



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 23, 2005

ITEM NUMBER:

SUBJECT: CONSIDERATION OF AMENDMENT TO THE STREETScape AND MEDIAN
DEVELOPMENT STANDARDS – FAIRVIEW ROAD PLANT PALETTE

DATE: FEBRUARY 16, 2005

FROM: PUBLIC SERVICES DEPARTMENT, MAINTENANCE SERVICES DIVISION

PRESENTATION BY: BRUCE A. HARTLEY, MAINTENANCE SERVICES MANAGER

FOR FURTHER INFORMATION CONTACT: BRUCE A. HARTLEY, (714) 754-5123

RECOMMENDATION

That the Commission recommend to the City Council the amendment of Section 6.03 of the Streetscape and Median Development Standards to designate two accent street trees for Fairview Road, from the San Diego Freeway to Newport Blvd.

BACKGROUND

The City Council, through the adoption of Resolution No. 99-60, established the Streetscape and Median Development Standards (Standards) on September 7, 1999. The Standards represent the adopted "Vision" for the future of the City of Costa Mesa streetscapes. The Standards were created to meet the goal of providing a cohesive urban design for the City, to enhance recreational opportunities, and to improve and protect the future visual quality of Costa Mesa.

Additionally, Costa Mesa has met the requirements for and has the privilege of being designated "Tree City USA." Consequently, these Standards focus particularly on increasing and improving the inventory of trees in the community. Consideration and attention have been given to the preservation and protection of existing healthy trees, especially in the residential parkways. The Standards also encourage the use of appropriate species of canopy trees along the parkways, in the street medians, and in the street setback landscaped area on private commercial, industrial, and residential property. Consistent, yet distinct streetscape corridors have been created through the use of median and parkway development along with city-wide standardized street furniture such as: entry signs, bus benches, street side rest benches, trash receptacles, and other specialized furniture.

On three occasions in the past, the City Council has adopted changes to the Standards to keep the document current with changes in the vision for the streetscapes and medians and to address changes in the management process for the City's street trees.

The proposed modification to the Standards has been brought to the Commission for consideration following the completion of the roadway rehabilitation and the repair of several areas of damaged concrete on Fairview Road, southbound between Fair Dr. and Wilson St.

ANALYSIS

Prior to the completion of the rehabilitation project, the Commission authorized the removal of seven American Sweetgum, *Liquidambar 'Palo Alto'* (Liquidambar) parkway trees, due to the damage they were causing to public and private property. These trees were located on the west side of Fairview Rd., south of Fair Drive. With the completion of the project, the process of replanting the newly reconstructed, but empty tree wells is about to begin. In an effort to avoid future problems that may result from the replanting of Liquidambar trees, staff is requesting the designation of two accent trees for use in the parkway area in this area.

The Standards specify a median tree and a parkway tree for Fairview Rd. in this area. The median tree is the Liquidambar. The parkway tree is also Liquidambar. The Standards state that a median plant palette should include three tree species. Two of those are to be accent trees. However, no accent trees have been designated for Fairview Rd. The Liquidambar tree performs well in the median area, where there is ample room for the rooting structure of the tree and the width of the branching. Staff is recommending that two species of accent trees be designated for Fairview Rd. The proposed parkway accent trees would be smaller and would be planted in tree wells along the parkway/sidewalk areas from Newport Blvd. to the San Diego Freeway along this section of Fairview Rd. for the current need and for future re-plantings.

The proposed change to the plant palette for medians on Fairview Rd. from Newport Blvd. to the San Diego Freeway would allow for the replanting of the existing tree wells with an accent species of tree that would have a low probability of causing future concrete damage or interfering with private property improvements.

Staff has developed a list of accent tree species suitable for the location for the Commission to consider:

Willow Pittosporum, *Pittosporum phillyraeoides*

Purple Trumpet Tree, *Tabebuia impetiginosa*

Callery Pear, *Pyrus calleryana*

Goldenrain Tree, *Koelreuteria paniculata*

Staff recommends the selection of two of the above species of trees for use as accent trees and would suggest the Willow Pittosporum and Purple Trumpet Tree for that purpose.

Photographs and information on the above listed trees are included in Attachment 1.

ALTERNATIVES CONSIDERED

1. The Commission could select accent tree species for Fairview Road, approve the proposed amendment to the Streetscape and Median Development Standards as presented, and recommend to the City Council adoption of the resolution.
2. The Commission could modify the proposed amendment to the Standards, and recommend to the City Council adopting a resolution as amended.

2. The Commission could deny the requested amendment to the Streetscape and Median Development Standards.

FISCAL REVIEW

There are no fiscal impacts associated with the proposed amendments to the Streetscape and Median Development Standards.

LEGAL REVIEW

No legal review is required for this item.

CONCLUSION

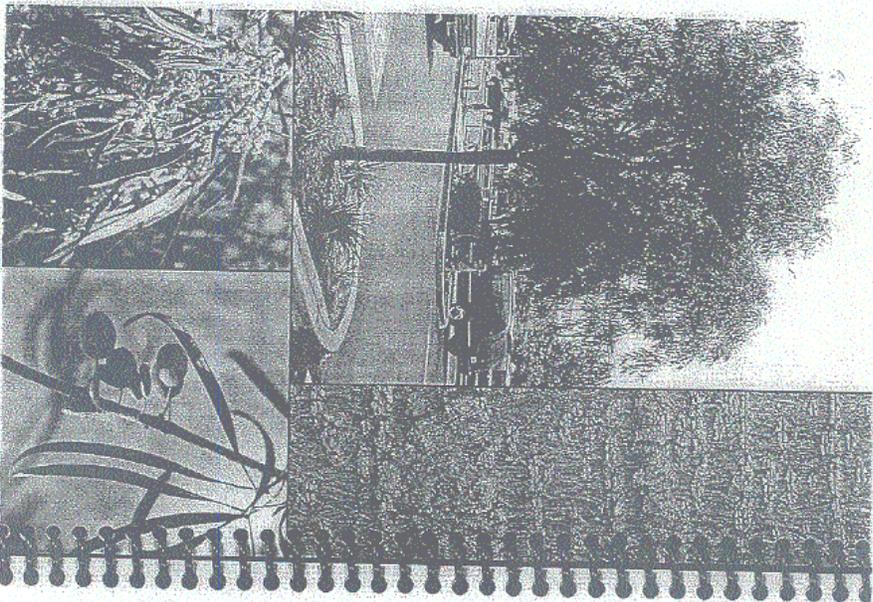
It is recommended that the Parks and Recreation Commission select two accent tree species and approve the requested amendment to Section 6.03, of the Streetscape and Median Development Standards and recommend the adoption of a resolution to the City Council to enact the revision.

Bruce A. Hartley
Maintenance Services Manager

William J. Morris
Public Services Director

ATTACHMENTS: 1 Photographs and Information of Proposed Trees

C: City Manager
Public Services Director
Administrative Services Director
Deputy City Clerk



Ptilotopus phillyraeoides

phl-loc-SPOR-um
fil-ly-rae-OYE-deez

(Narrow-Leaved Pittosporum, Willow Pittosporum)
Ptilotopus (Pittosporum family)

Origin: Australia

Species characteristics:

Form - Evergreen. Slender, moderate to open, weeping small tree with distinct willow like appearance. Slow growing to 25' and 10 - 15' wide. Graceful and elegant.

Trunk - Smooth, light gray with narrow horizontal striations.

Foliage - Leaves light gray green, pediculous, very narrow, 1 1/2 - 4" long with a hooked point at the tip. Twigs tend to hang downward; lower branches sweep toward the ground.

Flowers/fruit - Flowers are bell shaped, showy, fragrant, and light yellow. May be either solitary or in 1/2 - 3/4" long clusters in axils of leaves. Blooms late winter to early spring. Fruit develops in spring, persisting into winter. Bright yellow to orange berry-like capsules, 1/2" in diameter, are conspicuous and attractive.

No significant pest problems are known at this time.

Site suitability:

Sunset zones - 9, and 13 - 24.

Clearance - Suitable for 2' minimum parkways, medians or 3' cutouts. Suitable under utility lines.

Good for street sides, medians, parks and lawns.

Culture considerations:

Drought tolerant when established. Adapts to heat and low fertility soils. Best in full sun. Tolerant of partial shade.

Comments, notes:

Tabebuia avellanaefolia

(T. impetiginosa, T. jpe)

Pink Trumpet Tree, Lavender Trumpet Tree)

Bignoniaceae (Bignonia family)

Origin: Argentina and Brazil

ah-bce-BOO-ee-ill
ah-vel-LAN-ee-illy

Species characteristics:

Form - Deciduous, or partially deciduous, just before late winter blooming. Fast in juvenile stages, later becoming a moderate growing small tree to 30' and almost as wide. Somewhat irregular but generally rounded and spreading. Becomes graceful with age.

Trunk - Straight, smooth with light gray bark.

Foliage - Leaves are palmately compound. The five leaflets are smooth and shiny olive green on both surfaces. The lance shaped leaflets are 2 - 4" long by 1 - 2" wide with prominent veins.

Flowers/Fruit - Very showy, trumpet shaped lavender pink flowers with yellow throat, 2 - 3" long by 2" wide are borne in rounded clusters in early spring, while deciduous. Flowers become larger and more profuse as tree matures. Heavier flowering occurs in warmer areas. Fool long, hanging seed pods fallow flowers and persist into winter.

No significant pest problems are known at this time.

Site suitability:

Sunset zones - 15, 16, 20 - 24 and warmer parts of 12 and 13.

Clearances - Suitable for 5' minimum parkways, medians or cutouts.

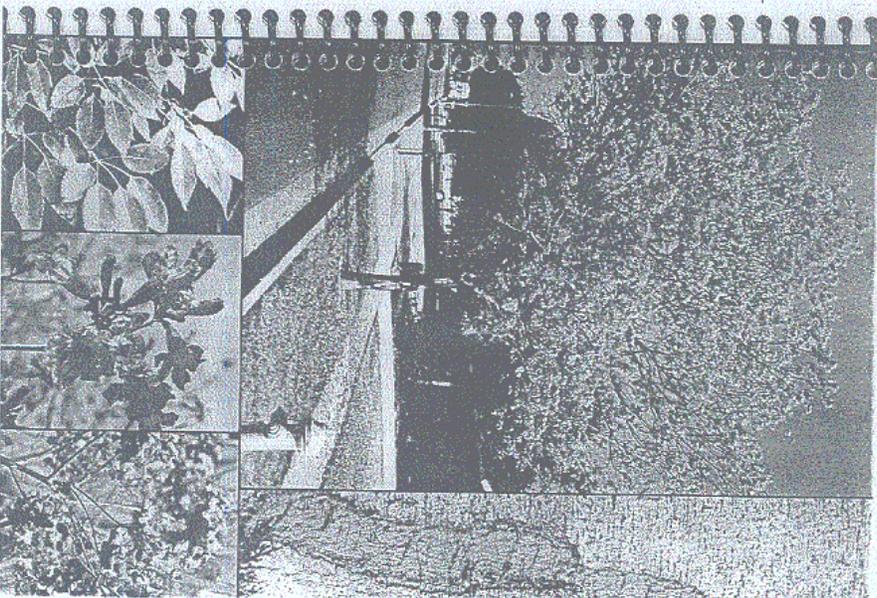
Suitable under utility lines.

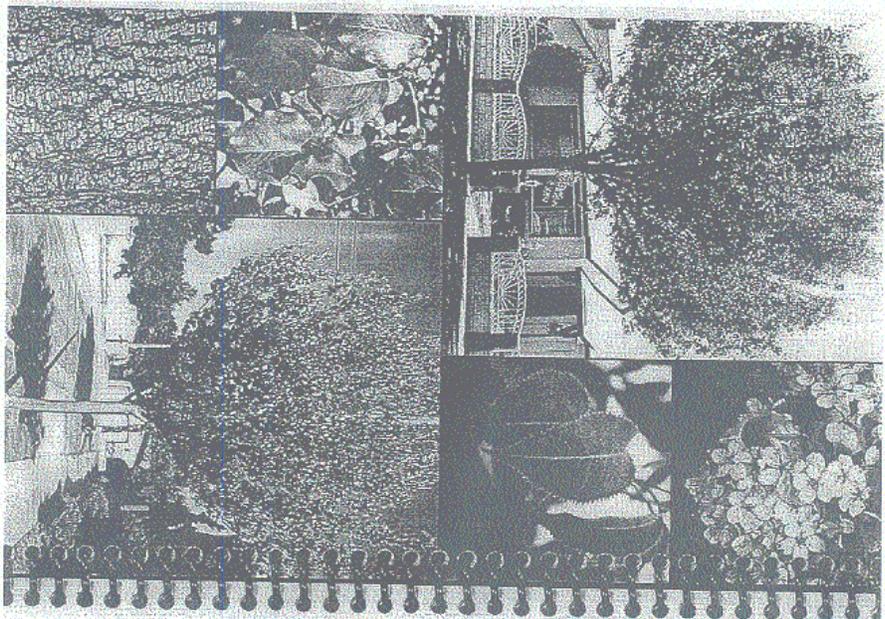
Good for street sides, medians, parks and lawns.

Culture considerations:

Prefers well drained soils, especially sandy loam. Drought tolerant when mature.

Comments, notes:





Pyrus calleryana s

(Ornamental Pear, Callery Pear)
Rosaceae (Rose family)
Oxford Comm., 1993

PYT-016
hal-lar-00-Alt-right

Species characteristics:

Form - Deciduous or Semideciduous. Highly variable as to height, width, thorns, fruit color, summer and fall foliage and resistance to frostlight depending on individual cultivar.

Trunk - Dark brown or gray, smooth when young to rough at maturity.

Foliage - Variable, very glossy, leathery dark green, 1 - 3" long, broadly oval, serrated leaves.

Flowers/fruit - Clustered, white, 1/2 - 1" wide, early blooming; flowers may be destroyed by late frosts. Fruit is small, round, russet colored, attracting many birds.

Cultivars - 'Aristocrat' is thornless, broad, and pyramidal, with up curving branches, medium growth rate to 30' with a 40' spread; leaves pointed at the tip, margins are entire and waxy; persistent. Brilliant yellow to orange in fall; resistant. Tolerant of heat, alkaline and heavy soils. 'Bradford' has semi-erect, multi-stemmed branches and rounded top. Grows rapidly to 50' with a 30' spread and oval silhouette. Leaves are rounded at tip, margins wavy with slight serrations at apex. Yellow to orange, red, and/or maroon in fall. Dense branching habit creates poor branch structure with age. With slightly different characteristics are Autumn Blaze®, Capital®, Chanticleer®, Dancer®, has serrate leaves, Redspire®, Trinity and Whitehouse®.

Significant pest problems are purple leaf spot and frochlight.

Site suitability:

Sunlight zones - 2, 9 and 14 - 21.

Clearances - Suitable for 4' parkways or cutouts.

Good for street sides, medians, parks and lawns.

Culture considerations:

No more than moderate summer watering when established.

Comments, notes:

NOTE: Only cultivars are recommended.

Koeleretaria paniculata

(Goldenrain Tree)
Sapindaceae (Soapberry family)

Origin: China, Korea and Japan, 1763

kole-roo-TEER-ee-uh
pa-NIK-yeuh-luh-nih

Species characteristics:

Form - Deciduous. Small and informal, slow to moderate growth to 25' and 15 - 25' spread with rounded crown. Dense branching.

Trunk - Bark is light brown, ridged and furrowed.

Foliage - Leaves 10-15" long, imparipinnately compound, with 7 - 15 leaflets, each 1 - 3" long and 1/2" wide, may be toothed or lobed.

Flowers/fruit - Small yellow summer flowers 1/2" long grow in showy terminal panicles 8 - 20" long. The fruits are papery-walled green, then salmon capsules, resembling lanterns, oblong-ovoid, 1 - 2" long, turning buff to brown in fall, persisting into winter.

No significant pest problems are known at this time

Site suitability:

Sunset zones - 2 - 21.

Cleanance - Suitable for 9' minimum parkways, medians or culouts. Suitable under utility lines.

Good for street sides, medians, parks and lawns.

Culture considerations:

Best in neutral to acidic, well-drained soils. Drought tolerant with age. Chlorosis in exceedingly alkaline soils.

Comments, notes:

Tough, showy tree for difficult sites.

