



# **PARKS AND RECREATION COMMISSION AGENDA REPORT**

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MEETING DATE: JUNE 27, 2013

ITEM NUMBER: 9e

**SUBJECT:** TREE REMOVAL REQUEST - 789-795 PAULARINO AVENUE

**DATE:** JUNE 10, 2013

**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

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## **RECOMMENDATION**

Approve the request for the removal of one City-owned parkway tree located in the public right-of-way at 795 Paularino Avenue with the following condition:

The Applicant shall plant one (1) twenty-four inch (24") box-size Evergreen Pear tree, *Pyrus kawakamii*, within the public right of way at the same address with two (2) fifteen gallon size trees to be provided to the City to be planted elsewhere on public property.

The tree must be removed and replaced, with the mitigation trees provided to the City within one year of approval, otherwise the approval will expire.

## **BACKGROUND**

The Maintenance Services Division was contacted via electronic mail by the Applicant as part of the City's review process for a redevelopment project constructing new single family residences on two parcels located at 789 and 795 Paularino Avenue. See Attachment 1.

The project was approved by the Planning Commission on December 10, 2012. See Attachment 2. The proposed project will require the removal of one Evergreen Pear tree in order to construct the new entrance and sidewalks associated with the project. See Attachment 3. The project will preserve all of the remaining Evergreen Pear trees growing in the parkway in front of the new development. One of the conditions of approval for the development is to obtain Parks and Recreation Commission approval to remove the tree.

## **ANALYSIS**

The City Arborist evaluated the tree, an Evergreen Pear tree, *Pyrus kawakamii*, and found it to be healthy and in good condition. The tree is approximately twenty-five feet (25') in height, with a trunk diameter of thirteen inches (13").

The tree is located in a twelve foot (12') wide right of way, which includes a four foot (4') wide sidewalk. The aerial portion of the tree was last pruned on September 12, 2011, by the City's tree maintenance contractor. See Attachments 4 and 5.

The project necessitating the removal of the tree has been reviewed and approved by all other appropriate City departments. The determination of the tree removal is one of the final steps needed prior to beginning the project.

The City Arborist evaluated the tree for possible relocation. The tree could be transplanted. Typically, a tree of this size, growing in an eight foot wide parkway could be relocated with a fair to good chance of survival. The cost of relocating the tree and caring for it may be significant, but it is an option.

The estimated value of the tree according to the City's inventory software is \$3,260.

The Applicant has been notified of the Parks and Recreation Commission meeting and has been sent a copy of this staff report.

## **ALTERNATIVES CONSIDERED**

1. The Commission could authorize the removal and replacement of the tree, per the Streetscape and Median Development Standards, Section 4.0.3 – Discretionary Removals, which would require the replacement of the tree with one (1) twenty-four inch box-size tree to be planted at the same address and two (2) fifteen gallon-size trees to be planted elsewhere on City property. The applicant would pay all removal and replacement costs.

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

2. The Commission could deny the request.

## **FISCAL REVIEW**

There would be no fiscal impact to the City if the request to remove the tree was either denied or approved as a Category 3; Discretionary Removal, as the applicant would pay all costs.

For the Commission's information, the cost for the removal of the tree would be \$260. The replanting costs for the mitigation tree (1 – 24" box size and 2 – 15 gallon size) would be \$425. Costs are based on current City contract prices. Total cost for removal and replacement would be \$685. The Applicant could choose to complete the removal and replanting through an independent contractor if the removal were approved.

## **LEGAL REVIEW**

No legal review is required for this item.

## **CONCLUSION**

The parkway tree that has been requested to be removed is located within the public right-of-way at 789-795 Paularino Avenue. The tree is healthy and in good condition. The basis for the request is to facilitate the construction of new homes, requiring the construction of a driveway where the tree is currently located. The project has received

the necessary approvals from the City to move forward with construction. It is therefore recommended that the Commission approve the Applicant's request for removal of the City parkway tree.

  
BRUCE A. HARTLEY  
Maintenance Services Manager

  
ERNESTO MUNOZ  
Public Services Director

- ATTACHMENTS:
1. E-mail dated May 24, 2013 requesting approval to remove the tree
  2. Planning Commission 'Notice of Decision' dated December 11, 2012
  3. Diagram of tract entrance and tree location
  4. Conceptual Landscape Plan
  5. Tree Information
  6. Photographs

C: Greg Ocasek  
RSI Development  
620 Newport Center Drive, 12<sup>th</sup> Floor  
Newport Beach, CA 92660

**HARTLEY, BRUCE**

**From:** Greg Ocasek [gocasek@rsihc.com]  
**Sent:** Friday, May 24, 2013 3:15 PM  
**To:** HARTLEY, BRUCE  
**Subject:** Paularino - PA-12-12 - Street Tree Removal Request (Email 2 of 2)  
**Attachments:** WAI Concept Plan Color 09-14-12.pdf

Bruce, pursuant to our discussion this afternoon regarding our request to have one existing street tree removed for the approved Paularino project, please find attached the following items:

EMAIL 1 of 2

1. 789 Paularino - Notice of Decision Planning Commission APPROVAL 12-11-12
2. Paularino - Street Tree Removal Request Exhibit (PGP sheet 3)
3. Paularino - Street Tree Removal Request Photos

EMAIL 2 of 2

4. WAI Concept Plan Color 09-14-12

Condition of Approval 30 (Eng) indicates the development needs to get the approval of the Parks & Recreation Commission to remove any trees from the public right-of-way and provide appropriate mitigation. The Colored Landscape Concept Plan shows that we will be providing a great deal of landscaping along the property frontage.

Please let me know if you are able to handle this request with an administrative approval or if we have to go to the Parks & Recreation Commission. Thanks  
Have a great weekend!

Best Regards,  
Greg

Greg Ocasek  
RSI Development  
620 Newport Center Drive, 12th Floor  
Newport Beach, CA 92660  
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949-270-3659 Direct  
949-300-3599 Cellular

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## CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

### NOTICE OF DECISION PLANNING COMMISSION ACTION

**DATE:** December 11, 2012

**PROJECT NO:** PA-12-12 & TTM 17456

**SITE ADDRESS:** 785 and 795 Paularino Avenue

**FINAL ACTION:** At a noticed public hearing on December 10, 2012 the Planning Commission approved this application, subject to conditions, by adoption of Planning Commission Resolution PC-12-44. The final resolution is attached.

**APPEAL PERIOD:** This decision will become final unless appealed by 5 p.m., December 17, 2012 by the filing of the necessary form and fees with the City Clerk's office, located at 77 Fair Drive, Costa Mesa.

**PLANNING CONTACT:** Mino Ashabi, Senior Planner, (714) 754-5610  
mino.ashabi@costamesaca.gov

If you have any questions or comments regarding this notice of decision, please contact the project planner (above) or me at 714-754-5278.

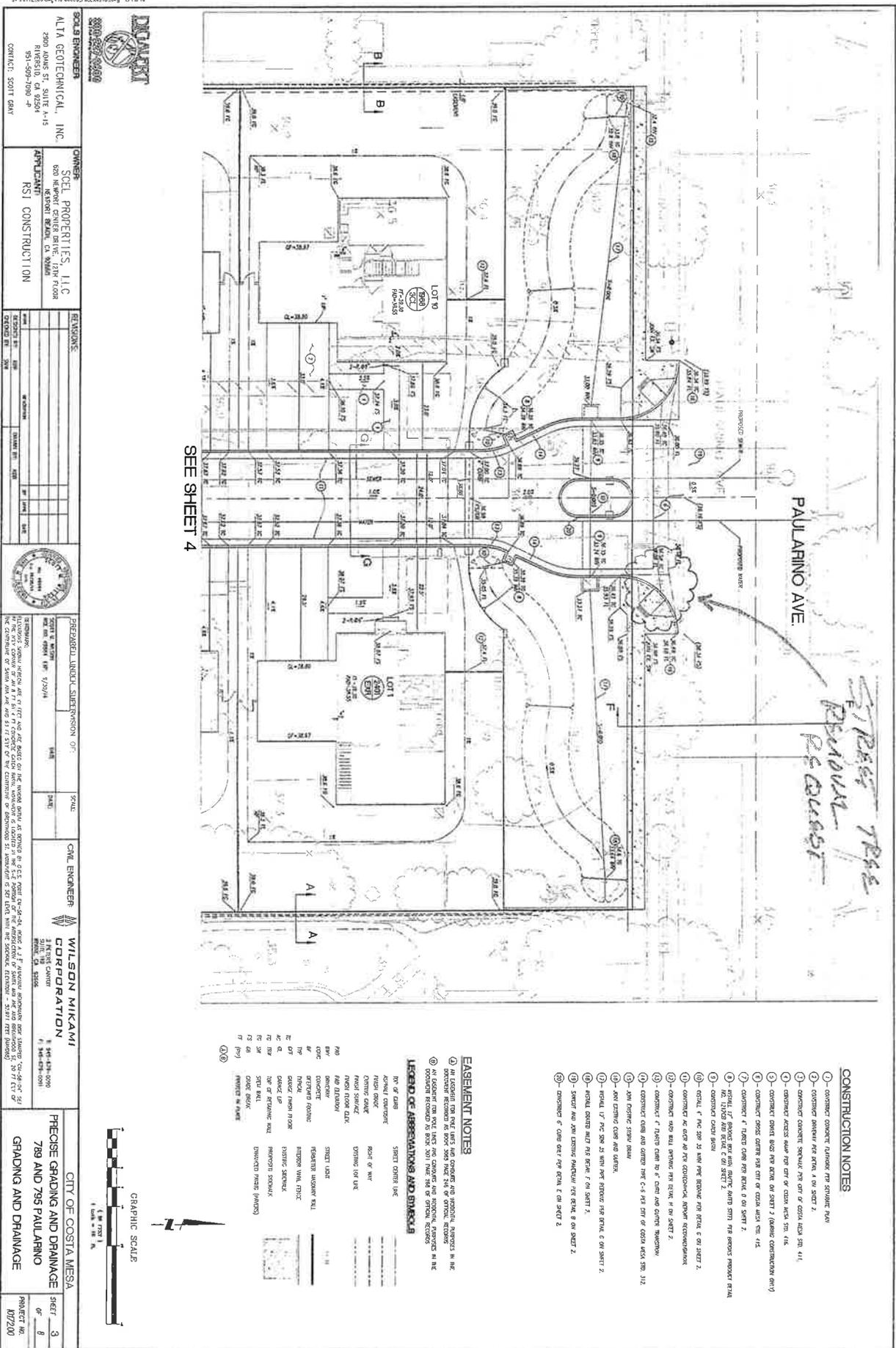
Sincerely,

A handwritten signature in black ink, appearing to read "Claire L. Flynn".

Claire L. Flynn, AICP  
Assistant Development Services Director

**DISTRIBUTION:**

Mark Rosene  
RSI Land LLC  
620 Newport Center Drive, 12<sup>th</sup> floor  
Newport Beach, CA 92660



PAUL ARINO AVE

*5\"/>*

SEE SHEET 4

**CONSTRUCTION NOTES**

- 1- CONCRETE CURB AND GUTTER FOR SIDEWALK
- 2- CONCRETE DRIVEWAY FOR DRIVE, 4 ON SHEET 2
- 3- CONCRETE DRIVEWAY FOR DRIVE, 4 ON SHEET 2
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**EASEMENT NOTES**

- 1- EASEMENT FOR UTILITY LINES AND SERVICES
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**LEGEND OF ABBREVIATIONS AND SYMBOLS**

1/4" = 1' (PLAN)	1/4" = 1' (ELEVATION)
1/8" = 1/2' (PLAN)	1/8" = 1/2' (ELEVATION)
1/16" = 1/4' (PLAN)	1/16" = 1/4' (ELEVATION)
1/32" = 1/8' (PLAN)	1/32" = 1/8' (ELEVATION)
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1/63382530144228027322322279040" = 1/15845632536057006830580469760' (PLAN)	1/63382530144228027322322279040" = 1/15845632536057006830580469760' (ELEVATION)
1/126765060288456054644644558080" = 1/31691265072114013661161139520' (PLAN)	1/126765060288456054644644558080" = 1/31691265072114013661161139520' (ELEVATION)
1/253530120576912109289289116160" = 1/63382530144228027322322279040' (PLAN)	1/253530120576912109289289116160" = 1/63382530144228027322322279040' (ELEVATION)
1/507060241153824218578578232320" = 1/126765060288456054644644558080' (PLAN)	1/507060241153824218578578232320" = 1/126765060288456054644644558080' (ELEVATION)
1/1014120482307648437557156464640" = 1/253530120576912109289289116160' (PLAN)	1/1014120482307648437557156464640" = 1/253530120576912109289289116160' (ELEVATION)
1/202824096461529687511141291329280" = 1/507060241153824218578578232320' (PLAN)	1/202824096461529687511141291329280" = 1/507060241153824218578578232320' (ELEVATION)
1/405648192923059375022222582658560" = 1/1014120482307648437557156464640' (PLAN)	1/40564819292305937502222582658560" = 1/1014120482307648437557156464640' (ELEVATION)
1/8112963858461187500444	



**City of Costa Mesa  
Maintenance Services Division  
FIELD INSPECTION – TREE INFORMATION**

**ATTACHMENT #5**

Denial	<input type="checkbox"/>	Category	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input type="checkbox"/>
Supporting	<input checked="" type="checkbox"/>	Category	1 <input type="checkbox"/>	2 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>

Date Request Received: \_\_\_\_\_

Name of Resident: \_\_\_\_\_ Requesting Party: \_\_\_\_\_

Address: 789 Paularino Ave. F3 Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Date Inspected: 6/04/2013

Inspected By: Daniel Dominguez III – Interim City Arborist

Parkway Maintenance Report:

Tree Species: Pyrus kawakamii Removal Cost: (DBH x \$20.00)= \$ 260.00

Height: 25 Feet Width of Sidewalk: 4 Feet

Trunk Diameter: 13 Inches Size of Right-of-Way: 12 Feet

Health: Good Fair Poor Date of Last Pruning: 5/23/2011

Is the Tree a good candidate for Relocation? Yes No

Likelihood of survival: Good Fair Poor

Comments: **8' parkway and small tree size permit this tree to be boxed and relocated with a fair to good chance of survival. Estimated value stated in Arbor Access is \$3,260.00.**

Concrete Damage: Yes No

If Yes, describe damage: \_\_\_\_\_

Can the Tree be Root Pruned: Yes No Date: \_\_\_\_\_

Root Pruning Comments: **NA**

Date of Response to Resident: \_\_\_\_\_

Date Information Packet Mailed: \_\_\_\_\_

Photos Taken: Yes No Date Photos Taken: 6/04/2013

Photo #1: Street view looking south

Photo #2: Street view looking east

Photo #3: Street view looking west

Photo #4: Base of the tree







