed rafter tails.

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Mr. Stevens pointed out that the paint colors are not the same for the 138 building as the 120 building. He mentioned the most important part of this building is the cut off of the overhang. It appears the rendering shows the correct proportions.

Associate Planner Williams stated the applicant would like to cut back the overhang and box in the rafter tails.

Shari Nign, applicant stated the problem with the 138 building is that the inside is very dark and uninviting due to the covered outdoor area.

Mr. Stevens stated the applicant will have the same problem with the wood if she chooses a light paint pallet.

Mr. Sorcinelli asked the Board if they can just agree to have the applicant return at a later date with a new paint pallet and just worry about the roof and overhangs at this moment.

Mr. Davis asked if the very top of the building was a flat roof.

Shari Nign, applicant stated yes, the very top is a flat rolled roof that we will also be redoing.

Mr. Davis asked if the only roofing options that need to be discussed are the front and rear of this building.

Associate Planner Williams stated yes, that is correct. She added the back side of the building has rafter tails on the upper portion.

Mr. Morris asked the Board if they had a problem with boxing in the rafter tails on this building.

Mr. Beilstein stated that boxed rafter tails are optimal as they provide a proper drip edge.

Associate Planner Williams stated the only component left to discuss on the 138 building is the cut back of the overhang on the front of the building.

Mr. Stevens asked if the applicant is intending to do the front work without any City assistance.

Shari Nign, applicant stated City assistance is not necessary for the overhang cut back.

Mr. Sorcinelli asked how do we know if the roof is engineered to cantilever.

Shari Nign, applicant stated the engineer that did the renderings said a three foot cantilever would be sturdy.

Associate Planner Williams asked if the Board felt the bottom overhang should be slightly longer to balance out the building.

Mr. Davis stated yes, the bottoms should be longer.

Mr. Beilstein noted the other thing to think about with boxed rafter tails is that gutters should be added as now the overhang will end over the sidewalk. He feels gutters should be required. Buildings to the north have surface mount gutters.

Mr. Sorcinelli suggested that an exterior rounded gutter be installed, possibly a design where the hangers are not visible.

Mr. Beilstein stated those details would be checked in the plan check process.

Mr. Sorcinelli stated that he believes that any longer than three feet, there may be problems with the overhang in the future.

Associate Planner Williams stated the applicant has proposed an autumn blend in brown hues for this 138 building.

Mr. Sorcinelli asked if anyone thought about a standing seam metal roof for the 138 building.

Associate Planner Williams stated it was brought up in the same conversation regarding the 120 building.

Shari Nign, applicant noted that if the 138 building did façade improvements, she does not believe the standing seam metal roof would flow visually.

Mr. Stevens asked if more roof leaks occur under the main roof or in the back where the roof is shake.

Shari Nign, applicant stated there are a lot of leaks in the back with the shake roof. She adds during high winds the shakes fly off into the parking lot.

Mr. Stevens asked if there are metal roofs that look like shake.

Mr. Beilstein stated yes there are. Metal shake roofs provide multiple colors and spacing.

Senior Planner Espinoza pointed out that Dairy Queen on Arrow Highway did metal shake for their new roof. He did not feel that product would provide the proper visual impact.

Mr. Sorcinelli stated that it comes back to using composition shingle product on the main street. He noted that composition shingle feels more like a residential choice.

Mr. Davis asked if composition shingle in the back was alright.

Mr. Stevens stated the back roof is not nearly as dominant.

Shari Nign, applicant stated CertainTeed Presidential Shake product is used on many commercial buildings.

Mr. Morris notes that he believes this is a great composition product.

Mr. Stevens started that if the Board was to allow composition shingle downtown, then this would be the best product. He noted the Board seems to be leaning towards standard seam metal roofing with the composition shingles on the back.

Mr. Davis asked the Board if composition shingle on the back and standard seam metal on the front was good.

Mr. Stevens stated that if the Board did not want to decide now, that Staff could make a decision in the plan check process.

Shari Nign, applicant stated her only problem is finding a roofer that is not booked as El Nino is approaching.

Mr. Stevens stated he believes the paint should be approved by staff.

Mr. Davis asked if the applicant understands and has any further questions or comments for the Board.

Shari Nign, applicant stated yes, she understands and she will discuss items further with Jennifer.

Motion: Larry Stevens moved, second by John Sorcinelli to approve a portion of the project subject to conditions of approval and modifications including:

- 1) The roof material for the front of the building shall be standing seam metal or flat tile, with the color and shape to be reviewed by the Board at a later date.
- 2) CertainTeed Presidential Shake Luxury Composition Shingles in a medium earth tone may be used on the back of the building, color to be approved by Staff
- 3) Applicant to work with Staff to make proper paint choices and bring back to the Board at a later date.
- 4) The pedestrian overhang is to be cut back to 3' in total length, a boxed fascia shall be added to the upper and lower roofs on both sides of the building, and a decorative water conveyance system (gutters) shall be added.

Motion carried 7-0

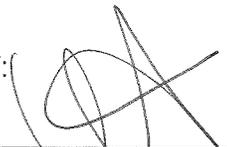
ADJOURNMENT

There being no further business the meeting was adjourned at 9:59 a.m. to the meeting of November 12, 2015 at 8:30 a.m.



David Bratt, Chariman
San Dimas Development Plan Review Board

ATTEST:



Development Plan Review Board
Departmental Assistant

Approved: 1/14/2016