DEVELOPMENT PLAN REVIEW BOARD
MINUTES
September 8, 2016 at 8:30 A.M.
245 EAST BONITA AVENUE
CITY COUNCIL CONFERENCE ROOM, CITY HALL

PRESENT

David Bratt, Planning Commission
Shari Garwick, Public Works Senior Engineer
Blaine Michaelis, City Manager
Larry Stevens, Director of Community Development

STAFF

Eric Beilstein, Building Superintendent
Anne Nguyen, Planning Aide
Jennifer Williams, Associate Planner
Fabiola Wong, Planning Manager

ABSENT

Emmett Badar, Council Member
Scott Dilley, Chamber of Commerce
John Sorcinelli, Public Member at Large

CALL TO ORDER

David Bratt called the regular meeting of the Development Plan Review Board to order at 8:37 a.m. so as to conduct regular business in the City Council Conference Room.

APPROVAL OF MINUTES

Larry Stevens moved, seconded by Shari Garwick to approve the August 25, 2016 minutes.

Tree Removal Permit 16-31

APN's: 8382-007-022, -008-058, -009-059, & -010-084

A request to remove a total of 18 trees within the HOA Common Area at Tiburon Puddingstone; 11 of the trees requested for removal are in conjunction with the City's sidewalk repair project due to uplifting of hardscape. The other seven (7) trees are proposed for removal due to uplifting of hardscape or causing damage to structures on non-City property.

Ron Edwards with Brooker Associates was present

Senior Planner Marco Espinoza presented the staff report. Staff recommends that the Development Plan Review Board approve the removal of all the trees except for Tree Nos. 8, 9, and 10 subject to the attached conditions.

Mr. Stevens asked how many tree removal applications Tiburon Puddingstone has completed in the past five years.

Senior Planner Espinoza stated August of last year was the last application received. He added generally speaking Tiburon Puddingstone submits one to two Tree Removal Applications a year.

Mr. Stevens added each Tree Removal Application submitted by Tiburon Puddingstone requests removal of 8-15 trees at a time. He then asked what the typical tree replacement plan has been for this property.

Senior Planner Espinoza stated the August 2015 application was approved with a 1:1 replacement ratio. He added Staff has been consistent with a 1:1 replacement ratio for this HOA in the past.

Mr. Stevens asked if Staff verified the replacement trees have been accounted for.

Senior Planner Espinoza stated all the replacement trees have been accounted for.

Mr. Stevens stated he would like to see a more comprehensive approach. He would like a planned replacement program. He suggests possibly an inventory that assesses the roots and health of each tree.

Building Superintendent Eric Beilstein noted the Board has asked for Mater Tree Plans in the past.

Mr. Stevens stated a Master Tree Plan could work. He notes Tiburon Puddingstone is one of the more responsive HOA's in dealing with residents and tree issues.

Ron Edwards with Brooker Associates, Inc. stated the Board would need to address the Master Tree Plan with the HOA. He notes, in the past the HOA has not been in favor of a Tree Plan.

Mr. Stevens stated the Board can make the Master Tree Plan a condition. He noted it is tough to inventory every tree on a property that size. He feels if the trees could be assessed and identify all the trees that may need removal in the next 3-5 years, that may be the best solution. Do more of a larger scope Master Plan before submitting any further Tree Removal Applications. The Master Plan, with a phased replacement plan must come to the Board for approval. After approval, Staff can approve the tree removals without bringing them in front of the Board.

Senior Engineer Garwick noted that trees 8, 9 and 10 should be on the list for future removal.

Mr. Stevens stated trees 8, 9 and 10 have been root pruned, he would like to give them a chance before they are marked for removal. He noted many of the trees in this HOA were just planted in the wrong areas for their root systems.

Senior Planner Espinoza noted many trees were planted too close to sidewalks and are now causing serious problems.

Mr. Stevens stated to Staff that plan checkers need to take root systems into consideration when planting near improved areas. He noted it is not unreasonable to think about the growth of a tree 10-15 years after planting. He stated he would like to approve the request with a condition for a Master Plan for all future tree removals for the next 5 years.

Motion Tree Removal Permit 16-31: Larry Stevens moved, second by Blaine Michaelis to approve subject to conditions of approval with the addition that Tiburon Puddingstone HOA is required to submit a comprehensive tree survey within the areas of the complex where there could be foreseeable damage to infrastructure, overcrowding with continued growth, or disease occurring. The survey shall evaluate each of the trees' health and the potential for removal for varying reason(s) within the next five (5) years. The Board will evaluate the tree survey and approve a systematic removal of a number of trees for the next five (5) years. The tree survey shall include a tree replacement master plan showing all the planting locations of each replacement tree; include the tree replacement species name and size. The tree survey shall be reviewed and approved by the Development Plan Review Board. No future tree removals will be accepted until the comprehensive tree survey plan has been submitted and approved.

Motion carried 4-0-3 (Badar, Dilley and Sorcinelli absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 08:54 a.m. to the meeting of September 22, 2016 at 8:30 a.m.

D A Bratt

David Bratt, Chairman
San Dimas Development Plan Review Board

ATTEST:

Development Plan Review Board
Departmental Assistant

Approved: 10/13/16