



# **PARKS AND RECREATION COMMISSION AGENDA REPORT**

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MEETING DATE: JUNE 23, 2016

ITEM NUMBER: **10b**

SUBJECT: PROPOSED LANDSCAPE PALETTE FOR FIRE STATION NO. 1

DATE: JUNE 10, 2016

FROM: PUBLIC SERVICES DEPARTMENT/ENGINEERING DIVISION

PRESENTATION BY: BALTAZAR MEJIA, ACTING CITY ENGINEER

FOR FURTHER INFORMATION CONTACT: BALTAZAR MEJIA, 714-754-5335

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## **RECOMMENDATION:**

- 1) Approve the removal of 16 trees growing on-site at Fire Station No. 1 located at 2803 Royal Palm Drive.
- 2) Approve planting plan and palette for the proposed landscape improvements at Fire Station No. 1.

## **BACKGROUND:**

The City is preparing plans for the reconstruction of Fire Station No. 1. The station was originally built in 1961 and is currently experiencing foundation settlement issues which are causing structural damage. The station is not built to current building codes and standards and does not provide efficient accommodations for both male and female firefighters. The Public Services Department, in coordination with the Fire Department, is working with WLC Architects to prepare the construction documents for a new, state-of-the-art fire station and a landscape plan that is in character with the new design elements.

## **ANALYSIS:**

A public meeting was held on Monday, November 16, 2015 to discuss the proposed improvements to Fire Station No. 1. Over 300 notices were mailed to neighboring residents and businesses in the surrounding area. A copy of the notice was also posted on the City's website. Approximately 20 people attended the meeting and provided input. The City's consultant and staff presented the scope of the project at the public meeting and based on the comments gathered, the attached plant palette is being submitted for approval (Attachment 1).

The landscape design for the site uses several sustainable design materials in addition to drought tolerant plants. These materials include decomposed granite, rock cobble and decorative boulders. By incorporating these materials as well as low water, low maintenance plants, the site landscape will require minimal upkeep and will demonstrate environmental stewardship. The site will serve as an example to the community of the landscaping possibilities inherent in drought tolerant, low maintenance design using sustainable, attractive plant palettes. The proposed landscape watering system will utilize new, state-of-the-art drip irrigation and bubblers designed to deliver the required amount of water to specific plant species.

In order to accommodate the reconstruction of the fire station, the existing trees on the site will need to be removed and replaced with new, native, lower maintenance trees at planned locations. An Arborist has evaluated the existing trees and provided a report of their overall conditions (Attachment 2). A total of 16 trees will need to be removed due to health and safety conditions as described in Section 4.0.1 of the City's Streetscape and Median Development Standards. Given the close proximity and in cases direct conflict with the new fire station, the existing trees present a constructability issue, as well as a health hazard to the remaining trees.

The 16 trees earmarked will be replaced with approximately 24 new trees and native, drought tolerant plant material. The project does not have the required square footage to accommodate a 3:1 replanting to removal ratio, however, the City plants a great number of trees for its various projects as exemplified by the planting of 3,773 trees at Fairview Park as part of the Wetlands and Riparian Habitat Project with no removal of any trees.

**ALTERNATIVES CONSIDERED:**

Analyzing the site geometry and considering the requirements of the Fire Department Deployment Model, the majority of existing trees either conflict with the project improvements or pose an adjacent health and safety concern. Therefore, there are no feasible alternatives. The proposed plan replaces the existing tree varieties with ornamental trees in character with the design elements.

**FISCAL REVIEW:**

In Fiscal Year 2015-2016, City Council allocated \$1,676,201.00 of Capital Facility Funds towards the design and construction of Fire Station No. 1.

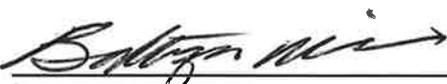
**LEGAL REVIEW:**

There is no legal review required for this item.

**CONCLUSION:**

Staff recommend that the Commission approve the removal of the existing trees and implementation of the proposed planting plan and palette for Fire Station No. 1.

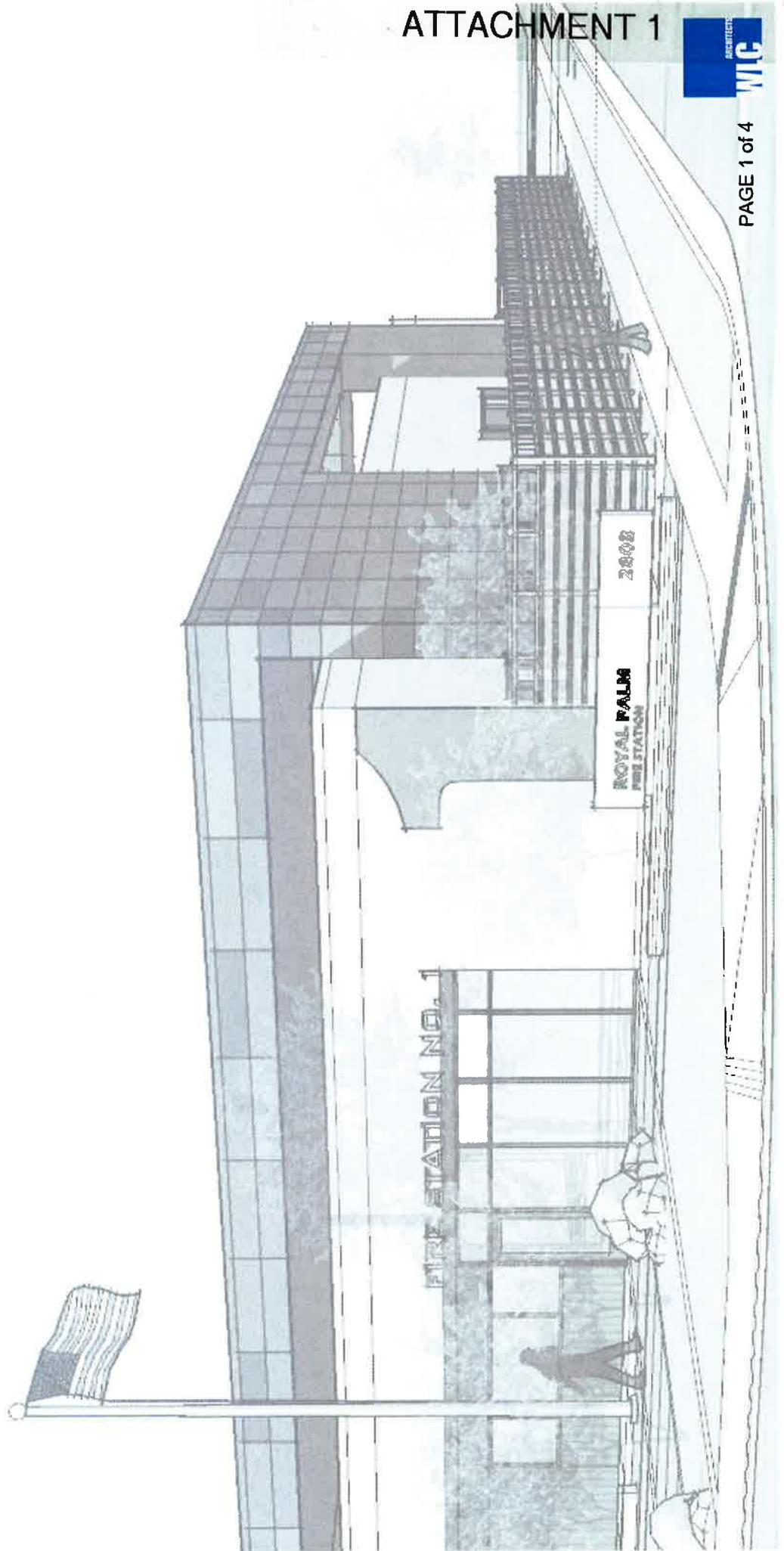
  
fo: \_\_\_\_\_  
**JAMES ROSS**  
Interim Public Services Director

  
\_\_\_\_\_  
**BALTAZAR MEJIA**  
Acting City Engineer

Attachments:            1 - Landscaping Plan and Palette for Fire Station No. 1  
                                 2 - Arborist's Report of Existing Trees

Distribution:            Chief Executive Officer  
                                 Assistant Chief Executive Officer  
                                 Staff  
                                 File

**COSTA MESA FIRE STATION NO. 1  
PARKS AND RECREATION COMMISSION SUBMITTAL**



# ATTACHMENT 1

## Landscape Narrative

The landscape design for the site uses several sustainable design materials other than just drought tolerant plants including decomposed granite, rock cobble and boulders. By incorporating these materials as well as low water, low maintenance plants, the site landscape will not only become a very low maintenance facility, it will also provide environmental stewardship, showcasing to the community what can be done using sustainable, yet attractive landscape fabric.

## Trees



T-1



T-2



T-3



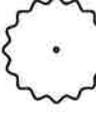
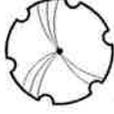
T-4



T-5

## TREE LEGEND - PRELIMINARY

BOTANICAL NAME COMMON NAME	SIZE	REMARKS	QTY.
T-1 GLEDITSIA TRI. SHADEMASTER' HONEY LOCUST	24" BOX	T-8' HT. X 4-5' W. STD.	4
T-2 LAGERSTROEMIA FAURIEI 'ARAPAHO' RED GRAPE MYRTLE	24" BOX	4-5' HT. X 3-4' W. STD.	3
T-3 LAGERSTROEMIA TUSCARORA' RED GRAPE MYRTLE	24" BOX	4-5' HT. X 3-4' W. STD.	7
T-4 PODOCARPUS GRACILIOR YEA PINE	24" BOX	5-6' HT. X 4-5' W. STD.	3
T-5 RHUS LANCEA AFRICAN SUMAC	24" BOX	T-8' HT. X 4-5' W. STD.	7



## Shurbs & Groundcover



S-1



S-2



S-3



S-4



S-5



GC-1



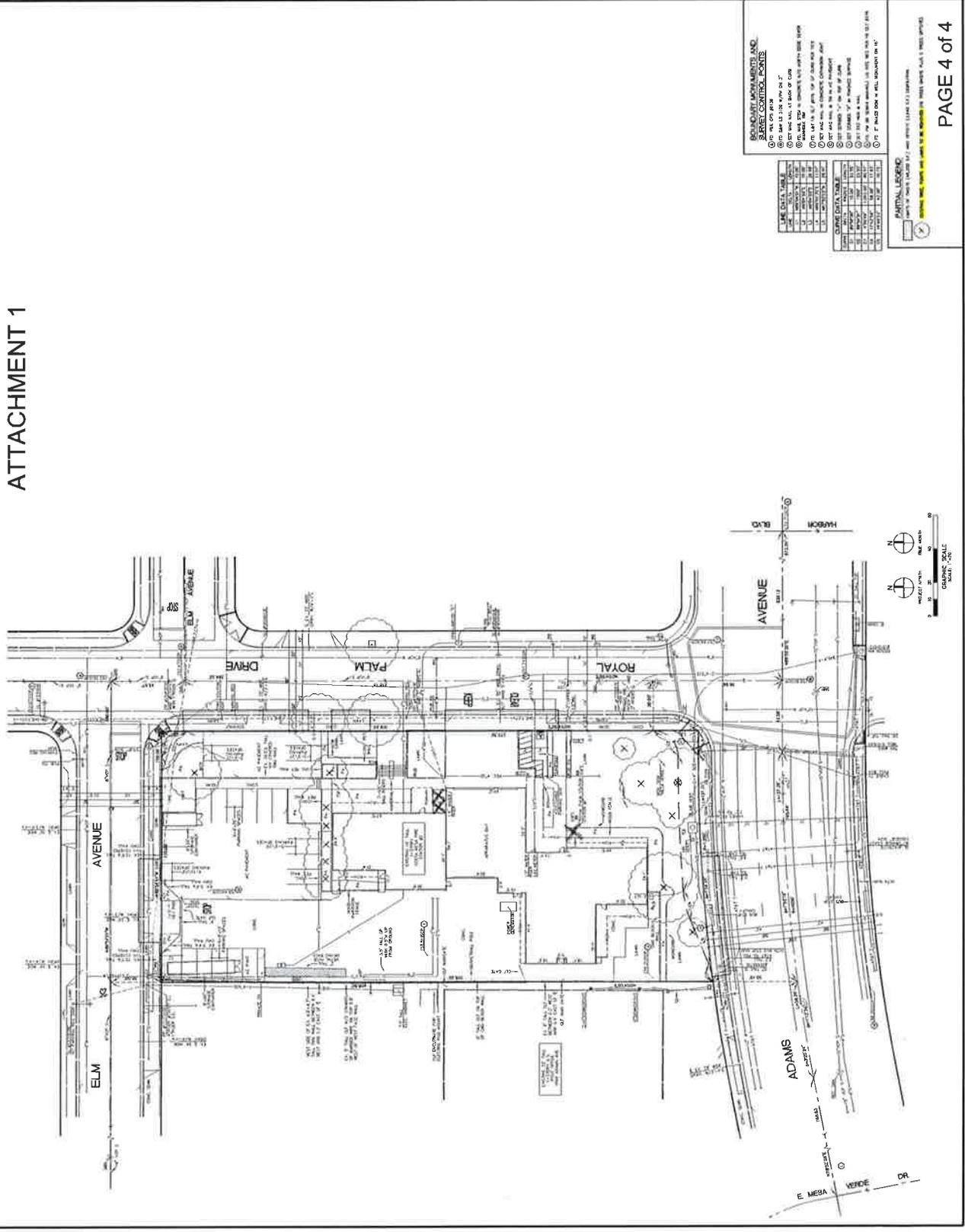
GC-2

## SHRUB/GROUNDCOVER LEGEND - PRELIMINARY

BOTANICAL NAME COMMON NAME	SIZE	REMARKS	QTY.
S-1 CAREX DIVULSA BERKELEY SEDGE	1 GAL.	1'-6" O.C.	674 (1531 SF)
S-2 CARISSA MACRO. BOXWOOD BEAUTY' NATAL FLUM	1 GAL.	2'-6" O.C.	318 (1486 SF)
S-3 FESTUCA GLAUCA 'ELIJAH BLUE' BLUE FESCUE	1 GAL.	1'-6" O.C.	853 (1436 SF)
S-4 PARTHENOCESSUS TRICUSPIDATA BOSTON IVY	1 GAL.	AS SHOWN	11
S-5 SENECIO MANDRALISCAE BLUE CHALK STICKS	1 GAL.	1'-6" O.C.	983 (2233 SF)
GC-1 DECOMPOSED GRANITE COLOR: 'CALIFORNIA GOLD'	3" DEPTH	NON-STABILIZED	2,073 SF
GC-2 ROCK COBBLE COLOR: 'MISSION COBBLE'	4"-10" DIA.	DRY LAID	2,787 SF



# ATTACHMENT 1



**ARCHITECTS**  
**M/C**  
 DESIGN DIVISION • ARCHITECTURAL  
 SOUTHERN CALIFORNIA  
 4815 BOULDER BLVD., SUITE 100  
 VAN NUYS, CALIFORNIA 91411  
 TEL: (818) 709-7279  
 www.mcarch.com



**COSTA MESA FIRE STATION NO. 1**  
 CITY OF COSTA MESA  
 2809 ROYAL PALM DR. COSTA MESA, CA 92626



CONTRACT NO. 15-001  
 DATE: 08/11/15  
 PROJECT: COSTA MESA FIRE STATION NO. 1  
 DRAWING NO. C4

NO.	DATE	DESCRIPTION
1	08/11/15	ISSUED FOR PERMIT

NO.	DATE	DESCRIPTION
1	08/11/15	ISSUED FOR PERMIT

**PRELIMINARY DEMOLITION PLAN**  
 DRAWING NUMBER **C4**

**BOUNDARY MONUMENTS AND STREET CONTROL POINTS**

- 1. 1/4" = 1' SCALE
- 2. 1/4" = 1' SCALE
- 3. 1/4" = 1' SCALE
- 4. 1/4" = 1' SCALE
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- 18. 1/4" = 1' SCALE
- 19. 1/4" = 1' SCALE
- 20. 1/4" = 1' SCALE

**GRADE DATA TABLE**

NO.	DATE	DESCRIPTION
1	08/11/15	ISSUED FOR PERMIT

**PARTIAL LEGEND**

1. 1/4" = 1' SCALE

2. 1/4" = 1' SCALE

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17. 1/4" = 1' SCALE

18. 1/4" = 1' SCALE

19. 1/4" = 1' SCALE

20. 1/4" = 1' SCALE

**PAGE 4 of 4**



**Key:**

- Specie 19 - Melaleuca quinquenervia CAJEPUT TREE
- Specie 375 - Washingtonia robusta MEXICAN FAN PALM
- Specie 103 - Eucalyptus sideroxylon RED IRONBARK
- Specie 228 - Hymenosporum flavum SWEETSHADE
- Specie 134 - Afrocarpus macrophyllus YEW PINE
- Specie 46 - Afrocarpus gracillor FERN PINE
- Specie 67 - Corymbia citriodora LEMON SCENTED GUM

DSH - Diameter of trunk at Shoulder Height

Crown - canopy or tree crown is the top part of the tree, which features branches that grow out from the main trunk  
Height - from ground level to top of crown

Included Bark - Included bark is bark that is embedded between a branch and it's parent stem. It decreases the strength of attachment