

**DEVELOPMENT PLAN REVIEW BOARD  
MINUTES  
February 13, 2014 at 8:30 A.M.  
245 EAST BONITA AVENUE  
CITY COUNCIL CONFERENCE ROOM, CITY HALL**

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**PRESENT**

Emmett Badar, City Council  
Scott Dilley, Chamber of Commerce  
Shari Garwick, Senior Engineer  
Blaine Michaelis, City Manager  
Jim Schoonover, Planning Commission  
John Sorcinelli, Public Member at Large

**ABSENT**

Larry Stevens, Assistant City Manager of Community Development

**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:** The minutes for January 23, 2014 could not be approved due to the lack of quorum to vote, the minutes will be included at the next regularly scheduled DPRB meeting of February 27, 2014.

**Tree Removal Permit No. 14-04**

A request to remove 6 trees, including 4 mature significant trees, to accommodate a new ADA-compliant ramp at 1001 W. Arrow Highway.

APN's: 8383-010-027, 029

Zone: Specific Plan No. 18, Area 1 – Community Commercial

Steve Reiner, applicant of Core States Group, was present.

Associate Planner Williams stated that in 2011, Chase Bank completed an extensive tenant improvement to open a new branch. One of the requirements of the tenant improvement that was deferred at the time was to provide the ADA compliant path of travel to the building from the public right-of-way (sidewalk). The applicant has submitted plans; however, due to the topography of the site, this will result in a long ramp along the project frontage which will require the removal of six (6) trees, four (4) of which are considered mature significant trees. The six trees to be removed include: three (3) Canary Island Pine trees, one (1) Jacaranda tree, one (1) California Pepper tree and one (1) Western Sycamore.

The replacement trees include seven (7): four (4) Canary Island Pine tree, two (2) California Pepper trees and one (1) California Sycamore. A number of trees in the general vicinity are proposed to remain in place and those in the immediate vicinity, including additional Jacaranda trees, Maidenhair trees and Queen Palms are proposed to be protected in place.

On Tuesday February 11, 2014, some landscaping nearby was removed by the property management company without a permit. Staff spoke with the property management company on Wednesday February 12, 2014 to try and rectify. She added that she did not want to hold up this particular tree removal application. She noted that a condition will be added that prior to issuance of a permit for the ADA ramp; comprehensive plans need to be submitted for the trees that were removed without a permit. This will give the applicant time to coordinate with the landscape architect and property management company to come up with a plan.

Mr. Schoonover stated that Wells Fargo and McDonald's have ADA ramps that are switch back and but they are smaller.

Eric Beilstein, Building Official, stated that those ADA ramps are much closer at grade and added that this one is on a higher pad which is why the current applicant pulled out all the way to the West. He noted that it takes 10 ft. of ramp to get 1 ft. of elevation.

Mr. Schoonover asked if it is possible to shorten by 10 ft.

Senior Planner Espinoza replied that the plans have already gone through the plan check process.

Mr. Schoonover commented that they are losing two mature Pine trees in this process.

Associate Planner Williams added that Staff can condition that larger box trees are installed such as 36-inch box trees.

Mr. Badar asked if the ADA ramp can come off of the parking lot.

Mr. Beilstein replied that the law requires the ADA ramp come off of the right-of-way.

Mr. Schoonover asked why there are different requirements for standalone businesses.

Mr. Beilstein replied that locations such as Wells Fargo and Chase Bank are considered standalone businesses because they do not have access from within the center and as a requirement; an ADA ramp needs to be installed.

Mr. Schoonover stated that Big 5 has access from the corner and asked if that ramp is too steep.

Mr. Beilstein responded that it is not ideal to do an after the fact correction especially when new standards need to be made.

Mr. Sorcinelli commented that if a new center was created, then each individual would have a new ADA ramp.

Mr. Beilstein commented yes.

Mr. Sorcinelli asked if it is feasible to use the same path of travel from Burger King.

Mr. Beilstein responded no because it cannot go across a driveway. He noted that there is no access off the building. He stated that it has to be the least intrusive but most compliant.

Mrs. Garwick asked if the applicant is doing work in the right-of-way, 8 ft. from curb face.

Mr. Beilstein replied not in the right-of-way.

Mrs. Garwick asked if the tree removal will be from the parking lot side.

Steve Reiner, applicant of Core States Group, replied that he cannot guarantee from what side the landscaper will remove the trees. He commented that he could indicate to the landscaper what type of trees the City will require.

Mrs. Garwick added that a condition can be included that any encroachment into the public right-of-way requires a permit from the Public Works department.

Mr. Sorcinelli questioned the location of the ADA ramp and discussed alternatives.

Mr. Beilstein explained that it is difficult to go from an existing path way.

Mr. Dilley asked if Big 5 and Chase bank could jointly create a path.

Mr. Beilstein responded that it was a proposal; however, it would require removing most of the landscape.

Mr. Schoonover commented that it looks like many of the trees were removed already.

Mrs. Garwick commented that her concern is the aesthetic visibility. She asked if the ADA ramp it will be visible within the trees.

Associate Planner Williams stated that the stucco finish will match and not be an exposed concrete wall. She noted that there are landscaping plans that depict the shrubs at the front and back side of the wall to help screen it.

Mrs. Garwick stated that an additional condition should be added that when the street widening project occurs on Arrow Highway, the proposed plans need to tie into the new street widening elevations.

Mr. Beilstein asked how far away the street widening is from the proposed project.

Mrs. Garwick responded they will be widening the street by 4 ft. and will come back about 400 ft. from the corner.

Mr. Beilstein asked if it will change the existing sidewalk.

Mrs. Garwick replied no and added it may require that part of the connection go back a couple of feet.

Senior Planner Espinoza asked when the street widening project will take place.

Mrs. Garwick replied in September.

Associate Planner Williams stated that the ADA ramp will begin construction in March.

Mr. Reiner asked if the widening of Arrow Highway is taking place on the north side easterly of Lone Hill.

Mrs. Garwick responded that it ties in close. It will occur at the easterly portion of Lone Hill Ave by 500 ft. and will be at an angle. He noted that it will be about 4 ft. up to the north on Lone Hill Ave. She explained that there needs to be a transition of about 300-400 ft.

Mr. Reiner asked if there are plans to review and verify that the street widening does not affect the proposed project.

Mrs. Garwick responded yes. She stated that she reviewed the plan check already. She noted that the engineer designed a ramp that ties in to the north and south and is at a 2 ½% to 3% slope. She stated that where the sidewalk connects, it is less than a tenth of an elevation lower. She assured it has been coordinated and verified already.

Mr. Schoonover stated that only one replacement tree will be 36-inch box tree. He requested that all the replacement trees be 36-inch box.

Mr. Michaelis commented that box trees do not grow as well and recommended a 15-gallon tree may grow quicker.

Mr. Schoonover recommended having the City Arborist or Staff look at and recommend the fastest growing trees to plant.

Senior Planner Espinoza commented that it depends on the tree. He noted that if it has been sitting inside a pot, then the regrowth period may take a little longer. He commented that Staff can inspect the tree prior to installation.

Mr. Sorcinelli asked that a condition be added that the replacement trees be 36-inch box. The tree can be inspected by Staff prior to installation to ensure a speedy growth. He added that usually within a shopping center, the conditions of approval would have required that the applicant plant additional landscaping frontage as part of the approval process. He noted that this approval is more lenient.

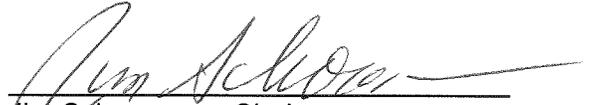
Associate Planner Williams stated that a reduced ratio is given for this project due to the limitations of the size area. She stated that a 4:1 ratio of replacement trees could be implemented for those trees that were removed without a permit.

**MOTION:** Blaine Michaelis moved, second by Emmett Badar to approve subject to added conditions: prior to the issuance of a permit for the ADA ramp, comprehensive plans need to be submitted for the trees that were removed without a permit, 36" box trees shall be used instead of 24" box trees, any encroachment into the public right-of-way requires a permit from the Public Works Department, the proposed plans need to tie into the new street widening elevations, and that the City Staff inspects and verifies the installation of the new trees to ensure a speedy growth.

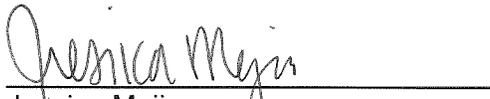
Motion carried 6-0-1-0 (Stevens Absent)

**ADJOURNMENT**

There being no further business the meeting was adjourned at 9:00 a.m. to the meeting of February 27, 2014 at 8:30 a.m.

  
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Jim Schoonover, Chairman  
San Dimas Development Plan Review Board

ATTEST:

  
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Jessica Mejia  
Development Plan Review Board  
Departmental Assistant

Approved: March 13, 2014