

**DEVELOPMENT PLAN REVIEW BOARD
MINUTES
September 22, 2011 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

PRESENT

*Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Ken Duran, Assistant City Manager
Shari Garwick, Senior Engineer
Jim Schoonover, Planning Commission
John Sorcinelli, Public Member at Large*

ABSENT

Emmett Badar, City Council

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:32 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

MOTION: Dan Coleman moved, second by Jim Schoonover, to approve the minutes of August 25, 2011. Motion carried 4-0-1-2 (Badar Absent, Duran and Garwick Abstain)

ACTION: September 8, 2011 minutes continued to the next meeting due to lack of quorum.

HEARING ITEMS

John Sorcinelli recused himself from participating from the following item, DPRB Case No. 11-29.

DPRB Case No. 11-29

A request to remove six (6) Coral trees at San Dimas Station North and South.

Zone: Creative Growth (CG-1)

Brad Umansky, applicant, was present
Louis Trammell, applicant, was present

Associate Planner Grabow stated the applicant is requesting to remove six (6) Coral trees located throughout the San Dimas Station North and South. The applicant would like to remove the Coral trees due to: close proximity to buildings, damaged curbs, impedes visibility and are too big for the areas they are planted at. Staff walked the site with the City Arborist, Deborah Day and she agreed with the recommendation to remove and preserve Tree #2. Staff recommends that Tree #1 on Arrow Hwy be removed due to the apparent decay on the trunk and added that it will also cause the branches to break in the future. For Tree #2, Staff recommends preserving the tree by trimming instead of removal because there is no visible damage to the curb or sidewalk. She added that the applicant disagrees with preserving the tree and added that the tree attracts the attention of animals that climb on the roof and added that if the branches are trimmed, the tree would become lopsided. Tree #3 is causing cracks in the curb and there are issues of disease potential; thus the removal is recommended. Staff requested that Tree #4 not be removed but instead preserved since there is no visible damage to the sidewalk and the roots and branches appear healthy. Tree #5 and Tree #6 near Del Taco have visible damage to the curb and parking lot and the branches did not grow back properly due to improper trimming. The City Arborist recommended that the applicant replace the various holes in the landscape areas with additional trees such as Carrotwood's. She stated that the applicant did not submit a replacement plan; however, Staff recommends replanting trees in the landscaped areas and emphasized the tree replacement ratio be 2:1.

Brad Umansky, applicant, stated that all the trees were trimmed at the shopping center with the exception of the Coral Trees and noticed with The City Arborist, that the Coral Trees were an inappropriate tree for the shopping center. He noted the Coral Trees have massive branches and that the only way to get rid of them is to cut the lower portions but added they can become lopsided; thus a removal is more suitable. He indicated that Tree #2 must have been trimmed from the top which explains why it has not grown back properly.

Shari Garwick, Senior Engineer, commented that Tree #2 appears to be top heavy and if trimmed and remains, it may be lopsided which causes concerns from Public Works.

Ken Duran, Assistant City Manager, commented that Tree # 2 can be trimmed but the survival of the tree may be undetermined.

Mr. Coleman stated he agreed but is reluctant of the removal but agrees it may be the best solution.

Associate Planner Grabow indicated that a condition can be added stating it can be removed but replaced.

Mr. Umansky stated that they need a decision because in order to trim the tree without knowing if it will survive costs an estimated \$650.

Mr. Dilley stated that even if the tree is trimmed, it still may not be the right tree for the shopping center's ambience and stated that it previously has had poor trimming.

Mr. Duran asked if those are the only Coral Trees on the site.

Associate Planner Grabow responded yes and emphasized that it is the only trees left of this species on site.

Mr. Coleman asked if grinding out of the stops occurs when the trees are removed.

Mr. Umansky responded yes and noted that they will be able to replace and added that it will be grounded down at the level so that a tree can be replanted.

Mr. Duran stated that that Tree # 2 should be removed but includes a replacement tree.

Mr. Umansky asked if a bush can be a substitute for a tree.

Associate Planner Grabow replied no, it has to be a tree.

Mr. Coleman and Associate Planner Grabow commented that the trees provide a lot of shade parking.

Mrs. Garwick recommended that a larger tree should be required as a replacement for the removal of Tree #2.

Mr. Coleman agreed and recommended that the ratio should be 1:1 instead of 2:2; however should be a larger a box size for the tree.

Mr. Schoonover stated that holes in the landscaped areas should be filled.

Mr. Duran stated that the replacement ratio of 2:1 should be kept for all trees except Tree # 2.

MOTION: Moved by Ken Duran, seconded by Dan Coleman to approve: the removal of 5 Coral trees, the preservation of Tree # 4 and the modification for a replacement ratio of 1:1 with a 24-inch box for Tree #2. In total, 9 trees will be planted.

Motion carried 5-0-1-1 (Badar Absent and Sorcinelli Abstain)

ADJOURNMENT

There being no further business the meeting was adjourned at 8:47 a.m. to the meeting of October 6, 2011 instead of October 13, 2011 at 8:30 a.m.