

Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of April 9, 2024

From: Chris Constantin, City Manager

Prepared by: Anne Moore, Senior Planner

Subject: Approve Resolution 2024-19 Approving Precise Plan No. 23-0001 / DPRB No. 23-0008, ACCELA PROJ-23-0051 a Request for a Major Exterior Remodel And A 6,563 Square-Foot Addition With A 340 Square-Foot Covered Patio And Two Decks Totaling 435 Square Feet To An Existing 5,861 Square-Foot Two-Story Office Building Located At 302 E. Foothill Boulevard Within The Commercial-Highway (C-H) Zone With A Scenic Highway Overlay (SHO)

SUMMARY

Mark Gross of Mark Gross & Associates, Inc. on behalf of the property owner, is requesting approval of Precise Plan No. 23-0001 and Development Plan Review Board (DPRB) No. 23-0008 for a major exterior remodel and a 6,563 square-foot addition with a 340 square-foot covered patio and two decks totaling 435 square feet to an existing 5,861 square-foot two-story office building. The subject site is located at 302 E. Foothill Boulevard within the Commercial-Highway (C-H) Zone with a Scenic Highway Overlay (SHO).

On February 22, 2024, the Development Plan Review Board recommended approval of Precise Plan No. 23-0001 and DPRB No. 23-0008 to the Planning Commission.

On March 21, 2024, the Planning Commission adopted Resolution PC-1674 recommending approval of Precise Plan No. 23-0001 and DPRB 23-0008 to the City Council.

RECOMMENDATION

Staff, the Development Plan Review Board, and the Planning Commission recommend that the City Council

- Approve Resolution 2024-19 approving Precise Plan No. 23-0001 and DPRB No. 23-0008 a Request for a Major Exterior Remodel And A 6,563 Square-Foot Addition With A 340 Square-Foot Covered Patio And Two Decks Totaling 435 Square Feet To An Existing 5,861 Square-Foot Two-Story Office Building Located At 302 E. Foothill

Boulevard Within The Commercial-Highway (C-H) Zone With A Scenic Highway Overlay (SHO).

FISCAL IMPACT

There is no fiscal impact for the recommended action.

BACKGROUND

The subject site is located at 302 E. Foothill Boulevard within the Commercial-Highway (C-H) Zone with a Scenic Highway Overlay (SHO) and situated on the southeast corner of Walnut Avenue and Foothill Boulevard (Figure 1). The existing two-story office building, formerly known as the Jackson & Jackson building, was developed in 1993 as part of Precise Plan No. 91-5 and Conditional Use Permit (CUP) No. 89-15, which allowed for a two-story retail nursery in conjunction with outdoor storage on a 2.2-acre site.



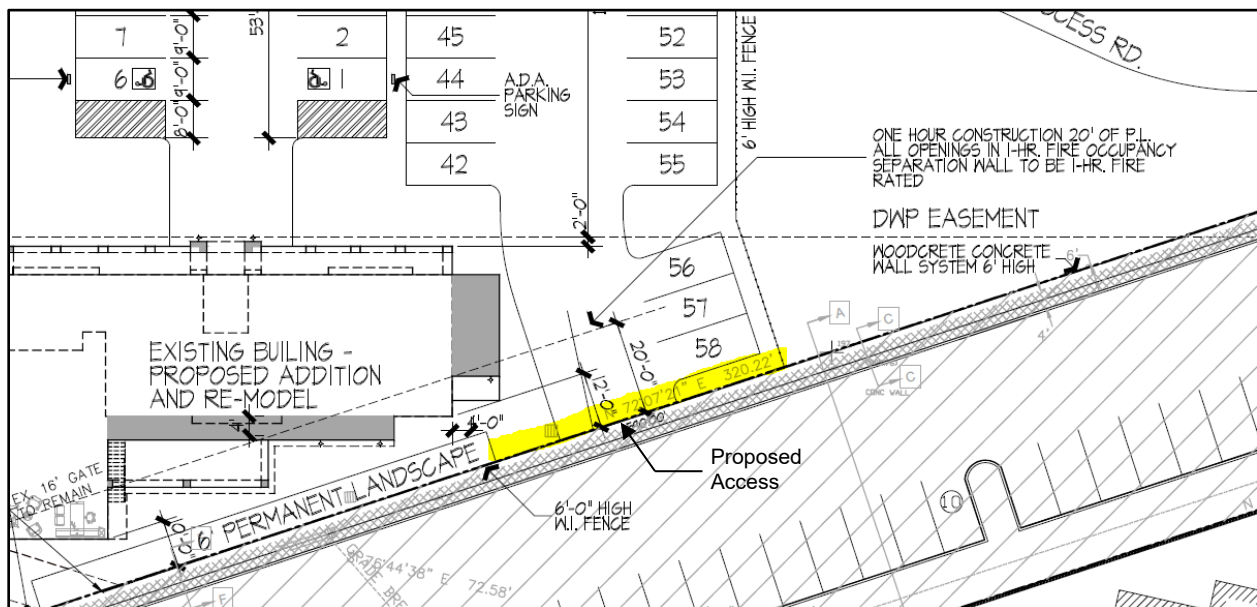
Figure 1 – Vicinity Map, subject site highlighted in red.

The property was purchased in 2023 by the current owner, who operates Walton Construction, Inc. on the adjacent property located immediately to the south and east at 358 E. Foothill Boulevard. The new owner is not proposing to continue the outdoor storage use associated with CUP 89-15; however, is proposing to expand and upgrade the exterior of the existing two-story building. The Applicant, Mark Gross of Mark Gross & Associates, Inc, on behalf of the property owner, submitted an application for a major exterior remodel and expansion of the existing two-story office building.

Pursuant to San Dimas Municipal Code (SDMC) Section 18.108.060, properties designated with the Scenic Highway Overlay are subject to a Precise Plan review to be approved by the City Council. This request was reviewed by the Development Plan Review Board (DPRB) at their February 22, 2024 meeting and the DPRB voted 4-0-1 (Approve/Deny/Abstain) to recommend approval of the project to the Planning Commission (Attachment 4). Board member Bratt abstained from the item as it would be under his purview when it goes before the Planning Commission. On March 21, 2024, the Planning Commission voted 4-0 with Commissioner Davis absent to adopt Resolution PC-1674 recommending approval of Precise Plan No. 23-0001 and DPRB 23-0008 to the City Council (Attachment 3).

Site Description/Improvements

As part of the discussion at the February 22, 2024 DPRB meeting, the Applicant shared that the owner also intends to remove a portion of the existing six-foot high wall along the south property line to create reciprocal access between the subject property and the adjacent property immediately to the south. This is primarily due to the fact that the property owner operates his business, Walton Construction, Inc. on the adjacent property at 358 E. Foothill Boulevard and allows for better circulation and shared parking between the two properties. Proposed access is shown highlighted in Figure 2. While this access will allow parking to be shared between both sites, all parking requirements are being met on the subject site.



New landscaped areas subject to compliance with the City's Model Water Efficient Landscape Ordinance (MWELO) will also be incorporated as part of the overall site improvements. The proposed landscape plans (Attachment 2) will restore the former outdoor nursery stock area into

more appropriate drought tolerant landscaping and decorative concrete paving. The new landscaping will also be carried over to the expanded parking lot area.

Building Design

The existing building was originally designed with a Spanish architectural theme (Figure 3) with the entire exterior of the building finished with textured stucco in a tan color, hipped roof with Spanish tile roofing material, arched windows throughout and a front porch arcade that spans across the entire ground floor level of the front building façade. The height of the existing building is roughly 24'-0" to the existing cornice and approximately 32'-0" to the top of the roof. The proposed exterior changes to the building will raise the cornice height to roughly 28'-0" due to the new parapet walls that will be incorporated into the building to conceal rooftop mechanical equipment. Although the cornice height will increase by about 4'-0", the only portion of the building that will have a height of 32'-0" will be the front entrance tower element (Figure 4).



Figure 3 – Existing North (Front) Elevation view of building.

The proposed changes to the exterior of the building include the following (Attachment 2):

- Replace hipped roof with a flat roof
- Replace all arched windows with rectangular windows
- Incorporate a thin brick veneer over the existing front porch arcade, front entry tower, and various sections of the ground floor
- Incorporate metal awnings above the majority of second floor windows facing Foothill Boulevard in a Yellow 90 Gloss color
- Addition of 1'-0" architectural projections on the second floor that will be clad with board & batten metal wall panels
- Addition of tempered glass railings on the deck areas located on the second floor
- Replace all existing exterior light fixtures with new decorative light fixtures



Figure 4 – North (Front) Elevation Colored Rendering.

The areas highlighted in red shown in Figure 4 above show the amount of building area that is going to be added onto the existing building. The expansion of the existing building will be primarily located towards the western end of the building with a small addition consisting of an added stairwell on the eastern end of the building (Attachment 2). The addition along the western end of the building was designed to accommodate the existing 10'-0" wide storm drain easement that runs along the rear portion of the property. The design and major remodel of the building is intended to incorporate contemporary architectural design elements that help to break up the building facade on all sides of the building, which in turn, provide more architectural relief. Many of the exterior elements being proposed are similarly found on the adjacent building at 358 E. Foothill Boulevard (Figure 5).



Figure 5 – Front Elevation of 358 E. Foothill Blvd.

There also exists on site a monument sign located at the corner of the property (Figure 6), which the property owner also intends to have replaced and redesigned. To ensure compatibility and compliance with the City's sign code, Condition No. 27 has been included to require the upgrade of the existing monument sign to match the newly remodeled building. The proposed monument sign will incorporate stucco with a smooth trowel finish to match the body of the remodeled building and a new solid metal panel for the sign area (Figure 7).



Figure 6 – Existing Monument Sign

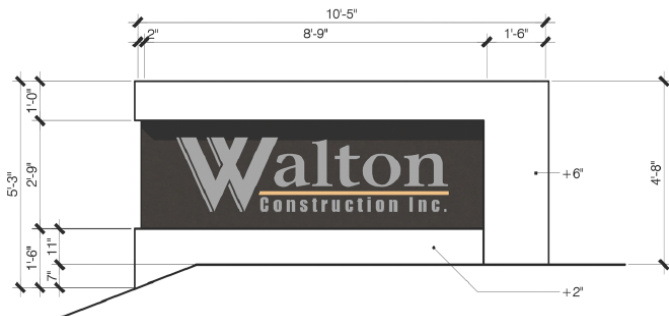


Figure 7 – Proposed New Monument Sign

Since there is no outdoor storage of materials being proposed as part of this request, the previous CUP, which allowed for the outdoor nursery stock area will be discontinued, and Condition No. 15 has been included to require the Applicant to apply for a new CUP for any outdoor storage that may be proposed in the future. In conclusion, the proposed exterior changes to the existing office building are not out of character with the surrounding commercial highway area and is a major improvement to the existing building.

ALTERNATIVES

There are no alternatives proposed for this request; however, the City Council could elect to propose changes to, or an alternative design for the building expansion.

ENVIRONMENTAL REVIEW

This item is Categorically Exempt under the California Code of Regulations, Title 14, Section 6, Chapter 3, Article 19, Section 15301 Existing Facilities Class 1 operations which consists of the operation, repair, maintenance or minor alteration of existing public or private facilities involving negligible or no expansion of existing or former use.

Respectfully submitted,



Anne Moore
Senior Planner

Attachments:

1. Resolution 2024-19
2. Project Plans
3. Planning Commission Staff Report, March 21, 2024 & PC Resolution No. 1674
4. DPRB Staff Report & Minutes, February 22, 2024