

**MINUTES OF THE REGULAR MEETING OF
THE LITCHFIELD PARK DESIGN REVIEW BOARD
April 4, 2019**

I. Call to Order

The meeting was held in the Conference Room at the Litchfield Park City Hall. Chairman Charnetsky called the meeting to order at 7:08 p.m.

Present: Chairman Charnetsky; Vice Chairman Ledyard; and Boardmembers Dudley, O'Connor, and Romack.

Absent: None.

Staff Present: Jason Sanks, Planning Consultant, and Pam Maslowski, Director of Planning Services.

II. Pledge of Allegiance

Chairman Charnetsky led the pledge.

III. Call to the Community

There were no requests to speak.

IV. Business

A. Election of Officers

Boardmember O'Connor **moved** to retain Chairman Charnetsky as Chairman and Vice Chairman Ledyard as Vice Chairman; Boardmember Dudley **seconded**. There were no other nominations, and the motion was **approved unanimously**.

B. Design Plans for an Addition/Remodel Proposed for 950 E. Tornasol

Boardmember O'Connor recused himself from this item and left the dais.

Mr. Sanks stated that the applicant is planning an exterior remodel of this home, including additions. They are proposing to add 854 square feet of livable area and a new 77 square foot front porch. The exterior remodel will include a stucco refinish of the existing slump block and additional architectural features, such as three new steel vine trellises, window louvers, and a sitting courtyard. The home currently has a pitched roofline and the new rooflines for both the livable and porch additions are parapets, due to issues related to the existing home's truss orientations. The parapet rooflines will be lower than the existing ridge line of the pitched roof so they will appear more muted. Colors include an off-white body color, brown trim, and soft green accent color. Staff feels the proposed additions and remodel will add value to both the home and the neighborhood, and approval is recommended.

Mike Fernandez, of 360 Construction and representing the applicant, stated that he brought examples of the trellis and awning materials to provide a better perspective. Mr. Sanks noted that he had asked the applicant to bring these because, although they are shown on the plan, seeing the material helps to visualize them.

Boardmember Dudley inquired about the setbacks shown, and Mr. Sanks noted that they are usually checked during the plan review. It appears that the addition will be over 30' back from the property line. Staff will review the setbacks.

In response to questions, Mr. Fernandez replied that there will be a grass area added to the larger area in the corner. There will be a fireplace on the front patio, and a side profile of it is indicated on the right elevation.

Vice Chairman Ledyard **moved** to accept Staff's recommendation and approve the application subject to the exhibits provided by the applicant; Boardmember Romack **seconded; unanimous approval 4-0-1** with Boardmember recused.

C. Design Plans for an Addition/Remodel Proposed for 313 S. Hacienda Circle

Mr. Sanks stated that, based on the information provided by the applicant, this is a request for design approval of a simple garage extension to the front elevation to accommodate the owners' vehicles, as well as a new rear patio cover in the rear. The additions enhance both the front and rear elevations because they will have a hip gable-type roof. The roofing element over the garage adds interest to the front elevation. With the understanding that the materials and colors will match and that the roof pitch and angles will match as indicated, Staff supports the application. It will add value and make the garage more useful.

William Grandt, the applicant, stated he is not sure about the colors. They will eventually change the color, and he understands there is an approved color palette that he must comply with. He will submit the colors for review. Mr. Sanks noted that Staff can review the color for compliance with the color palette. If the color deviates from that palette, it has to be brought before the Board.

Boardmember Dudley **moved** to approve the application as presented; Boardmember Romack **seconded; unanimous approval.**

D. Design Plans for an Exterior Remodel Proposed for the KFC Restaurant Located at 13006 W. Indian School Road within the Wigwam Creek Shopping Center

It was noted that there is no one present to represent the owner, and that this has happened previously. Ms. Maslowski commented that the design firm is based in another state, and they have said that they are having trouble finding someone to attend the meeting.

Mr. Sanks noted that the Board has made comments on the plans and, at this point, the candy striping is not occurring and the body colors are matching palettes and elements of the rest of the center. Much of what is being changed now is signage and this and the colors can be handled at the Staff level. It is almost the same building except for the new signage. Staff normally reviews signage for compliance with the Comprehensive Sign Plan. It must conform or the Comprehensive Sign Plan must be amended, which is a whole different process.

Boardmember Romack noted that he likes it as is, except for the yellow color. It was noted that the color is actually "Benjamin Moore Natural Sand. The color is not represented correctly. They did submit the approved Center colors and these appear to comply.

Mr. Sanks stated the Board usually will not take action without an applicant present. However, that is not codified and, if the Board chooses, action can be taken. This could also be tabled or denied. Another option would be to defer the application to Staff as long as it conforms to the material palette of the center and signage complies with the Comprehensive Sign Plan.

Boardmember O'Connor **moved** to allow Staff to approve the application as long as the colors are within the pre-approved colors for the Center, and that signage will be a separate submittal to be reviewed by Staff for compliance to the approved Comprehensive Sign Plan; Boardmember Dudley **seconded; unanimous approval.**

E. Design Plans for a Roof Mounted Solar Panel Installation Proposed for 521 Redondo Drive North

Mr. Sanks stated that this is an application for a solar panel installation on a pitched roof. He read the Code requirements for solar panels located on a pitched roof. He noted that, based on Staff's review of the application, it appears that the proposed solar panels will be located in four arrays across the residence's front and rear facing rooflines. The arrays generally follow the rooflines, but there are horizontal and vertical array orientations that do not lend itself to the "quadrangular shape" as required. Sometimes, Staff takes notice when panels are flipping orientations on the same roof panel because it starts to look busy and drives attention to the panels. This has been a concern of the Board. Staff tries to work with the applicant to the extent possible, but when Staff cannot approve the application because of that, the application is brought before the Board. Confirmation of an 18" edge around the roof borders is also needed. Staff generally recommends approval of the application subject to the Board's review and confirmation of the 18" edge.

Mark Arsdahl, of Sun Valley Solar Solution, stated that he can confirm that all fire codes have been met. That is the first requirement they meet, and aesthetics come after that. They do not normally design the arrays with panels in different orientations. In this particular case, it is a matter of limited roof space. These modules have a black frame and the solar cells are black. They can shift and move the landscape modules if need be, particularly the southeast facing array. However, they do not have many options on the southwestern facing array. They place the panels for maximum production. They could put modules on the northwest or northeast facing roof planes, but they will lose production by doing that.

Boardmember O'Connor inquired as to why the panels are sized as they are or why can't two vertical panels size up with one horizontal panel. Mr. Arsdahl replied that the series of circuits in a solar module need to be configured in a certain way. Depending on the manufacturer, the size of the solar cell does not change, and it is based on an industry standard as to what performs most efficiently. The manufacturers do not care about aesthetics; they care about productivity.

Boardmember Romack commented that he looks at solar panel installations as he drives around, but he usually does not notice the direction of the panels. Chairman Charnetsky noted that she usually reads the whole array as one shape. As long as it generally matches the roof shape, it does not bother her too much. It seems that there is a chimney that is preventing squaring up one of the arrays. Mr. Arsdahl pointed out that, usually, silver framed panels are more of an eyesore. These models tend to blend in together. The panels will be lined up as close as possible. The panels will be sitting on 3" stands. They can re-orient and move panels. However, APS limits a system size depending on the owner's peak demand and many customers do not have enough roof size to offset 100% of their need. His company tries to get as close as they can to that. In this case, they are really close to getting the customer's bill wiped. Removing panels would require changing the customer's contact.

Boardmember Dudley pointed out that the roof color is dark already, and it seems it will not be too offensive to have them in a mixed configuration. Chairman Charnetsky commented that the most different array is located in the rear and will not be as visual as the one in the front. Also, the chimney is one of the reasons for the configuration. Mr. Arsdahl noted that the top three panels can be slid to the middle of the array. Or, the modules can be split. Chairman Charnetsky pointed out that it would be better to have one edge straight.

Boardmember O'Connor **moved** to approve the application; Boardmember Dudley **seconded**. It was noted that this is probably as good as it will get in this case without affecting efficiency. The motion was **approved unanimously**.

F. Design Plans for a Roof Mounted Solar Panel Installation Proposed for 208 Laguna Drive West

It was noted that there was no one present to speak on behalf of the applicant. Ms. Maslowski stated that she received a call today asking if the applicant could revise the plan so that it could be reviewed administratively rather than at the meeting. She told them that was a possibility, but she did not receive a revised plan. She suggested the item be continued in case the revised plan does not meet the standards for Staff approval.

Boardmember O'Connor **moved** to continue this item; Vice Chairman Ledyard **seconded; unanimous approval**.

V. Staff Report on Current Events

Mr. Sanks reported the progress of the Dysart and Camelback project; the expected revised Sun Health/La Loma rezoning application; the application to amend the zoning ordinance for the Hacienda del Rey to allow additional beds to their existing units; and the Zoning Code update.

VI. Boardmembers' Report on Current Events

Boardmember Romack reported that the City Manager's City Center Working Group will be meeting soon with Destination LP.

VII. Adjournment

Boardmember Romack **moved** to adjourn the meeting; Vice Chairman Ledyard **seconded; unanimous approval**. The meeting was adjourned at 7:45 p.m.

**APPROVED:
DESIGN REVIEW BOARD**

Susan Charnetsky, Chairman

/pjm