DEVELOPMENT PLAN REVIEW BOARD
MINUTES
January 28, 2016 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

Scott Dilley, Chamber of Commerce
Margie Green, Planning Commission
Blaine Michaelis, City Manager
Larry Stevens, Assistant City Manager of Community Development

STAFF

Eric Beilstein, Building Superintendent
Marco Espinoza, Senior Planner
Luis Torrico, Associate Planner
Jennifer Williams, Associate Planner
Fabiola Wong, Planning Manager

ABSENT

Emmett Badar, Council Member
Krishna Patel, Director of Public Works
John Sorcinelli, Public Member at Large

CALL TO ORDER

Scott Dilley 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

Not enough of a quorum to approve the minutes.

DPRB Case No. 15-41 continued from October 22, 2015

A request to change the roof material from wood shake to flat tile at 138 W. Bonita Ave. (Mercantile Building).

Shari Nign, Applicant, was present.

Associate Planner Jennifer Williams This item came before the Board at its October 22, 2015 meeting. The Board approved a portion of the Applicant's request as listed in the Conditions of Approval. For the prior report, minutes of the meeting, and approval letter, see Exhibits A, B, & C.

The item before the Board today specifically deals with the fulfillment of Condition No. 9a, "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 and approved by the Board at a later date prior to installation*," the Applicant has provided a sample of the selected concrete flat "Boral" tile in "Camouflage" for the Board's review and approval.

Mr. Stevens questioned the standard size of this particular roofing tile.

Associate Planner Williams stated this particular roofing tile is 13"x17".

Mr. Stevens asked what portion of the building is to be done at this moment in time

Associate Planner Williams stated that at this moment in time, only the back portion of the building is to be done. The applicant would like to wait until after the sidewalk project is completed to paint.

Mr. Beilstein asked for the weight of the tile.

Associate Planner Williams stated the tile is 570lbs per square. She asked if that weight would require engineering calculations.

Mr. Beilstein stated the weight is calculated using a 10x10 area. Engineering calculations are not needed on anything weighing less than 600lbs.

Mr. Stevens stated this is a light-weight product. He then asked if the flat roof portion had been completed.

Associate Planner Williams answered that no, the flat portion has not been completed yet.

Mr. Stevens stated he approves of this tile for the 138 building. He asked if this is the building that is intending to have the awnings cut back and if so, can the structure handle the weight of these tiles.

Shari Nign, Applicant stated they have not yet had the engineering calculated but the architect informed her that the weight should not be a problem.

Mr. Stevens asked the applicant if she is going to paint the whole building.

Shari Nign, Applicant answered that she would like to paint after the sidewalk project is complete.

Mr. Stevens asked if the applicant is going to paint the rear of the building at this time.

Shari Nign, Applicant stated no, they will paint the entire building at one time.

Mr. Stevens asked if there was a reason that only the back will be done at this point in time.

Shari Nign, Applicant stated the back of the building leaks and the wood shake blow off during high winds.

Mr. Stevens asked the applicant if she had a planned paint scheme.

Shari Nign, Applicant replied yes she does. She explained that she intends to lighten the building to make the currently dark atrium area bright and welcoming.

Mr. Michaelis asked the applicant to explain what is to be done with the awnings at the front of the building.

Shari Nign, Applicant stated she would like to cut the awnings back so they no longer encroach into the sidewalk. In cutting back the awnings she would add fascia boards to finish the edges. She explained that she feels it would help to open up the front of the building.

Associate Planner Jennifer Williams stated when this item originally came to the Board in October a condition was written regarding the cutback of the awnings. Condition number 9d states: *The pedestrian overhang shall 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: Larry Stevens moved, second by Margie Green to approve Boral "Saxony Split Shake" light weight tile in either Buckskin or Camouflage on the rear of the building only. The Development Plan Review Board will review the installation on the rear prior to approval or installation on the front of the building.

Motion carried 4-0-3 (Badar, Patel and Sorcinelli absent)

DPRB Case No. 15-25

A request to install electric vehicle charging equipment to occupy one parking stall located within the San Dimas Plaza parking lot located at 939 W. Arrow Highway.

Thomas Folam, NRG EVgo, was present.

Associate Planner Luis Torrico stated Solarrus Corporation, on behalf of NRG Electronic Vehicle Charging Solutions (EVgo) is requesting approval to install an electric vehicle charging station within the parking lot of San Dimas Plaza shopping center, located at 939 W. Arrow Hwy. The subject site is located within Area I of Specific Plan No. 18. The charging station will consist of two chargers, one communication/payment cabinet, one meter/distribution cabinet and one electrical transformer cabinet. Installation of the equipment will require removal of one parking space.

The use requires a Conditional Use Permit which will be reviewed by the Planning Commission to ensure there are no impacts to adjacent uses; however the Development Plan Review Board's review will be limited to the design of the equipment and the location as it relates to site access and circulation.

The charging equipment will be located in the middle of the center north of the Burger King restaurant. The chargers are self-serving and no attendant is required. The chargers serve all electric vehicles and plug in hybrids and are available 24 hours. Anyone can access the

chargers using a credit card to pay and there is also a monthly subscription. Additionally, Nissan Leaf drivers get 2 years of free charging and BMW i3 drivers get one year of free charging.

There will be a total of five pieces of equipment; two chargers, one communication/payment cabinet and two equipment cabinets. They will range in height from 3'-2" to 6'-3".

The chargers and communication/payment cabinet will be located within the landscaped area of a center island and the equipment cabinet will be located on a separate landscaped island, southeast of the chargers. As part of the installation, the applicant will provide a handicap ramp and parking stall, as required by the building code. One parking space will be eliminated to provide the handicap parking stall. Three parking spaces will be identified as electric vehicle charging parking; however they will still be available for use by other vehicles when not in use by electric vehicles.

The center includes 921 existing parking spaces. The installation of the charging equipment will result in the loss of one parking space; therefore resulting in 920 spaces. Three additional parking spaces will be reserved for electric vehicles but may be used by other vehicles when not in use. The shopping center consists of 195,588 square feet of floor area and with a parking ratio of 1:222 (4.5/1,000); the center requires 881 parking spaces. With the amount of existing parking and shared parking throughout the center, there will be no impact on parking.

As previously mentioned, one parking space will be eliminated to provide a handicap parking space and the equipment will be located within existing landscaped planters; therefore, vehicle parking or circulation will not be impacted. The charging station will be required to comply with ADA handicap access and path of travel requirements, which will be reviewed by the Building Department during plan check.

Mr. Stevens asked how much of the median will be left for landscaping.

Associate Planner Torrico stated there will be room for shrubs and the trees will not be affected.

Mr. Stevens asked if this system will be able to support more stations at a later date.

Thomas Folam, NRG EVgo stated they can plan for future upgrades. They can lay larger conduit in preparation for possible future expansion.

Mr. Stevens asked the applicant what the plans are for future expansion

Thomas Folam, NRG EVgo stated expansion for this parking lot is unlikely.

Mr. Stevens asked how long it takes to achieve a full charge.

Thomas Folam, NRG EVgo stated 15-20 minutes for a full charge. He goes on to say the San Francisco area gets about 500 charges a month. Busy stations in Southern California are getting 250-300 charges a month. Drivers use the app "PlugShare" to help drivers find the nearest charging station.

Associate Planner Torrico stated the applicant is proposing three charging spaces while the City's CUP allows for up to five charging spaces.

Thomas Folam, NRG EVgo stated they would like to do two fast chargers with two cords each; this will serve the two types of connections being utilized. He mentioned level two chargers are universal for all cars but for fast charging, there are two types of connectors.

Senior Planner Espinoza asked how much does it cost to charge a vehicle.

Thomas Folam, NRG EVgo states that currently Nissan Leaf drivers get 2 years of free charging and BMW i3 drivers get one year of free charging. He goes on to mention that 50% of their users are the Nissan and BMW drivers. Vehicles that are not covered under the plan can be charged for about eight to ten dollars a charge. The host property can set their own rates or a driver can pay a monthly fee to charge as often as they need.

Mr. Stevens asked if this is a use that will require signage along City streets or in the parking lot.

Thomas Folam, NRG EVgo stated no, the station is on the universal locator app "PlugShare". The app will assist drivers in finding the charging station.

Mr. Stevens asked that verbiage be added to the conditions stating there is to be no additional signage.

Mr. Michaelis asked if there is ever a problem where a driver plugs their vehicle in, then leaves for the day.

Thomas Folam, NRG EVgo stated they have not had that type of abuse with fast chargers. If they find there is abuse, they may add signage informing drivers of a 30 minute time limit while charging.

Mr. Stevens states he does not believe that can be enforceable unless a local ordinance is added to the sign. He believes people will use the charging time to shop in the shopping center.

Ms. Green asked the applicant to explain the different levels of charging.

Thomas Folam, NRG EVgo stated a level one is eight hours to charge. A level two takes between four and five hours to charge. A level three is a fast charge; it takes about 20 minutes.

Mr. Stevens asked how does NRG EVgo evaluate demand and the number of stations needed.

Thomas Folam, NRG EVgo stated they get numbers every day when a driver does a search on the "PlugShare" app.

Mr. Stevens asked currently where is the nearest charging facility to San Dimas.

Thomas Folam, NRG EVgo stated there is a station at Ontario Mills near Nordstrom's; there is also one in the Country Fair Shopping Center in Chino.

Associate Planner Torrico to conclude, Staff recommends that the Board recommends approval to the Planning Commission of DPRB Case No. 15-25 subject to the attached conditions. Staff can rewrite the conditions to fit the signage concern.

Motion: Larry Stevens moved, second by Margie Green to approve, subject to conditions of approval with the addition that there is to be no additional signage in regards to directing residents to the charging station, or associated with pricing.

Motion carried 4-0-3 (Badar, Patel and Sorcinelli absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:14 a.m. to the meeting of February 11, 2016 at 8:30 a.m.

San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 2/25/2016