DEVELOPMENT PLAN REVIEW BOARD
MINUTES
April 14, 2016 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

David Bratt, Planning Commission
Blaine Michaelis, City Manager
John Sorcinelli, Public Member at Large
Fabiola Wong, Planning Manager

STAFF

Marco Espinoza, Senior Planner
Anne Nguyen, Assistant Planner
Luis Torrico, Associate Planner

ABSENT

Emmett Badar, Council Member
Scott Dilley, Chamber of Commerce
Krishna Patel, Public Works Director

CALL TO ORDER

David Bratt 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

Blaine Michaelis moved, seconded by David Bratt to approve the March 10, 2016 minutes.

DPRB Case No. 16-06 continued from March 10, 2016

APN: 8448-045-007

A request to construct a 340 sq. ft. cabana at the southeast corner of the single-family property, in addition to a 697 sq. ft. second-story attached deck at the rear of the house. Subject Site: 245 Avenida Melisenda

Fred Diaz, Architect, was present.
Fery Damansouz, Homeowner, was present.

Senior Planner Marco Espinoza stated this case was scheduled to be heard on March 11, 2016, however, the applicant requested the item be continued. The Board voted to continue the item to a later date.

Since then, the applicant contacted Staff to discuss the cabana design concerns that were mentioned in the March 11, 2016 DPRB Fact Sheet. Staff met with the applicant (project architect) and the property owner to address the design deficiencies.

The applicant was able to square off the cabana wall planes which were previously angled. By squaring off the walls, the roof design of the building was also redesigned to be compatible with the existing house.

The subject site is 10,807 sq. ft. in size with an existing 3,265 sq. ft. two-story residence and a three-car garage. A small portion of the lot, approximately 700 sq. ft. along the north property line, is maintained by the Homeowners Association as natural hillside area, which does not allow for any development.

The existing house is part of the Rancho Via Verde housing development built in 1987. The house is a two-story stucco house with a flat red tile roof. The property currently does not have a pool; however, the property owner has expressed their wishes to build the cabana prior to building the pool. Plans for a pool have not been submitted to the City for review and approval.

The proposed 340 sq. ft. cabana includes a bathroom with a shower, a bar sink with a small counter space, and a gas fireplace. The cabana will be compatible with the existing house in colors and materials by incorporating flat-tile roof, sand stucco finish and wood trim around all doors and windows. All the windows and doors will match the house in style opening design and color.

A 697 sq. ft. second-story deck is also proposed at the rear of the house. The house currently has a small 45 sq. ft. deck that will be removed and replaced with the new deck. Most of these homes in this tract were built with small second story decks that have not been enlarged. The deck depth will range from 12' to 19' due to the wall projections in the rear elevation and will be 46' wide. The proposed deck will have stucco column supports on the first floor. The deck railing has been designed with 42" high precast stone baluster. The finished colors and materials are consistent with the existing house. Staff recommends approval of this project with the attached conditions.

Mr. Michaelis asked if this proposal was different from what was originally proposed at the March 10, 2016 DPRB meeting.

Senior Planner Espinoza stated yes, this is a new design. This new design has been reviewed by the HOA Board and is likely to receive approval. Staff feels this new design is more appropriate for the overall design of the property.

Ms. Wong asked if the new deck is to be covered.

Senior Planner Espinoza stated no, the deck will be open.

Mr. Sorcinelli asked if the deck is curved.

Senior Planner Espinoza stated there is to be a slight curve to the outer edge of the deck.

Mr. Sorcinelli asked where the columns where in relation to the curve.

Senior Planner Espinoza stated the columns would be about four feet behind the curve. There is to be a four foot cantilevered area.

Mr. Sorcinelli asked if the new rail floats over the cantilever.

Senior Planner Espinoza asked if the Board would prefer that the rails are in line with columns on the lower level.

Mr. Sorcinelli stated yes, he would prefer that the rail is in line with the columns. He points out that detail four, on the last page, shows the rails and columns in line with each other.

Fred Diaz, Architect stated the deck will be slightly cantilevered and will be structurally sound. All the stucco will match the existing house. The homeowners would like to have more deck space for entertaining. He added that it took a couple years for the homeowners and City Staff to agree on a design.

Mr. Sorcinelli stated that he would like the inconsistent drawings to be closely looked at while in the plan check process.

Senior Planner Espinoza stated that if the Board would like any changes to the plans, that a condition may be added to the current conditions.

Mr. Sorcinelli stated he believes the columns should be pushed forward to be in-line with the columns of the deck railing. He added that when structural supports get offset, then the construction phase becomes more complicated.

Ms. Wong stated the problem could be averted if the curved portion was made straight.

Fred Diaz, Architect stated the posts can be moved out to fall in line with the posts above. He added that 2x14s or 2x16s can be added for structural support. The homeowners would like to keep the curve as they feel it adds to the overall visual appeal of the deck.

Motion: John Sorcinelli moved, second by Fabiola Wong to approve subject to conditions of approval with the addition that the new columns are moved to line up with the structural columns above.

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

DPRB Case No. 16-09

APN: 8383-009-107

The applicant is requesting approval to install a stand-alone ATM within the existing façade storefront of a commercial building in the Citrus Station (Costco) commercial center. The ATM will be installed in one of the new commercial buildings currently under construction.

At their January 12, 2016 meeting the City Council approved a code amendment that would allow stand-alone ATMs, not installed in association with a financial institution and which are attached and integrated with the main building façade, as a conditionally permitted use in Area I of Specific Plan No. 24. Therefore, the request will also require review and approval by the Planning Commission. The Development Plan Review Board, herein after the "Board", review will be limited to the design and integration into the existing commercial building façade.

Joann Rein, Wells Fargo, was present.
James Spix, Wells Fargo, was present.
Emily Hazelwood, Wells Fargo, was present.

Associate Planner Luis Torrico stated the ATM will be located within a 22 square feet alcove constructed on the front building façade. The ATM surround will consist of an aluminum-metal finish with a decorative vinyl graphic wrap. The ATM unit material will consist of an acrylic finish with a vinyl wrap, and it will project (pushed-thru) approximately one-inch from the ATM surround. A light bar will be installed above the ATM which will project out 24 inches from the ATM face. The light bar will include down-lighting and will also include a decorative colored vinyl wrap.

Aside from the down-lighting in the light bar there will be no additional lighting installed as part of the ATM installation. The development that includes the building that will house the ATM is currently being completed and the amount of lighting installed as part of the development will be sufficient to provide the minimum lighting standards for the ATM. Condition No. 14 has been added which states that no additional lighting will be included as part of this approval.

The storefront glass will be modified when the ATM is installed to provide a seamless integration into the existing storefront. The window panes and mullions will be modified to ensure that the walls that create the ATM alcove are located behind the mullions and will not be visible. In addition, the window transoms above the ATM will remain to continue the consistency across the building façade. A dark or opaque film will be applied to the transoms above the ATM to ensure the any unfinished surfaces inside the ATM alcove will not be visible. Lastly, no signage, with the exception of on the ATM face, shall be permitted in association for the ATM use.

The proposed ATM will be associated with Wells Fargo bank; however it is not a requirement of this request that it be Wells Fargo and may change in the future to another financial institution. Should the financial institution change in the future, the applicant will be required to submit the ATM façade changes to the Planning Division for review and approval. Any substantial change to the ATM that is not consistent with the original approval from the Board would be presented to the Board for consideration.

The ATM, as proposed, will be integrated into the existing storefront and will have minimal impact on the building's architectural design. Conditions of approval have been included that will prohibit additional signage and lighting from being added, which can have negative aesthetics on the building and commercial center. In addition, the Planning Commission will review the request to ensure there are no impacts from a use standpoint.

Staff recommends that the Development Plan Review Board recommend approval to the Planning Commission of DPRB Case No. 16-09 subject to the attached conditions.

Mr. Sorcinelli asked if there will be on-site signage.

Associate Planner Torrico answered no, there is not to be any additional signage besides what is to be on the ATM face.

Mr. Sorcinelli asked who the surrounding tenants would be.

Associate Planner Torrico stated the surrounding businesses are tentative and not confirmed at this time. Tentatively the surrounding tenants will be Waba Grill and a planned salon use.

Mr. Sorcinelli stated he would just like to say that he appreciates the Staff's concern with lighting.

Associate Planner Torrico noted from the first submittal; lighting was a primary concern.

Mr. Sorcinelli stated he noticed the light bar at the top. He noted that perhaps a condition should be added to ask that there is not any glare from the fixture to the surrounding areas.

Mr. Michaelis asked if there was an alternative color to the Wells Fargo Corporate yellow hue.

Joann Rein, Wells Fargo stated Wells Fargo would like to keep the standard branding color due to the fact that they will not be allowed any additional signage.

Ms. Wong noted Wells Fargo buildings are not yellow in color.

Joann Rein, Wells Fargo stated that was correct. She added that all offsite ATMs have the corporate yellow as a background.

Ms. Wong asked if there were any alternative colors that Wells Fargo recommends.

Joann Rein, Wells Fargo stated she could ask the Well Fargo corporate office.

Ms. Wong asked for a more muted color that would blend in with the building.

Mr. Michaelis agreed and asked if the color could be more subdued yet lend contrast to the building. He added that he is not ready to give approval at this time; he is simply raising observation.

Associate Planner Torrico stated a photo of the actual ATM to be used is on the back page of the DPRB packet. He adds that if that ATM were kept, it could have a different color on the outside boarder.

Ms. Wong stated she agrees with the idea of a more subdued color.

Associate Planner Torrico asked if Wells Fargo would approve the panels to be the Wells Fargo corporate red color.

Mr. Sorcinelli stated that he liked the idea of the red more than the corporate yellow.

Joann Rein, Wells Fargo stated her and her team would need to request approval from Wells Fargo corporate office regarding the color change.

Mr. Sorcinelli noted the alternative possibility would be to ask Wells Fargo for examples of graphics done at other locations.

Joann Rein, Wells Fargo stated she has some other designs she can share at a later date. She believes if the colors are changed too much, the bank will ask for additional signage.

Mr. Michaelis stated he feels the Wells Fargo corporate red hue may blend in with the buildings overall appearance. He made a motion that the Board approves the ATM and Staff work with the applicant on a suitable color. He would like to approve this so the item does not need to come back to the Board.

Mr. Bratt agreed with Mr. Michaelis' motion.

Ms. Wong stated she would be interested in seeing the alternative colors. She then stated this item will also need to go to Planning Commission. She mentioned that as an update; Wells Fargo can propose new colors before this item goes to Planning Commission for review.

Mr. Bratt asked the Board if the previous motion should be amended.

Mr. Michaelis stated his request would be that the applicant consider that the ATM side panels consist of Wells Fargo's corporate red or a color compatible with the building's earth-toned color scheme before presenting to the Planning Commission.

Motion: Blaine Michaelis moved, second by John Sorcinelli to approve subject to conditions of approval with the addition that the applicant consider that the ATM side panels consist of Wells Fargo's corporate red or a color compatible with the building's earth-toned color scheme before presenting to the Planning Commission.

Motion carried 3-0-3-1 (Badar, Dilley and Patel absent) (Bratt abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 9:16 a.m. to the meeting of April 28, 2016 at 8:30 a.m.

David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 5/12/2016