

**CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD
MINUTES**

**MAY 30, 2007 at 5:00 P.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman
Scott Dilley
Ken Duran
Curtis Morris
Krishna Patel
Jim Schoonover
John Sorcinelli*

ABSENT

CALL TO ORDER

Mayor Morris called the special meeting of the Development Plan Review Board to order at 5:40 p.m. so as to conduct business in the Council Chambers Conference room.

HEARING ITEMS

DPRB Case No. 05-12

Request to review modifications to tree removal request and preliminary review of landscape plans for Costco project located at southeast corner of Gladstone and Lonehill located in Specific Zone 24.

Assistant City Manager of Community Development Stevens presented facts of tree removal permit for Costco project. In combining first arborist report, available at time of approval, and second arborist report recently submitted, total number of trees planned for removal has increased beyond the scope authorized by condition #31 in Costco approval. Six significant trees are intended for relocation within the project.

He added that primarily the reason for bringing this to the Board was to incorporate changes of the Tree Preservation Ordinance, which allows for more replacement ratio flexibility, and the increase in number of trees planned for removal. Ideally the landscape plan should have adequate number of trees with bonus of extra trees, not just minimum required, on-site or off-site. Final replacement will be on final landscape plan that will come back to the DPRB for final review.

Mayor Morris stated that he supports the idea of starting out with new trees instead

of trying to save existing trees that would be affected by construction just for the sake of saving them.

Assistant City Manager Larry Stevens replied that there are five mature trees in good condition that should remain in place adjacent to the street. His first focus is to not relocate them. There are also “nesting trees” that have to remain until bird nesting season is over. Trees in area of future pad development and adjacent should remain and be re-examined after clearance and rough grading. The trees in question range from 40’ – 80’ tall.

Development Services Director Coleman commented that he would like to see some of the trees saved.

In response to Assistant City Manager Duran, Mr. Stevens stated that the net effect was not significant.

Motion: Ken Duran moved, second by Curtis Morris to approve revision to Condition #31 as set forth below:

CONDITIONS:

31. Tree removal for up to ~~448~~ **200** significant trees existing on the property is authorized. Reasonable effort shall be made to preserve any existing trees in good condition which are not impacted by grading and other improvements. Any trees removed shall be replaced at ~~3:1~~ **1:1 and 2:1** with **15 gallon** and 24” box trees, **with the ratio to be determined by Staff,** to be incorporated into the project landscaping plan. Applicant shall comply with applicable provisions of the Tree Preservation Code. No trees shall be removed other than those indicted on the approved set of landscape plans.

Mr. Sorcinelli stated that he liked the idea of keeping as many trees as possible, though agrees with Mayor Morris on desire to have quality plan over saving existing trees.

In response to Mr. Sorcinelli, Mr. Stevens stated that the street side landscape setback is 25-35 feet.

Mr. Sorcinelli stated that Costco is a destination and generally not a place that attracts driveby consumers, so the perimeter should have substantial landscaping.

The Board briefly discussed evergreens vs. deciduous.

Assistant City Manager of Community Development Stevens commented that the chainlink fence behind the proposed Costco building along the railroad track would be coated. A climbing vine could also be another alternative. Also a credit would

be considered if trees removed were taken to be used elsewhere. Quality and size on the perimeter are desired. Street trees would be pushed into median.

Development Services Director Coleman commented that there were inconsistencies in the placement of parking lot planters that resulted in some areas having no trees for shade

Discussion concluded with motion on the floor carrying 7.0.0.

ADJOURNMENT

There being no further business the meeting was adjourned at 6:05 p.m. to the regular meeting of June 14, 2007 at 8:30 a.m.