

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
June 9, 2011 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

*Dan Coleman, Director of Development Services  
Scott Dilley, Chamber of Commerce  
Blaine Michaelis, City Manager  
Curt Morris, Mayor  
Krishna Patel, Director of Public Works  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large*

**CALL TO ORDER**

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:34 a.m. so as to conduct regular business in the City Council Conference Room.

**APPROVAL OF MINUTES**

**MOTION:** Krishna Patel moved, second by Dan Coleman, to approve the minutes of May 26, 2011. Motion carried 5.0.0.2 (Morris and Sorcinelli Abstain)

**HEARING ITEMS**

**DPRB Case No. 11-18**

A request to remove 9 trees (2 Crape Myrtles and 7 Magnolias) at Gilead, located at 650 Cliffside Drive.

APN: 8382-019-023

Zone: Specific Plan No. 6, Area 2

Jeff Smith, Applicant and Architect of Smith Architects, was present  
Justin Cantor, of Smith Architects was present

Assistant Planner Concepcion explained that the applicant is proposing to remove 9 trees (2 Crape Myrtles and 7 Magnolias). He pointed out that the trees are being removed due to the proposed additions. He explained that 2 of the trees are being removed for the addition of the transformer and the other 7 are for the 1,030 sq. ft. addition to the building. He noted 6 Magnolias are proposed as replacement trees. He

added that the standard ratio for replacing trees is 2:1; however, the property already has an adequate amount of trees on the property so 6 trees will suffice.

Mr. Coleman asked if the applicant considered relocating 6 trees instead of planting new ones.

Jeff Smith, Applicant, replied that he was not aware what the cost would be nor the constraints of replanting trees.

Mr. Morris added that the trees would most likely not survive if they were relocated.

Mr. Sorcinelli requested that the trees be permitted for removal subject to the approval of the proposed addition and transformer with screening.

Mr. Sorcinelli asked when the drawings for the proposed addition would be ready.

Jeff Smith, Applicant, replied within the next couple of weeks. He noted that the plans for the transformer are currently in plan check and noted that the plans for the 1,030 sq. ft. addition will be submitted at the end of July or early August. He noted that there will be two time schedules.

Mr. Patel asked if there were any City trees being removed.

Assistant Planner Concepcion replied that all trees being removed are within the property and no City trees will be affected.

Mr. Morris commended the applicant for the maintenance of the landscaping of the property. He added that it would be appropriate to remove the requested trees without meeting the 2:1 ratio.

Mr. Sorcinelli asked if the transformer will have an enclosure.

Jeff Smith, Applicant, replied that they intend on negotiating with Edison to screen the transformer and screen the screen itself with landscaping.

**MOTION:** Moved by Dan Coleman, seconded by Curt Morris to approve with standard conditions and add a condition that the applicant must obtain City approval of proposed addition and transformer with screening prior to the removal of subject trees.

Motion carried 7.0.

### **ADJOURNMENT**

There being no further business the meeting was adjourned at 8:42 a.m. to the meeting of June 23, 2011 at 8:30 a.m.