



MEMO

DATE: February 22, 2018

TO: PLANNING COMMISSION

FROM: STEPHANIE B. DAVIS, AICP SENIOR PLANNER

SUBJECT: PLANNING COMMISSION HERITAGE TREE REMOVAL APPLICATIONS – OCTOBER 2016 TO DECEMBER 2017

Between October 2016 to December 2017, the Planning Commission considered a total of 12 applications for the removal of heritage trees (HTR). Of these 12 HTR applications, there were a total of 21 trees requested for removal; 18 of which were approved. The applications associated with the remaining 3 trees were since withdrawn. Additional summary detail for the 18 trees approved for removal is provided below.

- Of the 18 trees approved for removal, 7 of them were trees proposed for removal by PG&E in conjunction with their pipeline safety project. PG&E voluntarily submitted heritage tree removal applications, however the Town legally did not have the right to deny the removal requests.
- Notwithstanding these 7 PG&E trees, the remaining 11 trees were located on 7 different private property.
- Of these 11 private property trees approved for removal 4 were oak trees and were approved for either poor situation to existing improvements, likelihood of future property or personal damage given tree condition, or preservation of other trees. The remaining 7 trees were cedar (5 trees), palm (1 tree), and bunya bunya (1 tree).
- Of the 11 trees proposed for removal on 7 different properties, the approvals associated resulted in the cumulative addition of 12 new oak trees to be planted of sizes varying from 48 inch box to 96 inch box.

More specific detail to the individual 12 total HTR applications are summarized below.

1. 56 Holbrook Lane - 1 HTR – 1 HTR Approved. October 2016.

Approval for the removal of 1 oak tree due to: its existing location of approximately 1 foot to the existing home, its poor-fair form, significant lean, presence of decay, and causing damage to the existing home, and a high likelihood of reducing the ability for future home design improvements it was determined to present a potential long-term property risk. Two (2) new 48-inch oak trees required to be replanted.

2. 167 Stockbridge - 2 HTR – 2 HTR Approved. December 2016.

Approval for the removal of 2 oak tree due to: conditions of the site precluding a superior location for an accessory building, preservation of other on-site heritage trees. Two (2) new 48-inch oak trees required to be replanted.

3. 70 Stern - 3 HTR – 3 HTR Approved. February 2017.

Approval for the removal of 3 cedar trees due to: the trees were not thriving and were drought stressed, replanting would provide more landscape screening from the street than the existing 3 trees did, replanting would replace non-native trees with a native species. One (1) new 96” box Coast Live Oak required to be replanted.

4. 67 Redwood Drive - 1 HTR – 1 HTR Approved. March 2017.

Approval for the removal of 1 bunya bunya tree due to: its significant lean over Redwood Way/public right-of-way and concern with potential liability issues regarding this tree if it were to ever fall in the right-of-way or on a neighboring property. Tree species not ideal in small right-of-way due to health and safety concerns. Removal of the tree allows for property improvements to maximize privacy for neighboring property. Two (2), 60 inch box native oak trees required to be replanted.

5. 1 Toyon Road - 2 HTR – 2 HTR Approved. April 2017.

Approval for the removal of 2 cedar trees due to: their fair vigor and form, preservation of other native oak and redwood trees on-site and replanting of three additional, large size native oak trees. Three (3), 48 inch box native oak trees required to be replanted.

6. 2 Barry Lane - 1 HTR – 1 HTR Approved. May 2017.

Approval for the removal of 1 oak tree due to: its poor location only 2 feet away from the main residence, probability of sub-soil surface root decay and internal wood and significant property damage and/or personal injury. Two (2), 48 inch box Coast live oak trees required to be replanted.

7. 124 Austin Avenue - 1 HTR – Continued. July 2017.

Application subsequently withdrawn and tree to remain.

8. 172 Tuscaloosa - 2 HTR – Continued. July 2017.

Application subsequently withdrawn and trees to remain.

9. 58 Mulberry Lane - 1 HTR – 1 HTR Approved. July 2017.

Approval for the removal of 1 palm tree due to: its non-native species and inadequate ability to serve as a screening mechanism. Two (2), 48 inch box native oak trees required to be replanted.

10. 477 Walsh Road - 2 HTR - 2 HTR Approved. September 2017.

Approval for the removal of 2 heritage redwood trees due to: the trees are in too close proximity to the existing gas transmission lines to be replaced/repared as part of PG&E's Community Pipeline Safety Initiatives Utility Standards as a matter of public safety. As a Town Legal Counsel advised PG&E was voluntarily complying with the Town's tree removal process and that the Planning Commission's decision is not legally binding on PG&E as it would be with a typical applicant. Within 60 days of removal, the applicant shall either: (a). implement the replanting of 2-24" or 1-36" box tree on the property. Any revisions to the proposed replanting plan shall be coordinated directly with the Town Arborist for other California native species or (b). work with the Town Arborist on equivalent re-plantings on Town property, to the satisfaction of the Town Arborist.

11. 23 Valley Road - 2 HTR - 2 HTR Approved. September 2017.

Approval for the removal of 2 heritage redwood trees due to: the trees are in too close proximity to the existing gas transmission lines to be replaced/repared as part of PG&E's Community Pipeline Safety Initiatives Utility Standards as a matter of public safety. As a Town Legal Counsel advised PG&E was voluntarily complying with the Town's tree removal process and that the Planning Commission's decision is not legally binding on PG&E as it would be with a typical applicant. Within 60 days of removal, the applicant shall either: (a). implement the replanting of 2-24" or 1-36" box tree on the property. Any revisions to the proposed replanting plan shall be coordinated directly with the Town Arborist for other California native species or (b). work with the Town Arborist on equivalent re-plantings on Town property, to the satisfaction of the Town Arborist.

12. 51 Valley Road - 3 HTR – 3 HTR Approved. September 2017.

Approval for the removal of 3 heritage trees (2 oak trees and 1 palm tree) due to: the trees are in too close proximity to the existing gas transmission lines to be replaced/repared as part of PG&E's Community Pipeline Safety Initiatives Utility Standards as a matter of public safety. As a Town Legal Counsel advised PG&E was voluntarily complying with the Town's tree removal process and that the Planning Commission's decision is not legally binding on PG&E as it would be with a typical applicant. Within 60 days of removal, the applicant shall either: (a). implement the replanting of 2-24" or 1-36" box tree and 1-48" native oak tree on the property. Any revisions to the proposed replanting plan shall be coordinated directly with the Town Arborist for other California native species or (b). work with the Town Arborist on equivalent re-plantings on Town property, to the satisfaction of the Town Arborist.