



PARKS AND RECREATION COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 16, 2011

ITEM NUMBER: 10d

**SUBJECT: PACIFIC ARTS PLAZA - REQUEST FOR STREET TREE REMOVAL AT 655-675
ANTON BOULEVARD**

DATE: NOVEMBER 1, 2011

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

RECOMMENDED ACTION

Authorize the removal of twelve (12) City-owned trees along the south side of Anton Boulevard between Bristol Street and Avenue of the Arts (655-675 Anton Bl.) per the Streetscape and Median Development Standards, Section 4.0.3 – Discretionary Removals, which would require the replacement of removed trees with one (1) twenty-four inch box-size tree and two (2) fifteen gallon-size trees, for each tree removed; to be provided to the City to be planted elsewhere on public property. The applicant would pay all removal and replacement costs.

If approved by the Commission, the trees must be removed and replaced, with mitigation trees provided to the City within one year from the date of final approval, after which the approval expires.

BACKGROUND

The Maintenance Services Division received a letter dated September 15, 2011, from Mr. Jett McCormick, Senior Director, Construction, with the Irvine Company, (Applicant) requesting approval to remove twelve (12) street trees along Anton Boulevard between Bristol Street and Avenue of the Arts as part of private property improvements. The proposed improvements are part of a reinvestment project at Pacific Arts Plaza, establishing a new streetscape along Anton Boulevard and Park Center Drive. See Attachment 1.

The proposed plan involves re-landscaping the entire frontage of the properties and includes the installation of thirty (30) new palm trees that will be planted behind the sidewalk along Anton Boulevard, with and additional seventy-five (75) palms planted throughout the project. The palms would be consistent with other private property palm tree plantings along Park Center Drive. See Attachment 2.

ANALYSIS

This project has received all necessary approvals from the City's Development Services Department and has been under construction for some time. The landscape plan for private property will not be altered regardless of whether or not the parkway trees are

removed. However, the Applicant has offered to replace all damaged concrete associated with the City's parkway trees if they are permitted to remove them. This would improve the accessibility of the sidewalk along the front of the property, as there would no longer be 'pinch points' where the sidewalk narrows down to go around each tree and would replace damaged sidewalks at no cost to the City.

The Applicant is requesting the removal of twelve (12) Golden Rain trees, *Koelreuteria paniculata*. The trees vary from twenty-five to thirty-two feet (25-32') in height, with trunk diameters in the range of twenty-two to thirty-one inches (22-31"). With the exception of three trees, the trees are healthy and in satisfactory condition, with no obvious defects or other outward signs of disease. However, three trees show signs of termite infestation and or internal fungal decay. The trees in general, are heavily impacted by the surrounding concrete and roadway. There is insufficient clear growing space around the base of the trees to support healthy growth. As a result, the trees are not full and vigorous, and in several cases, the trees show indications of decline and are causing significant damage to the concrete sidewalk around the trees.

The Applicant is requesting that the Commission consider the removal of all twelve (12) trees to facilitate the project. Individual tree removals would not yield the improvement that the project is aiming for.

ALTERNATIVES CONSIDERED

1. The Commission could deny the request for the removal of twelve (12) parkway trees growing in the public right-of-way at Pacific Arts Plaza, in the 600 Block of Anton Boulevard.
2. The Commission could authorize the removal of the twelve (12) parkway trees, per the Streetscape and Median Development Standards, Section 4.0.3 – Discretionary Removals, which would require for each tree removed; the replacement with one (1) twenty-four inch box-size tree and two (2) fifteen gallon-size trees to be provided to the City to be planted elsewhere on public property. The applicant would pay all removal and replacement costs.

The Commission could specify that the Applicant provide a cash payment in lieu of providing mitigation trees, with the funds designated for the purchase of replacement trees to be planted on City property. The amount would be \$306 for each tree removed, for a total of \$3,672.

3. The Commission could authorize the removal of the twelve (12) parkway trees, per the Streetscape and Median Development Standards, Section 4.0.3 – Discretionary Removals, waiving the requirement for the replacement of removed trees with one (1) twenty-four inch box-size tree and two (2) fifteen gallon-size trees for each tree removed; conditioned upon the applicant completing the removal and replacement of all damaged sidewalk associated with the locations of the City trees removed.

FISCAL REVIEW

There would be no adverse fiscal impact to the City if the request were approved, as the applicant would pay all costs associated with any of the alternatives provided. Alternative

two would result in the planting of up to fifty (50) parkway trees without the use of City funds. Alternative 3 would result in the replacement of a significant amount of damaged public sidewalks at no cost to the City.

LEGAL REVIEW

No legal review is required for this item.

CONCLUSION

The Pacific Arts Plaza is unifying its identity and improving the landscaped set-back by establishing a new streetscape along Anton Boulevard and Park Center Drive. The reinvestment plan includes a total of 105 new palm trees, thirty (30) of which that will be planted behind the sidewalk along Anton Boulevard. The Pacific Arts Plaza is in the process of implementation. As part of the plan, landscape improvements are proposed as well.

It is recommended that the Commission approve the request for the removal of twelve (12) City-owned trees located along Anton Boulevard between Bristol Street and Avenue of the Arts.

BRUCE A. HARTLEY
Maintenance Services Manager

ERNESTO MUNOZ
Interim Director, Public Services Department

- ATTACHMENTS:
1. [Letter dated September 15, 2011, requesting tree removal](#)
 2. [Conceptual Plan for Proposed Landscape](#)
 3. [Improvement Plans with Trees for Removal Highlighted](#)
 4. [Photographs of Trees](#)

C: Khanh Nguyen, Interim Development Services Director
Peter Naghavi, Interim Assistant CEO

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