



CITY OF SOUTH PASADENA
NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION
SPECIAL MEETING AGENDA

WEDNESDAY, August 30, 2017 7:15 p.m.
SOUTH PASADENA SENIOR CENTER
1102 Oxley Street, South Pasadena, CA 91030

Commissioners: Al Benzoni, Hailey Bugg, Kay Findley, William Kelly, Stephen Leider,
Noah Puni, Daniel Snowden-Ifft and Nancy Wilms
City Council Liaison: Council Member Richard D Schneider, MD
Staff Liaison: Jennifer Shimmin

Roll Call

Approval of Minutes from Regular Meeting: June 19th and July 25th, 2017.

PUBLIC COMMENTS AND SUGGESTIONS

Time reserved for those in attendance who wish to address the Commission. All attendees should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on a future agenda. Note: public input will also be taken during all agenda items.

BUSINESS ITEMS

- 1) Tree Removal Permit Hearing: 1446 Oak Crest Ave. (Shimmin) - Consider a tree removal permit for 1446 Oak Crest Avenue.
2) Tree Removal Permit Hearing: 629 Alta Vista Cir. (Shimmin) - Consider a tree removal permit for 629 Alta Vista Circle.
3) Tree Removal Permit Hearing: 245 Fair Oaks Ave. (Shimmin) - Consider a tree removal permit for 245 Fair Oaks Avenue.
4) Tree Removal Hearing: 407 El Centro (Courdy) - Public hearing for the removal of a city owned tree at 407 El Centro.
5) Tree Ordinance - Review a final draft of updates to SPMC Chapter 34, and consider making a recommendation to the City Council for approval.
6) Tree Removal Hearing Discussion (Findley) - Discuss how the commission uses the ordinance to approve permit requests.
7) Commission Annual Report Review (Shimmin) - Review a draft commission annual report.
8) Water Conservation Programs and Drought Update (Shimmin) - Review the City's total water use reduction for July 2017 versus the same month in 2013.

INFORMATION ONLY (No Discussion Required) (15 minutes)

- 9) Urban Forest Update (Courdy)
10) Upcoming Events - Clean Air Car Show and Green Living Expo - September 10th; Wet & Wonderful, Celebrating Our Precious Water (Descanso Garden) - September 23rd

CHAIR COMMUNICATIONS
COMMISSIONER COMMUNICATIONS
STAFF LIAISON COMMUNICATIONS
COUNCIL LIAISON COMMUNICATIONS

ADJOURNMENT - Next Regular Meeting - September 26, 2017

STATE OF CALIFORNIA)
CITY OF SOUTH PASADENA)
COUNTY OF LOS ANGELES)

I declare under penalty of perjury, that I am an employee of the City of South Pasadena, and that I posted this Agenda on the bulletin board in the courtyard of the City Hall at 1414 Mission Street, South Pasadena on 8-24-17, as required by Law.

Date: August 24, 2017 Signature: [Handwritten Signature]

Any disclosable public records related to this meeting distributed to the Commission fewer than 22 hours prior to the meeting shall be available for public inspection at the Public Works Office, 1414 Mission Street, Room #201, prior to the meeting. Copies of the agenda packet and any supplemental documents will be available at the meeting. Any documents distributed at the meeting will be made available following the meeting at the Public Works Office during normal business hours.

**CITY OF SOUTH PASADENA
NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION
MINUTES – June 19, 2017**

Roll Call – The meeting called to order at 7:02 p.m. Present were Commissioners: Chair William Kelly, Vice-Chair Al Benzoni, Kay Findley, Stephen Leider, Daniel Snowden-Ifft, and Nancy Wilms (arrived 7:28 p.m., left at 9:11 p.m.). Absent were Commissioner Noah Puni, Council Liaison Dr. Schneider and Student Commissioner Hailey Bugg. Also present was Staff Liaison Jenna Shimmin.

Minutes – Minutes for April 25th, 2017 were approved with no corrections (Wilms, Leider; Ayes: All, Nays: 0).

Minutes for May 11th, 2017, were approved with minor corrections (Benzoni, Leider; Ayes: All, Nays: 0).

PUBLIC COMMENTS – none.

BUSINESS ITEMS

1. **Tree Ordinance** – The commission discussed various updates to the tree ordinance, including:

- The no harm to trees ordinance could be integrated into Chapter 34 of the SPMC to create a cohesive document.
- Care and damage during construction updated per code from neighboring cities (Arcadia, Pasadena, and Los Angeles).
- Need to update code per comment and observation at prior hearings.
- Definitions should be in alphabetical order.
 - o Should include a Heritage Tree of any size.
 - o Trees greater than 12” should be protected.
 - o Shrubs and protected shrubs should be included.
- The application calls out certain things that aren’t permitted in the code.
 - o Key items should be in the code, whereas generalized items don’t have to be.
- The replacement plans governed under 34.5(d) should be included in the permit application.
 - o This will help mitigate issue of not knowing what will happen after approval. This information should be included ahead of time to help speed up the process.
- Need to determine why construction site replacement is greater than regular replacements.
- Need to determine if ban on future permits should be five or ten year if the ordinance is violated.

Chair Kelly: Summarized what the commission would like to change about the code: having a better idea of an applicant’s tree replacement plan, better definitions, alignment of the application with the code, and changing the initial approval entity. Also, the commission needs to address the harm of trees ordinance, as directed by Council.

Approving commission – Chair Kelly noted that during his prior tenure on the NREC, they heard more tree removal permit requests because there was more opposition from neighbors and residents. He feels that Public Works staff should handle the request initially and the NREC should hear all protests, appeals, etc.

Commissioner Leider stated that he's concerned there isn't enough structure to the current process.

Commissioner Findley stated that she doesn't want to hold up permits for residents, but she does want to ensure that requests are being given a correct and thorough review.

Commissioner Benzoni stated that if anyone in a 100 foot radius protests, it should come before the NREC. All protests, appeals, etc. should come with director recommendations.

No Harm Ordinance – Chair Kelly explained that a better definition is needed, as well as a language update.

Commissioner Benzoni said that tree houses and similar uses should be allowed.

Staff explained that the way "damage" is defined doesn't include tree houses or hammocks, so homeowners should be fine for these types of uses.

Definition of a shrub: Commissioner Leider reminded the council of the issue of a tree versus a shrub the NREC recently encountered. What is under the purview of the NREC per Chapter 34? Commissioner Benzoni asked staff to contact the City's arborist for definitions of a shrub versus a tree.

Tree replacement plan as part of the application – Commissioner Leider stated this could be similar to an irrigation plan.

Commissioner Benzoni stated that it would be extremely helpful when neighbors are protesting due to aesthetics.

Significant trees – The commission determined they currently aren't protected under any section outside development activity. These trees should be protected no matter the species and no matter the location (front or back yard).

Draft language 34.2(d) – The commission found that the City of Arcadia doesn't allow for anything being built under the drip line of an oak tree.

Commissioner Snowden-Ifft stated that a certain amount should be allowed (ex. ½ or 1/3 can be developed).

Commissioner Leider stated that the intent of this section is to dissuade people from damaging trees, but they could apply for a permit and plead their case for permission.

Draft language 34.3(b) & (c) – Section (c) should be a mirror of section (b) so that (b) exempts oaks or natives (any size), and (c) includes oak (even if a heritage tree). Need to remove exact months for permit.

- 2. Tree Removal Permit Hearings Policy (Kelly)** – Commissioner Wilms discussed the edits she has to this document and staff is to add them to next draft.

Chair Kelly explained that the intent for this document was to give applicants guidelines when they come in for a hearing. This allows for better decision making by the NREC and cohesiveness for hearings.

Commissioner Leider stated that this document should “encourage the applicant to follow these guidelines as best as possible”.

Commissioner Benzoni stated that there should be a code governance disclaimer. And that a tree replacement plan should be submitted before approval.

3. **Greywater Ordinance (Benzoni)** – Craig Melicher sent updated language with a few items of clarification for the commission.

1 – Define the goal: to make buildings (single family, duplexes, and new construction) greywater ready-to-use (stub out).

2 – Stub-out ensures the most difficult part of the installation has been completed.

3 – Could address the issue of storing water on site by stating what kind of screening should be used to ensure pests don’t gather.

4 – Requiring that each permitted plumbing fixture be allowed to drain to the system is in line with what the NREC wants.

5 – Staff to work with Craig and Building & Planning to ensure there are no overlaps with zoning issues.

6 – The Health Department doesn’t need to approve partial systems, and so there is the concern that no inspection could mean a faulty system is installed that allows for cross connection to a fresh water system. Need to assess if someone in house is able to do these inspections. (LA Department of Public Health charges a \$387 permit fee, possible for us to recoup costs of a partial system inspection with a smaller fee)

Chapter 15 of the building code helps spell out how much water per person will percolate (percolation rate). Because of the new language of this chapter, the NREC no longer needs to define “net irrigable area”. Instead it can just require applicants to comply with the code of Chapter 15.

- Exceptions in Chapter 15 include an undue hardship clause.

Staff to send Craig new language of Chapter 15 and have him review in order to weigh in on installation requirements.

4. **Solar Building Ordinance (Kelly)** – Tabled until a later date.

5. **Water Conservation Rebate Program Review (Shimmin)** – Tabled until a later date.

6. **Water Conservation Programs and Drought Update (Shimmin)** – Jenna Shimmin updated the commission that there was a 15% reduction in water use for May 2017 versus 2013 usage.

INFORMATION ONLY

7. **Update on Renewable Energy RFP (Shimmin)** - Interviews were held with a panel made up of four people, 3 city staff and one member of the REC. This panel chose Climatec as the top candidate. An item will go to Council on June 21st to award the contract for an investment grade audit.
8. **Urban Forest Update (Shimmin)** – Jenna Shimmin provided an update that trimming is near completion in the following grid: Grid 5 (50% complete), south west side of the City; and has been completed in Grid 8B, eastern side of the City; and Grid 9 south east side of City War Memorial Park; and the area of Arroyo Park.
Service request trimmings are done on an as needed basis. Removals are ongoing throughout the City, with replacements resuming in fall 2017. To date 175 trees have been planted.
9. **Upcoming Events** – Household Hazardous Waste and E-waste event in Pasadena – July 15th.

Chair Communications – None at this time.

Commission Communications –

Commissioner Wilms – Asked staff for an updated on the EPS ban.

Staff responded that the year grace period ends in October, and from October 1st through December 31st staff will be issuing warning citations. Beginning January 1, 2018, official citations will given for all violations of the ordinance.

Commission Findley – Updated the commission that the RFP for the 2018 stables management went out.

Commissioner Benzoni – Advised the commission that the e-waste event at the high school was successful with lots of items dropped off.

Staff Liaison Communications – The Public Works director is asking the NREC to nominate one commissioner to be on the Water and Sewer Rate Study Review Board.

A motion was made my Chair Kelly to nominate Commissioner Nancy Wilms, with himself as the backup. This motion was seconded by Commissioner Findley (Ayes: All, Nays: None).

Adjournment – Commissioner Leider motioned to adjourn the meeting at 9:21 p.m., Commissioner Benzoni seconded. Ayes: All, Nays: None.

NEXT MEETING – The next meeting of the Natural Resources and Environmental Commission will be held on July 25, 2017 at 7:00 p.m.

William Kelly, Chair

**CITY OF SOUTH PASADENA
NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION
MINUTES – July 25, 2017**

Roll Call – The meeting called to order at 7:02 p.m. Present were Commissioners: Chair William Kelly, Vice-Chair Al Benzoni (arrived 7:04pm), Kay Findley, Stephen Leider (arrived 7:08pm), Daniel Snowden-Ifft, and Nancy Wilms, as well as Student Commissioner Hailey Bugg. Absent was Commissioner Noah Puni. Also present were Council Liaison Dr. Schneider, and Staff Liaison Jenna Shimmin.

Minutes – Minutes for May 23rd, 2017 were approved with no corrections (Findley, Kelly; Ayes: All, Nays: 0). Approval of the minutes for June 19th, 2017 was tabled until the next meeting; commissioners were directed to send corrections to staff.

PUBLIC COMMENTS – none.

BUSINESS ITEMS

1. **Tree Removal Permit Hearing: 517 Fremont Lane** – Public Works approved removal of two trees on the property, but denied the request to remove a palm and oak tree on his property. Jahmy Graham (property owner) is appealing the decision as he believes the two trees present a health and safety risk to his property. He explained that he feels this is especially true for the palm tree his and neighboring properties. He is also asking the NREC to reconsider the approval as a practical consideration for his desire to improve the property by installing a retaining wall on the slope behind his home.

Commissioner Benzoni stated that with the plot plan it makes it difficult to place the trees on the property. He stated that he understands the owner's concerns, and inquired about the tree replacement plan. He also stated that he would be in support of the removal of the palm tree, but not the oak tree. Mr. Graham replied that he has submitted the plot plan, and it should be on file. He also stated that he submitted the tree replacement plan, which shows 32 new trees being planted on the property, as a screen. He is also considering planting at least a dozen mature cypress trees. He plans to go above and beyond the requirements of the code.

Commissioner Snowden-Ifft if the tree removal plan was for all four trees, or just these two. He also asked how the oak impacts the retaining wall's construction. Mr. Graham replied that replacement plan was for all four trees. He allowed his contractor to respond regarding the retaining wall. The contractor explained that the oak is a potential safety hazard being on the hillside. If dirt slides off in a storm, it would expose the roots of both trees. He also explained that with the age of the trees, their roots could damage the wall. The owner stated that he would be willing to plant an oak (or other native species) somewhere in the city to help offset the removal.

Chair Kelly asked where the retaining wall would go, and if the footing of the wall would be below the ground level of the oak's roots. The contractor responded that the wall would be a few feet behind both trees, about 24-30 inches below the lowest grade. He stated that the oak's roots are a

concern. Chair Kelly then asked if the branches over hang the property. The contractor responded that they overhang this and several neighboring properties.

Commissioner Findley asked if it was possible to see the plans. She also asked what exactly are they looking to do or achieve on the property. The contractor showed the commission the plans with the wall installed where the two trees currently stand. He also showed the commission images of footing of the deck and the base of the slope showing there is nothing securing it back. The contractor then explained that during the inspection of the home the inspector stated that the slope wasn't a structural issue at this time, but would be in the future. The owner is looking to install a retaining wall now in order to prevent any future issues.

Commissioner Wilms asked what the inspecting arborist's notes regarding "denied pending site development plan submittal and approval" mean. Staff answered that this means that if Planning were to find a structural reason that the wall had to be installed, the arborist would support that removal. However, since there is no immediate safety requirement, the removal was denied.

Commissioner Leider asked if there were any alternative designs that don't cut in the trees or tree roots, because from his professional experience there are usually alternatives. The owner responded that it would be impractical to go around the trees. Mr. Graham explained that the intent is to provide long term integrity to the property. If the wall doesn't span the length of the house, it would not provide that. The contractor added that the trees would eventually (sooner, rather than later) damage the wall.

Commissioner Benzoni stated that the replacement requirements may not be met by the current replacement plan, and advised the owner he would need to look at the ordinance or speak with Public Works for guidance in regards to the 24" box requirement.

Commissioner Wilms stated that she has seen numerous issues with palms and understands the reasoning for removing this tree, but would like to see an alternative for the oak. Commissioner Leider agree with her.

Commissioner Findley stated that she feels there is no reason to remove either tree.

A motion was made to approve removal of the palm tree, but deny removal of the oak tree. The motion also required the replacement plan to align properly with the ordinance (Benzoni, Leider; Ayes: 5, Nays: 1).

- 2. Tree Removal Permit Hearing: 1746 Hanscom Drive** – Staff explained that Peter Bakhtiari, property owner, has requested to remove two Queensland Pittosporum trees at 1746 Hanscom Drive, which is a currently vacant property. Per the City's arborist report, the trees were dead upon inspection once the permit request was submitted, a condition that she also noted during a prior inspection earlier this year.

Public Comment – Janet Ferguson, who resides at a neighboring property, stated that earlier this year when the owner purchased this property, all the trees on the property were alive. She believes that allowing permits to remove dead trees promotes the owner to kill the trees on his property,

which she believes he's done. She states that no notices were sent out, as she thought was required. She also handed out photos of the property with living trees and a map showing the location of the trees. She feels that this behavior isn't acceptable and that the aesthetics of the hillside should be maintained.

Peter Bakhtiari, the property owner, stated that he has met with various commissioners, and has followed all rules and guidelines of the City. He states that the property has been mainly vacant for 30 years with little to no maintenance. He feels he's being held accountable for the prior lack of maintenance to the property, especially with no other neighbors protesting the trees or development.

Commissioner Benzoni asked how many trees have been removed via permit for this property (1746). And asked when the City arborist's last inspection was. The owner responded that he believes 4 trees have been removed. Staff responded that there have been several inspections over the last year. The commissioner then asked if a tree replacement plant was on file, to which the owner responded that there was.

Commissioner Benzoni inquired as to the status of the pine trees on the neighboring property (1750) that appear to be in ill health. The owner responded that Edison has stated the trees are diseased and will be removed by them. He states he has installed a sprinkler system at the property to water the remaining landscape and trees.

Commissioner Findley asked the owner what the state of the trees at the time of his purchase were, specifically inquiring if there were green leaves on the branches or not. The owner responded that some of the tree was green, but other parts were brown with no leaves.

Chair Kelly stated that the discussion needed to return to the property at question on the permit, 1746 Hanscom.

A motion was made to approve the removal of the two trees as requested (Findley, Wilms; Ayes: All, Nays: 0).

Staff were directed to ensure that historical information regarding a property would be helpful to the commission when making decisions. This can mean a more detailed memo, but ideally would mean someone familiar with the property's history would be in attendance at commission meetings.

3. **Tree Ordinance** – Commissioner Benzoni reminded that commission of the changes at the last meeting.

The commission discussed various updates to the tree ordinance, including:

- Rewriting sections 34.2(g), 34.3(b) and 34.3(c), the later of which needs to have the percent of foliage allowed to be trimmed without a permit.
- The months of the year that oak tree trimming is allowed should be removed as the months are adjusted based on the climate and weather that year.

- Language should be added regarding all permits going to the NREC that are appealed or contested.
- Language should be added to allow tree replacements in the next planting season.

Commissioner Snowden-Ifft stated that in regards to section 34.2(d) he spoke with a biologist who says that oak trees will do better if nothing is in their drip line. Some cities have language regarding this while others don't address it. He doesn't think that a complete restriction should remain as he's not sure what problem this aims to fix. Also, the language of what area under the tree is meant is unclear because a tree ages the drip line grows. He also pointed out that per the language, City trees currently violate this section.

Commissioners Leider, Snowden-Ifft and Benzoni discussed allowing a language with some wiggle room as far as what is allowed beneath the drip line of an oak tree. Commissioner Snowden-Ifft stated that the City of Calabasas has language regarding allowing trenching which requires a permit for all trench work. He would like to see language that is flexible enough to allow things like small concrete pads, but that wouldn't allow structures. Chair Kelly suggested adding a sentence regarding limited exceptions being allowed, possibly with director approval.

Staff liaison, Jenna Shimmin, advised the commission of the ISA language for a shrub and the commission agreed that the language of 34.2(j) and (k) was fine.

Public Comment – Janet Ferguson, resident of Hanscom Drive, stated that currently the NREC doesn't see projects with tree removal requests until the end, the Design Review Board gets the initial says. This doesn't help with tree replacement in the neighborhood. She feels that having the NREC at the end of the process will further deteriorate the tree canopy. She thought there would be some sort of amendment to the ordinance language regarding all building permits not being issued for 10 years if the tree ordinance were to be violated.

Commissioner Benzoni stated that regarding section 34.12(c) language would be added stating that no building permits would be issued for violators for up to 10 years, as it allows for discretion related to the violation.

Staff to work with the subcommittee to prepare a final draft of the language.

4. **Tree Removal Permit Hearings Policy** – Item #1 on the guidance form was discussed and staff needs to determine if it should use "his/her" and "applicants" or the singular of the word. Item #2 on the guidance form was reviewed and staff was directed to rewrite the sentence in the third line that begins "Removals will also be allowed...", as well as the last sentence of the item. Item#7 on the guidance form was reviewed, and it was decided that the language of this section should reflect that of the corresponding section of the ordinance. It was also determined that language regarding paying for replacement trees should be added. Staff was directed to obtain the "Best Practices" handout and "Tree Plan Template" referenced in documents provided by Planning and Building regarding the process for development projects where trees are affected.

5. **Water Conservation Rebate Program Review** – Jenna Shimmin advised the commission that with the new fiscal year the Council had approved an increase to the water conservation rebate budget. This will allow for rebates for items such as showerheads (\$25/per), drip irrigation conversion (\$150/max), drought tolerant plants (\$250/max), as well as turf removal (\$1/sq. ft.). Staff was also directed by the City Council to provide financial assistance for toilet removal under the program, in addition to the rebate for purchasing high efficiency toilets. Staff advised the commission that rebate applications were under development and would be on the City's website once they were completed and approved.
6. **August meeting postponement or cancellation** – Jenna Shimmin advised the commission that she would be out of town at a conference the date of the next regular meeting. Staff was asked to see if the next meeting could be held on August 29th or 30th instead.

INFORMATION ONLY

~~7. Update on Renewable Energy RFP~~

8. **Urban Forest Update** – Jenna Shimmin provided an update that for FY2016/7 Grid 9, Grid 8B, Arroyo Park, Arroyo Drive, War Memorial Park and service request trimming was done throughout the City. In total 3,053 trees were trimmed. In total 175 trees were planted throughout the City, with over 60 of them being donated through a tree planting drive hosted by South Pasadena Beautiful for Arbor Day 2017.
For FY2017/18 Grid 5, which includes 1,171 trees located in the south west side of the City, will be the first grid completed. Staff is currently in the process of planning the remaining grid pruning, tree removals and replacements. Service request trimmings will continue to be done on an as needed basis throughout the City.
9. **Upcoming Events** – National Night Out – August 1st; Household Hazardous Waste and E-waste event in South Pasadena – August 26th; and Clean Air Car Show and Green Living Expo – September 10th

Chair Communications – None at this time.

Commission Communications –

Commission Wilms – Advised the commission that she has attended two meetings for the water and sewer rate study group, and there are lots of capital improvement projects in the works. She also explained that the proposed water rate increases would be staggered over the next several years (9%, 7%, 6%, 6%, 6%) because the San Juan Capistrano ruling has made tiered rates more difficult to defend.

She also stated that wastewater rates would be decreasing, which will help offset some of the increase to customers' bills. Under the new structure commercial customers would be charged more fairly.

Staff Liaison Communications – Staff reviewed the spreadsheet detailing the water use reductions that was included in the agenda packet, mislabeled as an accompaniment to Item No. 9.

Council Liaison Communications – Dr. Schneider expressed his pleasure in seeing the tree ordinance being updated.

Adjournment – Commissioner Benzoni motioned to adjourn the meeting at 9:40 p.m., Chair Kelly seconded. Ayes: All, Nays: None.

NEXT MEETING – The next meeting of the Natural Resources and Environmental Commission will be held on August 29, 2017 at 7:00 p.m.

William Kelly, Chair

Item No. 1

City of South Pasadena

Memo

Date: August 30, 2017
To: Natural Resources and Environmental Commission
From: Leaonna DeWitt, Public Works Assistant
Subject: Tree Removal Application – 1446 Oak Crest Avenue

On June 21, 2017 Ms. Minassian submitted a tree removal application to remove four (4) trees from the property located at 1446 Oak Crest Avenue. The applicant's reason for removal is due to damage to exterior walls.

On June 22, 2017, the City's Arborist recommended removal of three (3) trees and none were native.

On July 19, 2017, the public notice was mailed for the removal of four trees - one (1) Canary Island Pine, one (1) Queensland Umbrella, one (1) Shamal Ash and one (1) European Olive. The City received no letters of opposition.

On August 14, 2017, a permit# 22042 was issued for three (3) trees.

If the Commission concurs with the applicant then appropriate number of replacement trees will be required per South Pasadena Municipal Code.

CITY OF SOUTH PASADENA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

1414 Mission Street — South Pasadena — CA 91030 — (626) 403-7240

CITY OF SOUTH PASADENA
RECEIVED

JUN 21 2017

PUBLIC WORKS DEPT.

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION

Please submit plan if more than three (3) trees are involved.

Permit Fee: \$110.00, plus
Inspection Fee: \$ 140.00

PERMIT #: 22042

JOB SITE: 1446 OAK CREST AVENUE, SOUTH PASADENA

PROPERTY OWNER'S NAME: MS. KARINEH MINASSIAN, ARROYO CREST LLC

ADDRESS: 222 FOOTHILL BLVD, STE E223 PHONE: (818) 391-9191
LA CANADA CA 91011 (818) 861-05-65

CONTRACTOR'S NAME: _____

ADDRESS: _____ PHONE: _____

CITY BUSINESS LICENSE No: _____

1. Type/Variety of Tree: PINUS CANARIENSIS Size of Tree: 25"
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: BACK YARD, 9' SOUTH OF N.E. CORNER OF HOUSE, INCHES FROM
(specific location of tree on property i.e. front yard, side yard, etc.) RETAINING WALL

List Reasons for requesting this tree removal: TREE'S TRUNK AND ROOTS
(include all conditions warranting the removal)
ARE CRACKING AND DAMAGING EXTERIOR HOUSE WALLS, FALLING NEEDLES
ARE FIRE HAZARD

2. Type/Variety of Tree: SCHEFFLERIA ACTINOPHYLLA Size of Tree: 3, 4, 5, 9"
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: BACK YARD LESS THAN 12" FROM HOUSE
(specific location of tree on property i.e. front yard, side yard, etc.)

List Reasons for requesting this tree removal: TREE'S TRUNK AND ROOTS
(include all conditions warranting the removal)
ARE CRACKING HOUSE WALL FOUNDATION, TOO CLOSE TO HOUSE!

3. Type/Variety of Tree: FRAXINUS UHDEI Size of Tree: 12", 15", 15"
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: BACK YARD 6 FT. EAST OF HOUSE.
(specific location of tree on property i.e. front yard, side yard, etc.)

List Reasons for requesting this tree removal: TREE'S ROOTS ARE DAMAGING
(include all conditions warranting the removal)
HOUSE FOUNDATION AND TREE IS DISEASED AND DYING!

CITY OF SOUTH PASADENA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
1414 Mission Street — South Pasadena — CA 91030 — (626) 403-7240

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION

Please submit plan if more than three (3) trees are involved.

Permit Fee: \$110.00, plus
Inspection Fee: \$ 140.00

PERMIT #: _____

JOB SITE: 1446 OAK CREST AVENUE, SOUTH PASADENA

PROPERTY OWNER'S NAME: MS. KARINEH MINASSIAN, ARROYO CREST LLC

ADDRESS: 222 FOOTHILL BLVD, STE E23 PHONE: (818) 391-9191

CONTRACTOR'S NAME: _____

ADDRESS: _____ PHONE: _____

CITY BUSINESS LICENSE No: _____

4 1. Type/Variety of Tree: OLEA EUROPAEA Size of Tree: 8", 11", 11"
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: BACK YARD 17 FT. EAST OF S. E. CORNER OF HOUSE. # 51
(specific location of tree on property i.e. front yard, side yard, etc.) FROM BALCONY

List Reasons for requesting this tree removal: TREE IS DISEASED AND
(include all conditions warranting the removal)
SEVERELY DECAYED AND IS AT RISK OF BREAKING & FALLING. ALSO
OWNER IS ALLERGIC TO OLIVE TREES

2. Type/Variety of Tree: _____ Size of Tree: _____
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: _____
(specific location of tree on property i.e. front yard, side yard, etc.)

List Reasons for requesting this tree removal: _____
(include all conditions warranting the removal)

3. Type/Variety of Tree: _____ Size of Tree: _____
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: _____
(specific location of tree on property i.e. front yard, side yard, etc.)

List Reasons for requesting this tree removal: _____
(include all conditions warranting the removal)

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on the property owner, shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is(are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday from 7:00 a.m. to 3:30 p.m.
- 6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE: [Signature] Date: 6/21/17

City use only	<u>PENDING ENGINEER REPORT DETAILING DAMAGE TO FOUNDATION CANARY ISLAND PIGE</u>		
1. <input checked="" type="radio"/> Approved or <input type="radio"/> Denied (circle per tree)	Type/Variety Inspected: _____	Size of Tree <u>25"</u> Replacement tree size: _____ Qty: _____ Due by: _____	
Comments: <u>HEALTHY, NO SIGN OF DISEASE, DAMAGE TO RETAINING WALL, WALKWAY & CONCRETE PATCO.</u>			
Inspected by: <u>R. Mejia WE 2355-A</u>		Date: <u>JUNE 22, 2017</u>	
2. <input checked="" type="radio"/> Approved or <input type="radio"/> Denied (circle per tree)	Type/Variety Inspected: <u>-QUERQUENA</u>	Size of Tree <u>13"</u> Replacement tree size: _____ Qty: _____ Due by: _____	
Comments: <u>OVERGROWN SIGNIFICANTLY CAUSING DAMAGE TO CORNER OF FOUNDATION & WATER LINES; LEANING</u>			
Inspected by: <u>R. Mejia WE 2355-A</u>		Date: <u>JUNE 22 2017</u>	
3. <input checked="" type="radio"/> Approved or <input type="radio"/> Denied (circle per tree)	Type/Variety Inspected: <u>SHAMAL Ash</u>	Size of Tree <u>15, 16, 12, 43</u> Replacement tree size: _____ Qty: _____ Due by: _____	
Comments: <u>HIGHLY DISEASED, TERMITES, NUMEROUS DEAD BRANCHES HIGH RISK OF BRANCH FAILURE.</u>			
Inspected by: <u>R. Mejia WE 2355-A</u>		Date: <u>JUNE 22, 2017</u>	

4) EUROPEAN OLIVE (MULTI STEMMED) : 8, 10, 9 (27")
- NUMEROUS DEAD / DECAYED LIMBS WITH A HIGH
RISK OF FAILURE, DISEASES, INSECT (TERMITES)

REMOVAL APPROVED

Kazarians Engineering Services, Inc.

Civil & Structural Engineers

1528 Canada Blvd., Suite 206 Glendale, California 91208 -2840

Tel: (818) 240-8763

July 9, 2017

Ms. Karineh Minassians
Arroyo Crest LLC
222 Foothill Blvd., Suite E223
La Canada, CA 91011

Re: 1446 Oak Crest Ave., South Pasadena, CA
Subject: Building foundation Damage

Dear Ms. Minassians:

Per your request I conducted a walkthrough and visual observation of the referenced property and building to assess the effect of the roots of the pine tree on the building foundation. The walkthrough was conducted on July 5, 2017.

The subject building is one story single family dwelling on a level pad of a down trending hillside lot. For the purposes of this report, the building is facing North. The building is a two story structure built in 1957. The upper level is the entry or the street level. The staircase is on the south west corner and the lower level has the family room and the work room. The rear yard is accessed through the easterly and westerly side yard and the lower level family room. The exterior of the second floor is finished with wood siding and the exterior of the lower level is finished with stucco. The roof structure has shallow pitch and it is covered with asphalt shingles. There is a secondary building on the property which is called "pigeon loft" and it is located on the south side and on the sloping section of the property. It is a one story building supported on wood posts.

There are several mature trees on the property which are close to the building. There are tree of such trees including the pine tree at the south side of the building. All three trees have a distance of less than three times the diameter of the tree trunk to the building. The pine tree is located at the south east corner of the building and its roots are extended under the building foundation. There are several apparent cracks on the concrete stem wall of the building foundation on the north side of the pine tree. The patio wall and the slab on grade between the building and pine tree have cracks and sign of heaving.

Based on the observed damages and the existing condition of the site and location of the pine tree, it is recommended to remove the pine tree so that further damage of the foundation and concrete stem wall of the building and its corresponding wood wall is prevented.

Project Address: 1446 Oak Crest Ave., South Pasadena, CA
Client: Ms. Karineh Minassians

LIMITATIONS:

Site observations were limited to surface conditions that were visible and accessible at the time of our visit. Investigative methods such as subsurface exploration or destructive testing were not employed during the course of this evaluation. While not anticipated, it is possible that data produced from such additional studies could modify the conclusions of this report.

In carrying out this investigation, we have employed structural engineering procedures, and our professional opinions and conclusions are made in accordance with generally accepted principles and practices. This warranty is in lieu of all other warranties, either expressed or implied.

If you have any questions, please do not hesitate to call me at (818) 240-8763.

Sincerely,



Ardashes Kazarians,
Registered Civil Engineer
California Reg. #36687



Photographs

Project Address: 1446 Oak Crest Ave., South Pasadena, CA
Client: Ms. Karineh Minassians



Photo No 1: Overall view of the building from the street



Photo No 2: Subject Pine tree

Project Address: 1446 Oak Crest Ave., South Pasadena, CA
Client: Ms. Karineh Minassians



Photo No 3: Subject Pine tree

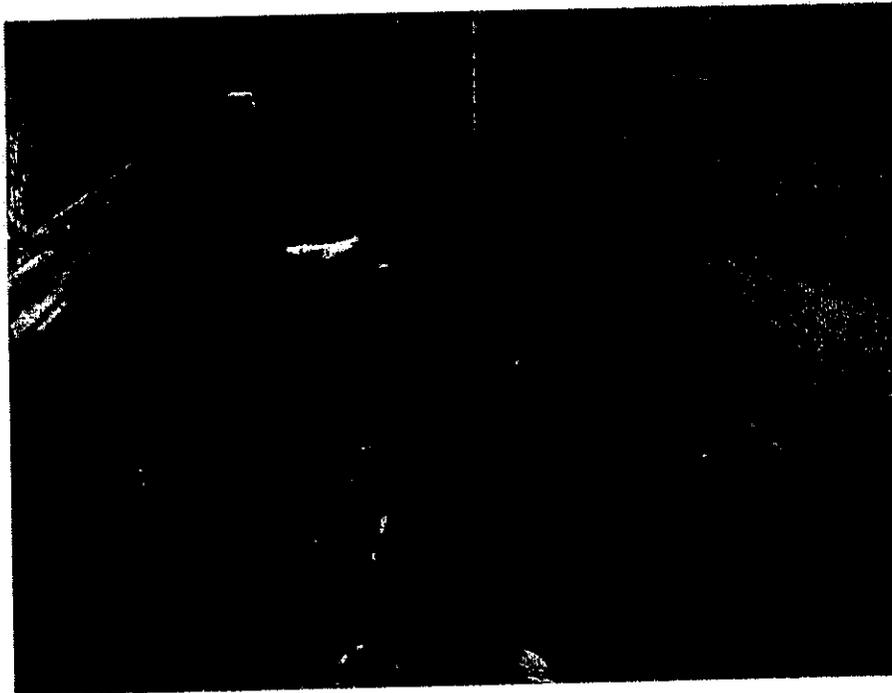


Photo No 4: Damaged & raised concrete slab on grade

Item No. 2



CITY OF SOUTH PASADENA
PUBLIC WORKS DEPARTMENT
1414 MISSION, SOUTH PASADENA, CA 91030
TEL: 626.403.7240 • FAX: 626.403-7241

August 23, 2017

William Luong
629 Alta Vista Circle
South Pasadena, CA 91030

Re: Tree Removal/Replacement Application – 629 Alta Vista Circle

Dear Mr. Luong,

After reviewing your application, it has been determined to grant you a tentative approval for removal of two trees – one (1) Fern Pine and one (1) Chinese Elm located in the courtyard at the above location subject to the following conditions:

1. The tree removal permit will be granted upon approval of the building permit. A tree removal permit must be obtained prior to scheduling any work to remove or transplant a tree. This tentative approval is exclusively for the tree removal process and is not to be construed as Project approval.
2. As per the South Pasadena Municipal Code Chapter 34, applicant shall plant four (4) replacement trees on the property or City's property.
3. The Public Works Department did not receive any opposition from neighbors as to the removal of the trees, so the tentative approval is subject to concurrence of the City's Natural Resources and Environmental Commission.

If you have any questions, please feel free to contact me at 626-403-7240.

Sincerely,

Leonna DeWitt
Public Works Assistant

From: **Sandy Luong** sandy2young@yahoo.com
Subject: No Subject
Date: August 16, 2017 at 9:30 AM
To: Sandy Luong sandy2young@yahoo.com

AUG 16 2017

PUBLIC WORKS DEPT.

We are in the process of a home renovation project which entails an addition of a garage and more living space. Based on plans approved by the Planning Commission (project # 1997-DRX), the committee requires that the entrance to the new garage be parallel to the street instead of facing the street. To comply with the committee's requirement, we have to demolish our existing courtyard to construct a driveway in order to get into the new garage. As such, we are requesting approval to remove the 2 trees that are currently in the courtyard. We will replant the replacement trees, following the city guidelines, after removal. We hope that you understand that removing the 2 trees is the only viable solution to move forward with our home renovation project as approved by the Planning Commission.

Project Location: 629 Alta Vista Circle, South Pasadena, CA
91030

Owner: William Luong



**City of South Pasadena
Public Works Department
Engineering Division**

1414 Mission Street, South Pasadena, CA 91030 (626) 403-7240

Thursday 7/13

RECEIVED
JUL 06 2017
SERVICE FACILITY

Private Property Tree Removal/Replacement Permit Application

JUN 30 2017

Permit Fee: \$110.00

Inspection Fee: \$140.00

PERMIT # PUBLIC WORKS DEPT.

JOB SITE: 629 Alta Vista circle

PROPERTY OWNER'S NAME William Luong

ADDRESS: 629 Alta Vista circle PHONE: (626) 827-8390

CONTRACTOR'S NAME: Golden State tree service

ADDRESS: 1830 S. Grand Ave, CA 91030 PHONE: (626) 331-2390

CITY BUSINESS LICENSE NO. 932033

**Trees 4" in diameter or greater are Mature Trees - Include all conditions warranting the removal
Please Submit plan if more than three (3) trees are involved**

1. TYPE OF TREE: Podocarpus SIZE OF TREE: 17" (16")

LOCATION: * Court yard

LIST OF REASONS FOR REQUESTING THIS TREE REMOVAL: Home remodel

2. TYPE OF TREE: Chinese Elm SIZE OF TREE: 12" (11")

LOCATION: * Court yard

LIST OF REASONS FOR REQUESTING THIS TREE REMOVAL: Home remodel

3. TYPE OF TREE: _____ SIZE OF TREE: _____

LOCATION: _____

LIST OF REASONS FOR REQUESTING THIS TREE REMOVAL: _____

vect

Private Property Tree Removal/Replacement Permit Conditions

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on a property owners. Shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root will required to control the root system. The size of the replacement tree(s) is (are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday 7:00a.m. – 3:00p.m.
- 6) A 100 foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within 100 foot radius of the property shall be given 15 days to comment on the tree removal prior to issuance of the permit.

APPLICANTS SIGNATURE: [Signature] DATE: 6/30/17

CITY USE ONLY

1) APPROVED OR DENIED TYPE OF TREE Fern Pine
 SIZE OF TREE: 16 REPLACEMENT TREE SIZE: 24" QTY: 2 DUE DATE: _____

COMMENTS: HEALTHY TREE; REFER TO COMMISSION FOR APPROVAL
 INSPECTED BY: B. Myja DATE: 7-13-17

2) APPROVED OR DENIED TYPE OF TREE chinese Elm
 SIZE OF TREE: 11 REPLACEMENT TREE SIZE: 24" QTY: 2 DUE DATE: _____

COMMENTS: HEALTHY TREE, REFER TO COMMISSION FOR APPROVAL
 INSPECTED BY: B. Myja 2388A DATE: 7-13-17

3) APPROVED OR DENIED TYPE OF TREE _____
 SIZE OF TREE: _____ REPLACEMENT TREE SIZE: _____ QTY: _____ DUE DATE: _____

COMMENTS: _____
 INSPECTED BY: _____ DATE: _____

Item No. 3

City of South Pasadena

Memo

Date: August 30, 2017
To: Natural Resources and Environmental Commission
From: Leaonna DeWitt, Public Works Assistant
Subject: Tree Removal Application – 245 Fair Oaks Avenue

On June 10, 2016, Mr. Crolle on behalf of 245 ZNE, LLC, submitted a tree removal application to remove sixteen (16) trees from the property located at 245 Fair Oaks Avenue. The purpose of the tree removal is due to new construction.

On August 11, 2016, the City's Arborist recommended removal of nine (9) trees and six (6) were native.

On January 26, 2017, another inspection was conducted by the City's Arborist to ensure the number of existing trees and to provide an updated recommendation.

On February 14, 2017, the public notice was mailed and the City received no letters of opposition.

On February 16, 2017, the City issued a tentative approval subject to certain conditions and valid for 180 days.

If the Commission concurs with the applicant then appropriate number of replacement trees will be required per South Pasadena Municipal Code.



CITY OF SOUTH PASADENA

PUBLIC WORKS DEPARTMENT

1414 MISSION STREET, SOUTH PASADENA, CA 91030

TEL: (626) 403-7240 • FAX: (626) 403-7241

February 16, 2017

Chris Crolle
245 ZNE, LLC
245 Fair Oaks Avenue
South Pasadena, CA 91030

Dear Mr. Crolle,

Tree Removal/Replacement Application

The City arborist has approved the removal of sixteen (16) trees located at 245 Fair Oaks Avenue, South Pasadena with the following conditions:

- 1.) A public notice is required to notify the residents within 100-feet of your property that a tree will be removed. A 100-foot radius map and mailing labels must be provided (sample attached). This requires a 15 day comment period.
- 2.) The tree removal permit will be granted upon approval of the building permit. A tree removal permit must be obtained prior to scheduling any work to remove or transplant a tree.
- 3.) As per the South Pasadena Municipal Code Chapter 34, thirty-two (32) 24" box native species and thirteen (13) 24" minimum size replacement trees must be planted on the property or City's property upon approval at \$325 per tree
- 4.) Replacement trees must be planted per the City approved landscape plan prior to obtaining a Certificate of Occupancy on the project. The replacement trees shall have a survival guarantee of two years after a Certificate of Occupancy is obtained for the project.
- 5.) The applicant must submit a tree removal application should any additional trees require removal. Any additional trees that require removal are subject to the requirements of SPMC Chapter 34.

This tentative approval will be valid for 180 days. If you have any questions, or require further assistance, please feel free to contact me.

Sincerely,

Leaonna DeWitt
Public Works Assistant

45 replacement trees were injured.

CITY OF SOUTH PASADENA
RECEIVED

CITY OF SOUTH PASADENA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
1414 Mission Street - South Pasadena - CA 91030 - (626) 403-7240
PUBLIC WORKS DEPT.
JUN 10 2016

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION

Please submit plan if more than three (3) trees are involved.

Permit Fee: \$110.00, plus
Inspection Fee: \$140.00
PERMIT #: _____

JOB SITE: 245 FAIR OAKS AVENUE

PROPERTY OWNER'S NAME: 245 ZNE, LLC (CHRIS CROLE) - CONTACT

ADDRESS: 245 FAIR OAKS AVENUE PHONE: 626-356-0443 x25

CONTRACTOR'S NAME: _____

ADDRESS: _____ PHONE: _____

CITY BUSINESS LICENSE No: _____

— SEE ATTACHED REPORT —

1. Type/Variety of Tree: _____ Size of Tree: _____
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: _____
(specific location of tree on property i.e. front yard, side yard, etc.)

List Reasons for requesting this tree removal: _____
(include all conditions warranting the removal)

2. Type/Variety of Tree: _____ Size of Tree: _____
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: _____
(specific location of tree on property i.e. front yard, side yard, etc.)

List Reasons for requesting this tree removal: _____
(include all conditions warranting the removal)

Type/Variety of Tree: _____ Size of Tree: _____
(trees 4" in diameter or greater are Mature trees) (diameter of tree measured 4' from base of trunk)

Location: _____
(specific location of tree on property i.e. front yard, side yard, etc.)

List Reasons for requesting this tree removal: _____
(include all conditions warranting the removal)

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on the property owner, shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is(are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday from 7:00 a.m. to 3:30 p.m.
- 6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE:  Date: 06/10/2016

R.M.	City use only	<input checked="" type="checkbox"/> Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Coast live oak</u>
		Size of Tree <u>40 11</u> <u>42.5</u> Replacement tree size: <u>24"</u> Qty: <u>8</u> Due by: _____	
		Comments: <u>Healthy Tree; needs structural pruning; Recommended for Dirac!</u> <u>POOR STRUCTURE, STEEP SLOPE, POOR</u>	
		Inspected by: <u>J. Maravilla WE 9466A</u> Date: <u>8-11-2016</u> <u>JR. MEJIA WE 2355A 1-26-17</u>	
		<input checked="" type="checkbox"/> Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Coast live oak</u>
		Size of Tree <u>N/A</u> Replacement tree size: _____ Qty: _____ Due by: _____	
		Comments: <u>Does not exist</u>	
		Inspected by: <u>J. Maravilla WE 9466A</u> Date: <u>8-11-2016</u>	
		<input checked="" type="checkbox"/> Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Coast live oak</u>
		Size of Tree <u>N/A</u> Replacement tree size: _____ Qty: _____ Due by: _____	

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on the property owner, shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is(are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday from 7:00 a.m. to 3:30 p.m.
- 6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE: _____ Date: _____

City use only <input checked="" type="checkbox"/>	4. Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Coast live oak</u>
	Size of Tree <u>26"</u> Replacement tree size: <u>24"</u> Qty: <u>6</u> Due by: _____	
	Comments: <u>Sycamore Bore; Bad Union; Recommended for Removal</u>	
	Inspected by: <u>gmaravilla WE 9416A</u>	Date: <u>8-11-2016</u>
<input checked="" type="checkbox"/>	5. Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Holly oak</u>
	Size of Tree <u>55"</u> Replacement tree size: <u>24"</u> Qty: <u>12</u> Due by: _____	
	Comments: <u>60% Dead; Recommended for Removal</u>	
	Inspected by: <u>gmaravilla WE 9416A</u>	Date: <u>8-11-2016</u>
<input checked="" type="checkbox"/>	6. Approved or Denied (circle per tree)	Type/Variety Inspected: <u>HOLLY OAK</u> Coast live oak
	Size of Tree <u>175 1/4"</u> Replacement tree size: <u>24"</u> Qty: <u>4</u> Due by: _____	
	Comments: <u>Healthy tree; Recommended for Relocate</u> <u>POOR STRUCTURE, ON SLOPE, POOR CANNING, FOR RELOCATION</u>	
	Inspected by: <u>gmaravilla WE 9416A</u>	Date: <u>8-11-2016</u>

Relocate

A. M... WE 2255A 1-26-17

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on the property owner, shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is(are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday from 7:00 a.m. to 3:30 p.m.
- 6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE: _____ Date: _____

* <input checked="" type="checkbox"/>	City use only Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Coast live oak</u>
	Size of Tree <u>15.5</u>	Replacement tree size: <u>24"</u> Qty: <u>4</u> Due by: _____
	Comments: <u>Healthy Tree; Recommended for Relocate</u>	
	<u>UNDERSTORY TREE; POOR HEALTH, DIEBACK, NOT A GOOD CANDIDATE FOR RELOCATION</u>	
	Inspected by: <u>gmaravilla WE9466A</u>	Date: <u>8-11-2016</u>
	<u>P. Mejia WE 2355 A 1-26-17</u>	
<input checked="" type="checkbox"/>	Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Eucalyptus</u>
	Size of Tree <u>40"</u>	Replacement tree size: <u>24"</u> Qty: <u>4</u> Due by: _____
	Comments: <u>80% Dead; Recommended for Removal</u>	
	Inspected by: <u>gmaravilla WE9466A</u>	Date: <u>8-11-2016</u>
<input checked="" type="checkbox"/>	Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Pepper tree</u>
	Size of Tree <u>47.1</u>	Replacement tree size: <u>24"</u> Qty: <u>5</u> Due by: _____
	Comments: <u>Poor Structure; Recommended for Removal</u>	
	Inspected by: <u>gmaravilla WE9466A</u>	Date: <u>8-11-2016</u>

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on the property owner, shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is(are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday from 7:00 a.m. to 3:30 p.m.
- 6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE: _____ Date: _____

City use only 10. <u>Approved</u> or Denied (circle per tree) <i>Pruned</i>	Type/Variety Inspected: <u>Holly oak</u>	
Size of Tree <u>9"</u>	Replacement tree size: <u>24"</u>	Qty: <u>2</u> Due by: _____
Comments: <u>Healthy tree; Needs structural pruning; Recommended for Denial</u> <u>POOR STRUCTURE, NOT A GOOD CANDIDATE FOR RELATION.</u>		
Inspected by: <u>gmaravilla WE9466A</u> Date: <u>8-11-2016</u> <u>R. Neja WE 2355A</u> <u>1-26-17</u>		
11. <u>Approved</u> or Denied (circle per tree)	Type/Variety Inspected: <u>Date Palm</u>	
Size of Tree <u>N/A</u>	Replacement tree size: _____	Qty: _____ Due by: _____
Comments: <u>Removed by MTA</u>		
Inspected by: <u>gmaravilla WE9466A</u> Date: <u>8-11-2016</u>		
12. <u>Approved</u> or Denied (circle per tree)	Type/Variety Inspected: <u>Date Palm</u>	
Size of Tree <u>N/A</u>	Replacement tree size: _____	Qty: _____ Due by: _____
Comments: <u>Removed by MTA</u>		
Inspected by: <u>gmaravilla WE9466A</u> Date: <u>8-11-2016</u>		

MTA

MTA

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on the property owner, shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is(are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday from 7:00 a.m. to 3:30 p.m.
- 6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE: _____ Date: _____

City use only	
13. Approved or Denied (circle per tree)	Type/Variety Inspected: <u>ASH</u>
Size of Tree <u>N/A</u> Replacement tree size: _____ Qty: _____ Due by: _____	
Comments: <u>Does Not exist</u>	
Inspected by: <u>gmaravilla WEGyleka</u>	Date: <u>8-11-2016</u>
14. Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Chinese Elm</u>
Size of Tree <u>N/A</u> Replacement tree size: _____ Qty: _____ Due by: _____	
Comments: <u>Does not exist</u>	
Inspected by: <u>gmaravilla WEGyleka</u>	Date: <u>8-11-2016</u>
15. Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Coast live oak.</u>
Size of Tree <u>N/A</u> Replacement tree size: _____ Qty: _____ Due by: _____	
Comments: <u>Does not exist.</u>	
Inspected by: <u>gmaravilla WEGyleka</u>	Date: <u>8-11-2016</u>

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS

- 1) Conditions must exist to warrant the removal of any mature tree. Healthy trees, which are not causing a hardship on the property owner, shall not be approved for removal.
- 2) Tree removals will include complete removal of the stump and backfill of the hole.
- 3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planting in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is(are) based on the diameter of the trunk and the type/variety of the approved tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- 4) Replacement trees must be planted within 90 days of the issuance date on the permit.
- 5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Friday from 7:00 a.m. to 3:30 p.m.
- 6) A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.

APPLICANT SIGNATURE: _____ Date: _____

City use only	
<input checked="" type="radio"/> Approved or Denied (circle per tree)	Type/Variety Inspected: <u>Chinese Elm</u>
Size of Tree <u>34"</u>	Replacement tree size: <u>24"</u> Qty: <u>4</u> Due by: _____
Comments: <u>Poor structure; Recommended for Removal</u>	
Inspected by: <u>gmaravilla WE94166A</u>	Date: <u>8-11-2016</u>
2. Approved or Denied (circle per tree)	Type/Variety Inspected: _____
Size of Tree _____	Replacement tree size: _____ Qty: _____ Due by: _____
Comments: _____	
Inspected by: _____	Date: _____
3. Approved or Denied (circle per tree)	Type/Variety Inspected: _____
Size of Tree _____	Replacement tree size: _____ Qty: _____ Due by: _____
Comments: _____	
Inspected by: _____	Date: _____

245 FAIR OAKS AVENUE
SOUTH PASADENA, CALIFORNIA 91030

TREE CHART- UPDATED SEPTEMBER 20, 2016, FOLOWING UPDATE ON APRIL 15, 2016 PER CHART DATED NOVEMBER 8, 2007

TREE #	EXISTING TREE DESCRIPTION PER TREE REMOVAL / REPLACEMENT APPLICATION- REVISED LETTER DATED JANUARY 14, 2008	EXISTING TREE DIAMETER PER JESSE BARAJAS- DATED NOVEMBER 8, 2007	NOTES FROM ARBORIST- DATED SEPTEMBER 13, 2007	COMMISSION RECOMMENDATION PER TREE REMOVAL / REPLACEMENT APPLICATION- REVISED LETTER DATED JANUARY 14, 2008	REPLACEMENT TREE SIZE PER TREE REMOVAL / REPLACEMENT APPLICATION- REVISED LETTER DATED JANUARY 14, 2008	REPLACEMENT TREE SPECIES PER TREE REMOVAL / REPLACEMENT APPLICATION- REVISED LETTER DATED JANUARY 14, 2008	QUANTITY OF REPLACEMENT TREES PER TREE REMOVAL / REPLACEMENT APPLICATION- REVISED LETTER DATED JANUARY 14, 2008	NOTES FROM ARBORIST- G. MARAVILLA DATED AUGUST 11, 2016
1	42.5" COAST LIVE OAK- QUERCUS AGRIFOLIA	42.5" (DOUBLE TRUNK)	REMOVAL CONFIRMED	REMOVAL APPROVED	36" BOX	NATIVE SOUTHERN CALIFORNIA SPECIES	5	REMOVAL DENIED
2	17" COAST LIVE OAK- QUERCUS AGRIFOLIA	17" (DEAD)	REMOVAL CONFIRMED	REMOVAL APPROVED	36" BOX	NATIVE SOUTHERN CALIFORNIA SPECIES	2	TREE NO LONGER EXISTS
3	15.5" COAST LIVE OAK- QUERCUS AGRIFOLIA	15.5"	NOT DAMAGED, CAN REMAIN	REMOVAL APPROVED	36" BOX	NATIVE SOUTHERN CALIFORNIA SPECIES	8	TREE NO LONGER EXISTS
4	23" COAST LIVE OAK- QUERCUS AGRIFOLIA	23"	SYCAMORE BORE, BAD UNION	REMOVAL APPROVED	36" BOX	NATIVE SOUTHERN CALIFORNIA SPECIES	3	RECOMMENDED FOR REMOVAL
5	44" HOLLY OAK- QUERCUS ILEX	44" (MULTI TRUNK)	CANDIDATE FOR RELOCATION	RECOMMENDED FOR TRANSPLANTATION	N/A	N/A	N/A	RECOMMENDED FOR REMOVAL
6	17.5" COAST LIVE OAK- QUERCUS AGRIFOLIA	17.5"	PHYTOPHORA INFECTION	REMOVAL APPROVED	36" BOX	NATIVE SOUTHERN CALIFORNIA SPECIES	2	RECOMMENDED FOR RELOCATION
7	15.5" COAST LIVE OAK- QUERCUS AGRIFOLIA	15.5"	CANDIDATE FOR RELOCATION	RECOMMENDED FOR TRANSPLANTATION	N/A	N/A	N/A	RECOMMENDED FOR RELOCATION
8	38.5" EUCALYPTUS	38.5"	NOT A CANDIDATE FOR RELOCATION	REMOVAL APPROVED	24" BOX	ANY VARIETY	4	RECOMMENDED FOR REMOVAL
9	45.5" PEPPER- SCHINUS MOLLE	45.5"	REMOVAL CONFIRMED	REMOVAL APPROVED	24" BOX	ANY VARIETY	5	RECOMMENDED FOR REMOVAL
10	8.5" HOLLY OAK- QUERCUS ILEX	8.5"	NOT DAMAGED, CAN REMAIN	REMOVAL APPROVED	36" BOX	NATIVE SOUTHERN CALIFORNIA SPECIES	5	REMOVAL DENIED
11	18" DATE PALM	18" (ESTIMATED- INACCESSIBLE)	NOT DAMAGED, CAN REMAIN	REMOVAL APPROVED	24" BOX	ANY VARIETY	2	REMOVED BY MTA TREE NO LONGER EXISTS
12	18" DATE PALM	18" (ESTIMATED- INACCESSIBLE)	NOT DAMAGED, CAN REMAIN	REMOVAL APPROVED	24" BOX	ANY VARIETY	2	REMOVED BY MTA TREE NO LONGER EXISTS
13	18.5" ASH- FRAXINUS USHDEI	18.5" (DOUBLE TRUNK)	EXPECTED FUTURE SPLITTING	-	N/A	N/A	N/A	TREE NO LONGER EXISTS
14	9" CHINESE ELM- ULMUS PARVIFOLIA	X (UNDER SIZED)	FUSED TRUNK DEFECT	-	N/A	N/A	N/A	TREE NO LONGER EXISTS
15	8" COAST LIVE OAK- QUERCUS AGRIFOLIA	8" (DOUBLE TRUNK)	-	REMOVAL APPROVED	36" BOX	NATIVE SOUTHERN CALIFORNIA SPECIES	1	TREE NO LONGER EXISTS
16	34" CHINESE ELM- ULMUS PARVIFOLIA	34" (MULTI TRUNK)	-	REMOVAL APPROVED	24" BOX	ANY VARIETY	4	RECOMMENDED FOR REMOVAL



CITY OF SOUTH PASADENA

PUBLIC WORKS DEPARTMENT
1414 MISSION STREET, SOUTH PASADENA, CA 91030
TEL: 626.403.7240 * FAX: 626.403.7241
WWW.CI.SOUTH-PASADENA.CA.US

January 14, 2008

Peter Tolkin
41 W. Bellevue Drive
Pasadena, CA 91105

Dear Mr. Tolkin:

Tree Removal/Replacement Application - REVISED

The Natural Resources and Environmental Commission made a recommendation at its meeting of Tuesday, October 30, 2007 to recommend approval of your tree removal application for the transplantation of a 44" diameter Holly Oak (Tree #5) and an 15.5" Oak (Tree #7); and, the removal of ten (12) trees for your development at 245 Fair Oaks Avenue. The City will continue the permit process with you based on the following conditions of approval:

- 1.) A 100-foot radius map and mailing labels must be provided (sample attached). This notice will give residents within 100-feet of your property an opportunity to comment prior to obtaining the permit.
- 2.) Upon issuance of a building permit for your project, the Public Works Department will issue a Private Property Tree Removal/Replacement Permit. A permit must be obtained prior to scheduling any work to remove or transplant the trees. The fee for the permit is \$150, plus \$15 per tree for inspection.
- 3.) The City shall require that twenty-five (26) 36-inch box native trees; and thirteen (17) 24-inch box trees be planted as a condition of approval for the removal permit per the table below.
- 4.) All transplanted trees will require a written maintenance and survival warranty wherein the developer must install automatic watering systems and monitor, maintain, and protect the trees. The warranty will include a guarantee for the survival of all trees for a period of ten (10) years, and if any of the trees die within that time, the developer will be required to replace any lost tree with a City-Arborist approved tree or two trees of the same species at least equal in sum to the total size of the tree that dies.

Tree Replacement Requirements for Approved Tree Removals as follows (trees as numbered on plans):

Plan Number	Size and Species	Replacement Tree Size	Species for Replacement	Quantity
1.	42.5" oak	36-inch box	Native Southern California species	5
2.	17" oak	36-inch box	Native Southern California species	2
3.	15.5" oak	36-inch box	Native Southern California species	8
4.	23" oak	36-inch box	Native Southern California species	3
6.	17.5" oak	36-inch box	Native Southern California species	2
8.	38.5" eucalyptus	24-inch box	Any variety	4

9.	45.5" pepper	24-inch box	Any variety	5
10.	8.5" holly oak	36-inch box	Native Southern California species	5
11.	18" date palm	24-inch box	Any variety	2
12.	18" date palm	24-inch box	Any variety	2
15.	8" oak	36-inch box	Native Southern California species	1
16.	34" elm	24-inch box	Any variety	4
Total (36-inch box):				26
Total (24-inch box):				17

16
12

28

Trees must be planted before the City will issue your Certificate of Occupancy.

If you have any questions, or require further assistance, please feel free to contact me at (626) 403-7243.

Sincerely,



Diana Harder
Public Works Assistant

cc: Jesse Barajas, Maintenance Superintendent
Alex Chou, Associate Civil Engineer
Paul Garnett, Associate Planner

Memo

Date: August 30, 2017
To: Natural Resources and Environmental Commission
From: Kristine Courdy, Public Works Operations Manager
Re: City Owned Parkway Tree Removal at 407 El Centro

Summary

A City owned Carob tree located in the parkway at 407 El Centro has been recommended for removal due to the crown thinning, foliar discoloration, numerous cavities in the main trunk, and presence of root and trunk fungus rot. The City posted the tree for removal and received feedback from several residents in the neighborhood. The tree removal is being brought for consideration to the Natural Resources and Environmental Commission to allow the public an opportunity to review and discuss this proposed tree removal.

Background

The City of South Pasadena has an inventory of approximately 10,400 tree's Citywide, of those trees 147 trees are Carob trees. Like many of the trees in the City, the Carob trees are aging and reaching the end of their useful life. The City is performing more frequent trimming and inspection of Carob trees to extend their useful life as much as possible. If feasible, service request pruning is being done to try to prolong removal.

Analysis

A resident submitted a service request to have the Carob tree at 407 El Centro inspected. The Arborist made initial site visit in May 2017 and it was noted that the canopy was thinning, the tree was in poor health, and there were numerous cavities in the tree trunk. This tree was recently trimmed in February 2017 and there was still poor bud development after the trimming. Based on this initial assessment, the tree was placed on a future removal list. In August 2017 notices were posted to remove the tree at 407 El Centro. The City received feedback from neighbors regarding the proposed tree removal.

Based on the feedback the removal was placed on hold to allow the tree removal to be considered by the Natural Resources and Environmental Commission. A basic tree risk assessment was performed of the tree and is attached for the Commission's review. There is an active beehive in the tree and if the tree removal is approved, Staff will coordinate with a humane bee removal Contractor so that the bee hive can be preserved. If approved, a replacement tree will be planted in the Fall of 2017.

Attachment:

1. 407 El Centro Tree Risk Assessment



August 11, 2017

City of South Pasadena
ATTN: Kristine Courdy
825 Mission Street
South Pasadena, CA 91030

RE: 407 El Centro Street: Carob

Ms. Courdy,

Pursuant to your request this report has been prepared in order to present the results from my assessment of the Carob tree (*Ceratonia siliqua*) located at 407 El Centro Street. The purpose of the evaluation was to determine the current health and stability of the tree and to provide maintenance recommendations based on those findings. The site was visited on Thursday, August 3, 2017 and all comments and recommendations that follow are based on observations made while on site.

BACKGROUND: On May 25, 2017 I was asked to perform a Level 1 Risk Assessment, this consists of a simple visual inspection of this tree. At that time, city management staff was verbally informed of the increased decline of the tree and that the level of risk was also increasing. Based on the poor health of the tree at that time, I was then asked to perform a more thorough inspection of the tree, this report presents those findings.

The subject Carob was evaluated using the standards set for a basic health evaluation and a Level 2 Risk Assessment. The criteria for this level of assessment is in accordance with the Best Management Practices (BMPs) for tree risk assessment; specifically the *ANSI A300 (Part 9)-2011 Tree Risk Assessment, a. Tree Structure Assessment*. This level of assessment includes a 360-degree ground based visual inspection of the tree crown, trunk, trunk flare, above ground roots, and site conditions around the tree(s).

OBSERVATIONS:

- The mature Carob has a trunk diameter of 36 inches and is roughly 25 feet tall with an equal canopy spread. Figure 1
- The tree displays crown wide thinning and foliar discoloration, deadwood development and very limited new bud formation. Figure 2
- There are numerous cavities along the main trunk and lateral branches; the largest of these cavities has an active beehive. Figure 3
- The fruiting body of Ganoderma, a root and trunk rot fungus, is present at the base of the tree along the street side. Figure 4
- When compared to other Carobs nearby, it is very apparent that this tree is in progressive decline. The tree was pruned in February of 2017 but new dead wood had already developed by the time of the initial Level 1 assessment and was more prominent on August 3, 2017 when I completed the Level 2 Risk Assessment.



GENERAL DISCUSSION: Native to the Mediterranean, this tree is considered drought tolerant and is widely adaptable to a variety of soil conditions. Carob trees have been widely planted by many municipal agencies in the past but have fallen out of popularity due to their high susceptibility to develop extensive internal decay. Although no longer planted in most of our urban settings, this tree is still considered a good agricultural crop as its edible pods are dried then ground into powder, providing an alternative to cocoa powder.

Varnish fungus rot, caused by the fungus *Ganoderma lucidum* and (unvarnished) fungus rot, caused by *G. applanatum* infect the roots and lower trunk (butt) of many deciduous trees and some conifers. Attacking the lower heartwood and roots, at advanced stages this fungal family damages the structural integrity of the host tree, often resulting in wind-throw (the potential to be uprooted or broken by wind). Trees affected by this fungus may exhibit yellowing, wilting, or undersized leaves and dead branches. Tree vigor will decline as decay of the sapwood advances. The first visible sign of infection is often the formation of fruiting bodies (single or in clusters) on the lower trunk and exposed root areas. There is no currently no chemical or cultural treatment available for trees infected with *Ganoderma* root rot.

SUMMARY: City management staff has attempted to retain this tree in the landscape for as long as possible via routine pruning of dead and hazardous limbs as they become apparent. However, since the most recent pruning in February of this year, the tree has continued to decline with continued canopy thinning, chlorosis of foliage, and new deadwood development. The cavity where the beehive can be found extends from about 6 feet high on the main trunk down to base level. There was a cavity at the trunk base recently filled with foam in an attempt to encourage the bees to exit the cavity, this proved to be ineffective.

Based on the current health and condition of this carob, it is my opinion that the tree has a high risk rating and could potentially cause personal injury and/or property damage. Although, a failure is most likely not imminent, these trees are well known to split apart without warning even with no obvious external defects or other indicators. Considering this tree has numerous and documented areas of concern, including visible crown rot, a speedy removal is highly recommended. In order to fully document why this tree is being recommended for removal, a Tree Risk Assessment Form has also been completed for this location, and can be found on pages 5 and 6.

The intent of this report was to provide as complete and unbiased an opinion as possible with regards to the current health and condition of the specific carob tree discussed above. It is hoped that the information provided is sufficient to enable management staff to make necessary decisions with regards to the maintenance of this tree. However, should you have any questions or require additional information, please feel free to contact me at (714) 991-1900 ext., 149.



Respectfully,

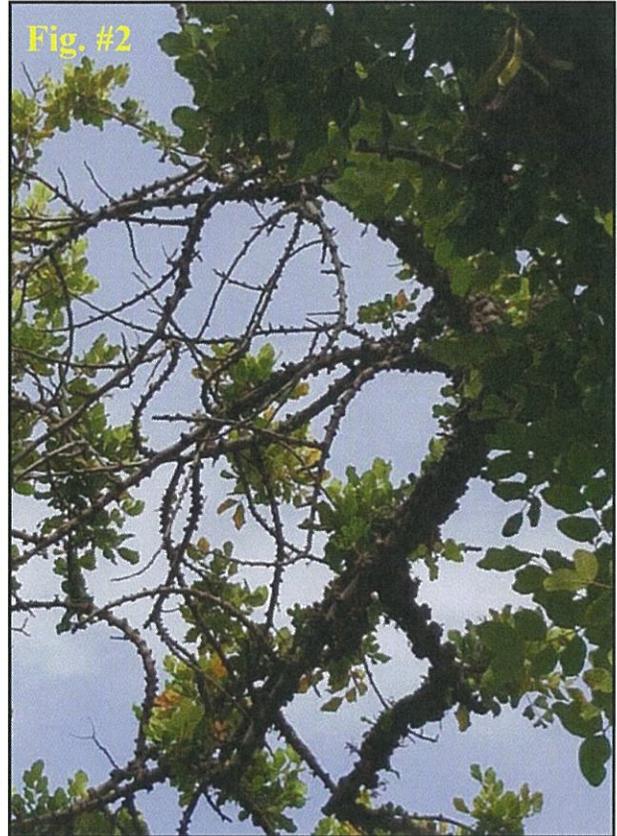
Rebecca Mejia

Rebecca Mejia

ISA Certified Arborist #WE-2355A

ISA Tree Risk Assessment Qualified (TRAQ)

West Coast Arborists Inc.



Figures 1 & 2 (top). Showing the diseased and declining Carob in front of 407 El Centro Street, note the thin and chlorotic crown and continued deadwood development.

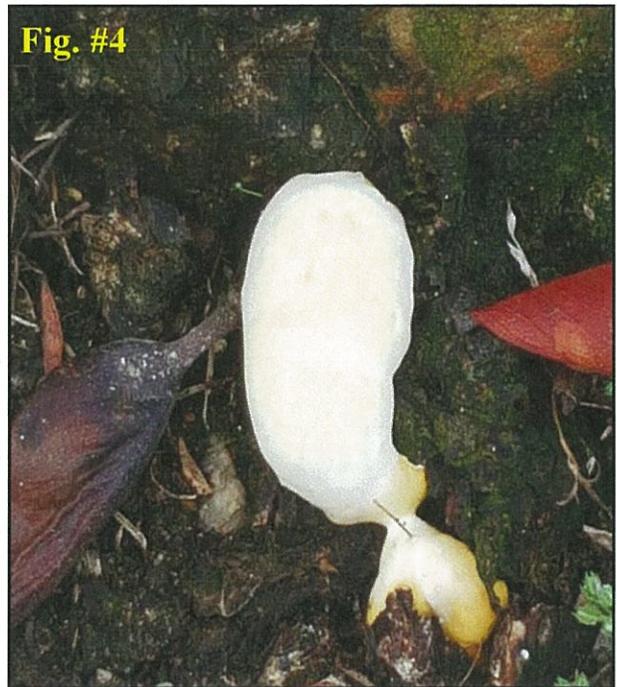


Figure 3. Showing the active beehive within the large trunk cavity. Figure 4. A fresh, young Ganoderma fruiting body (conk) was found on the root crown.



Basic Tree Risk Assessment Form

Client SOUTH PASADENA Date AUGUST 3, 2017 Time _____
 Address/Tree location 407 EL CENTRO STREET Tree no. FRONT-2 Sheet _____ of _____
 Tree species CERATONIA SILIQUA dbh 36 INCHES Height 25 FEET Crown spread dia. 25 FEET
 Assessor(s) REBECCA MEJIA Time frame 1 YEAR Tools used RUBBER MALLET,

Target Assessment

Target number	Target description	Target zone			Occupancy rate 1-rare 2-occasional 3-frequent 4-constant	Practical to move target?	Restriction practical?
		Target within drip line	Target within 1 x Ht.	Target within 1.5 x Ht.			
1	Parked cars	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3	YES	NO
2	Pedestrians	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		3	NO	NO
3							
4							

Site Factors

History of failures similar trees in the area, limb failures, trunk failures _____ Topography Flat Slope _____ % Aspect _____
 Site changes None Grade change Site clearing Changed soil hydrology Root cuts Describe _____
 Soil conditions Limited volume Saturated Shallow Compacted Pavement over roots 30 % Describe _____
 Prevailing wind direction _____ Common weather Strong winds Ice Snow Heavy rain Describe _____

Tree Health and Species Profile

Vigor Low Normal High Foliage None (seasonal) None (dead) Normal 10 % Chlorotic 70 % Necrotic 20 %
 Pests Active bee hive _____ Abiotic _____
 Species failure profile Branches Trunk Roots Describe Sulfur fungus & Ganoderma commonly found on this species causing failures

Load Factors

Wind exposure Protected Partial Full Wind funneling _____ Relative crown size Small Medium Large
 Crown density Sparse Normal Dense Interior branches Few Normal Dense Vines/Mistletoe/Moss _____
 Recent or planned change in load factors _____

Tree Defects and Conditions Affecting the Likelihood of Failure

— Crown and Branches —

Unbalanced crown LCR 50 % Cracks _____ Lightning damage
 Dead twigs/branches 20 % overall Max. dia. 2" Codominant _____ Included bark
 Broken/Hangers Number _____ Max. dia. _____ Weak attachments _____ Cavity/Nest hole _____ % circ.
 Over-extended branches Previous branch failures _____ Similar branches present
Pruning history
 Crown cleaned Thinned Raised Dead/Missing bark Cankers/Galls/Burls Sapwood damage/decay
 Reduced Topped Lion-tailed Conks Heartwood decay
 Flush cuts Other _____ Response growth _____
 Main concern(s) small dead branches

Load on defect N/A Minor Moderate Significant _____
 Likelihood of failure Improbable Possible Probable Imminent _____

— Trunk —

Dead/Missing bark Abnormal bark texture/color
 Codominant stems Included bark Cracks
 Sapwood damage/decay Cankers/Galls/Burls Sap ooze
 Lightning damage Heartwood decay Conks/Mushrooms
 Cavity/Nest hole _____ % circ. Depth _____ Poor taper
 Lean _____ ° Corrected? _____
 Response growth _____
 Main concern(s) large cavity, weakened trunk

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent

— Roots and Root Collar —

Collar buried/Not visible Depth _____ Stem girdling
 Dead Decay Conks/Mushrooms
 Ooze Cavity _____ % circ.
 Cracks Cut/Damaged roots Distance from trunk 6"
 Root plate lifting Soil weakness

Response growth _____
 Main concern(s) Ganoderma fruiting bodies present on trunk flare; roots cut

Load on defect N/A Minor Moderate Significant
 Likelihood of failure Improbable Possible Probable Imminent



ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regards to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written consent of the Consultant.
5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, or coring, unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
8. Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time.
9. Any recommendations and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s) and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.
11. Unless otherwise stated, trees were examined using the tree risk assessment criteria detailed by the International Society of Arboriculture's publications *Best Management Practices – Tree Risk Assessment* and the *Tree Risk Assessment Manual* and *A Photographic Guide to the Evaluation of Hazard Trees* (Matheny & Clark).

NREC MEMORANDUM

Date: August 24, 2017

To: NREC Commissioners

From: Jenna Shimmin, Senior Management Analyst

RE: Final Draft of the Updates to SPMC Chapter 34: Trees and Shrubs

Attached is the finalized draft of the updates to SPMC Chapter 34: Trees and Shrubs. The following items need to be discussed and/or finalized:

- 34.2(b) & (c): Need to ensure that there are no gaps left in regards to defining intent in relations to 34.12(c) Penalties
- 34.7(a)[1]: need to decide whether to use the term “high” or “imminent” in regards to the risk of injury (can request City Attorney guidance)
- 34.7~~5~~: need to decide whether to change the construction tree replacement requirement to reflect this section, if the commission wishes to follow the guidelines outlined in the application presently they should add language in this section to reflect this requirement

In regards to other comments from the Tree Ordinance Subcommittee:

- The Public Works Department will work on adding the heritage trees to the Arbor Access Database; and
- All applications will be updated to ensure compliance with any language adopted by the City Council; and
- Once the item has been agenized for a city council meeting, the City Attorney will ensure all ordinance number references are accurate.

CHAPTER 34

TREES AND SHRUBS*

Sections:

- 34.1 Definitions.
- 34.2 Tree and Protected Shrubs Health, Trimming and Removal – Violations.
- 34.3 Protection in Anticipation and During Development Activity.
- 34.4 Tree and Protected Shrub Permit Applications.
- 34.5 Tree Removal and Replacement Plans.
- 34.6 Permit Issuance and Denial of Tree Removal.
- 34.7 Criteria for Approving Tree Removal Permits.
- 34.7-5 Replacement Tree Requirements.
- 34.8 Appeals of Tree Trimming and Removal of Permit Decisions.
- 34.9 Exemptions for Trimming and Removal of Trees.
- 34.10 Obstruction.
- 34.11 Maintenance of Trees on Public Property.
- 34.12 Penalties.

* For state law as to "Tree Planting Act of 1931," see Sts. & H C.A., §§ 22000 to 22202. As to "Park and Playground Act of 1909," see Gov. C.A., §§ 38000 to 38213.

As to hitching animals to trees, see § 5.12 of this Code. As to collection of brush, tree, etc., trimmings and stumps, see § 16.14. As to removal of trees from parks, see § 21.7.

34.1 Definitions.

As used in this chapter:

- (a) "Caliper" is the diameter of the trunk of a tree measured at four feet above natural grade. In the case of multi-trunked trees, "caliper" is the sum of each trunk measured at four feet above the grade.
- (b) "Commission" means Natural Resources and Environmental Commission (NREC).
- (c) "Damage" means any action taken which causes injury, disfigurement or death of a tree. This includes, but is not limited to, cutting, poisoning, overwatering, not watering, relocating or transplanting, suffocation from grade changes, excessive soil compaction, or trenching, excavating or paving within the dripline.
- (d) "Deadwood" means limbs, branches or a portion of a tree void of green leaves during a season of the year when green leaves should be present.
- (e) "Development activity" means property development or construction occurring from City approved permitted activity as well as development not requiring a permit.
- (f) "Director" means Public Works Director.
- (g) "Dripline" means a series of points formed by the vertical dripping of water from the outermost branches and leaves of a tree.
- (h) "Front yard" means that portion of private property as designated in the city zoning code.

- (i) "Heritage tree" is a tree of historical value because of its association with a place, building, natural feature of the land, or an event of local, regional or national historic significance. It could be found on private or public property.
- (j) "Intentional violation" means a violation of Chapter 34 that is committed by any person or entity who has actual or presumed knowledge of the requirements of Chapter 34 or who has previously violated the provisions of Chapter 34. A commercial arborist/tree trimmer, a real estate developer, a general contractor, or anyone who has previously filed an application for a tree trimming or removal permit in the city shall be presumed to know the provisions of Chapter 34.
- (k) "Mature tree" is any variety of tree that has a caliper of at least four inches.
- (l) "Native species tree" means any species of tree native to Southern California as defined by Resolution No. 7360 adopted by the city council.
- (m) "Oak tree" shall mean species of tree of the genus Quercus.
- (n) "Protected Shrub" means a woody plant that is over 16 feet in height which has one or more trunk(s) equal to or greater than 4" diameter.
- (o) "Protection" means the safeguarding of trees through proper treatment.
- (p) "Real estate developer" means a person or entity that is engaged in the business of constructing or rehabilitating commercial or residential structures within the city for sale or lease to third parties. (Ord. No. 1991, § 2; Ord. No. 2051, § 5; Ord. No. 2126, § 2; Ord. No. 2237, § 3, 2012.)
- (q) "Removal" means uprooting, cutting or severing of the main trunk of a tree.
- (r) "Shrub" means a woody plant that is less than or equal to 16 feet tall and may be multi-stemmed.
- (s) "Significant tree" is a tree that has a caliper of one foot or more.

34.2 Tree and Protected Shrubs Health, Trimming and Removal – Violations.

- (a) It is unlawful for any person to harm by any means, damage or cause to be damaged or to die any heritage tree, mature Oak tree, mature native species tree, significant tree or protected shrub located within the city.
- (b) It is unlawful for any person to remove or transplant any heritage tree, a mature native species tree (see list in Resolution No. 7360), a mature Oak tree, or any other significant trees and protected shrubs from any property within the city unless a tree removal permit is first obtained from the city.
- (c) It is unlawful for any person to trim or prune more than ten percent of the live foliage and/or limbs of any mature Oak or a mature native species tree as defined in Resolution No. 7360, or protected shrub located within the city within any twelve-month period, or cause the same to be done, without first obtaining a tree trimming permit from the city.
- (d) Excluding a mature Oak or mature native species tree, it is unlawful for any person to trim or prune more than twenty percent of the live foliage and/or limbs of any heritage tree, significant tree or protected shrub located within the city within any twelve-month period, or cause the same to be done, without first obtaining a tree trimming permit from the city.
- (e) It is unlawful to remove any tree or protected shrub that is part of a watershed, wildlife habitat, and/or erosion control on hillsides without first obtaining a tree removal permit from the city.

(f) It is unlawful for any person to remove any tree or shrub from the parkway area between a sidewalk or private property line and street curb, without the written permission of the Public Works Director or designee. (Ord. No. 1991, § 6; Ord. No. 2126, § 3; Ord. No. 2237, § 5, 2012.)

34.3 Protection in Anticipation and During Development Activity.

(a) Irrigation of trees is important and construction/development must not interfere with normal tree care. Irrigation should be administered to replace any soil moisture lost due to site excavation and a tree should continue to receive the amount of irrigation needed to thrive.

(b) Trees shall not have physical damage to the limbs, bark or crown, where roots join the stem, at any time before or during development or construction.

(c) No grading shall occur within the dripline of a significant or heritage tree. All work conducted within the protected dripline area should be accomplished only with hand tools and all activity within this area should be kept to a minimum to minimize soil compaction. This area should not be subjected to flooding incidental to construction work or to disposal of construction debris, including but not limited to paint, plaster or chemical solutions.

(d) Natural or preconstruction grade should be maintained for as great a distance from the trunk of each tree as construction permits. At no time during or after construction should soil be in contact with the trunk of any tree above natural grade.

(e) No structure shall be located nor shall any construction requiring a permit occur within six feet of the trunk of a significant or heritage tree. (Ord. No. 1991, § 4; Ord. No. 2126,) and no building, structure, wall or impervious paving shall be constructed within the dripline of any Oak tree. Limited exceptions may be allowed at the discretion of the Director.

(f) Any required trenching should be routed to minimize root damage and cutting of roots should be avoided by placing pipes and cables above or below uncut roots.

(g) Pruning or trimming of Oaks and other trees should be limited to the removal of dead wood and the correction of potentially hazardous conditions as evaluated by a qualified arborist and approved by the Director through the City's tree trimming permitting process. All pruning should be done in accordance with accepted pruning standards of the International Society of Arboriculture (ISA).

34.4 Permit Applications.

(a) Any person applying for a tree removal permit or tree trimming permit shall file with the Public Works Director an application in writing on a form furnished by the Director. Such application form shall contain the following information:

- (1) The name and residence or business address of the applicant;
- (2) The location or description of the property on which the proposed trees are to be removed or trimmed;
- (3) A tree plan, as in Section 34.5, if the application is for a tree removal permit;
- (4) The name and state contractor's license number of the person who will perform the work. Permits shall only be issued to persons possessing a C-27 or C-61 (D-49) state contracting license;
- (5) Additional information as the Public Works Director may require. This information may include, but is not limited to, a list obtained from the county assessor of the names of the owners of all parcels within a one hundred-foot radius of the property upon which the trees are to be removed or trimmed.

(b) The application shall be accompanied by a nonrefundable fee in an amount established by resolution of the city council. (Ord. No. 1991, § 8; Ord. No. 2051, §§ 1—4; Ord. No. 2126, § 4.)

34.5 Tree plan.

A tree plan to be submitted with an application for a tree removal permit shall contain the following information:

- (a) A drawing of the property which shows the location and species of all existing trees on the property with all heritage, native species, Oak, mature and significant trees individually identified. The tree(s) proposed for removal must be clearly indicated.
- (b) The tree species and trunk caliper of all trees to be removed.
- (c) The reason for removal. Any trees proposed for removal due to poor health or condition shall have the condition of the tree documented in a report prepared and signed by an arborist certified by the ISA.
- (d) A second drawing of the property which shows all existing/remaining trees and all proposed replacement trees should the tree removal be approved.
- (e) An arborist review of the tree plan may be required per the determination of the Public Works Director or his/her designee or by the Commission. The arborist shall be contracted and managed by the city and all fees incurred shall be the responsibility of the property owner. (Ord. No. 1991, § 10; Ord. No. 2126, § 5.)

34.6 Permit issuance or denial for tree removal.

Upon receipt of the application, the Director shall cause notice to be sent by first-class mail to property owners and tenants of property located within a one hundred-foot radius of the subject property. Such property owners shall be given fifteen calendar days from the date of mailing within which to comment on the application. All comments shall be made in writing to the Director. Upon expiration of the fifteen-day period, the application shall be reviewed by the Director after considering the application pursuant to the criteria set forth in Section 34.7 and all comments received from interested parties. The Director may refer any application to the Commission for consideration. If the comments received do not contest the application, the Director may approve, conditionally approve, or deny the application. The decision of the Director shall take effect fifteen days after the date of mailing of the decision to the applicant and any interested parties. (Ord. No. 1991, § 12; Ord. No. 2126, § 6.)

If any of the comments contest the tree removal, the Director shall refer the application to the NREC to be heard at a noticed public meeting. The applicant and contesting parties shall be notified of the hearing date. The NREC will then approve, conditionally approve, deny the application or continue the hearing. The decision of the NREC shall be made in writing and provided to the applicant and to any interested parties who commented on the application. The decision of the NREC shall take effect fifteen calendar days after the date of mailing of the decision to the applicant and any interested parties. (Ord. No. 1991, § 12; Ord. No. 2126, § 6.)

34.7 Criteria for approving tree removal permit.

- (a) Subject to the imposition of conditions pursuant to subsection (b) of this section, a tree removal permit may be issued in any one of the following instances:
 - (1) Where the tree itself, its excess foliage or its limbs pose a **high** or **imminent** risk of injury or harm to any persons or property, or is interfering with an existing structure or building, and there is no feasible and reasonable alternative to mitigate the interference.

(2) Where, upon taking into account the size, shape, and topography of existing trees upon the lot, the denial of the permit would create an unreasonable hardship on the property owner.

(3) Where a written determination has been made by an ISA certified arborist, after a visual inspection and evaluation that the tree is so diseased or damaged that it is no longer viable or is a threat to property.

(4) The Director or Commission may waive the requirement for an arborist's statement when the Director determines and documents that the tree can reasonably be determined to be dead by a lay person's visual inspection, or when, after conducting an inspection of the tree, the Director determines that the tree poses an obvious or imminent threat to life or property.

(5) For the removal of mature trees, where the proposed replacement tree planting provides greater benefits than the existing tree's value, benefits or species.

(b) A tree removal permit may be issued that is conditional upon the replacement or transplanting of the tree(s) either on-site or off-site. Such replacement shall be subject to the following provisions:

(1) Designation by the Director or the Commission of the number, size, species and location of replacement tree(s) based on: the consideration of the size and species of the established tree(s) proposed for removal; the significance the tree(s) proposed to be removed has on the landscaping as seen from neighboring properties and the public view; the size of the lot and the number of existing trees on the lot.

(2) Any tree removal will require complete removal or grinding of the stump and backfilling of any hole.

(3) Because of their size and/or significance, single trees that have been removed may be required to be replaced with multiple trees, subject to review and approval by the Director or his/her designee. If the subject property cannot accommodate multiple trees, alternative locations within the city (public right-of-way, park, etc.) may be designated or the fees paid will fund the future planting of city trees.

(4) If replacement trees are required, the property owner must agree to accept the conditions of replacement by his or her signature on the application before issuance of the permit.

(5) When the work designated in the permit is completed, the applicant shall contact the Public Works Department for an inspection of the work.

(6) Should the replacement tree located on owner's property not survive for a period of at least two years, further replacement shall be required.

(7) Where the permit allows the removal, replacement, or transplanting of tree(s), the Director or Commission may, in its discretion, require the applicant to post a bond or surety to replace the tree(s) that do not survive a five-year period. The amount of the bond or surety shall be in accordance with the "Guide for Plant Appraisal" (ISA publication, most recent edition).

(8) Unless otherwise stated in the conditions of approval, the permit shall be valid for a period of one year with planting of new trees on applicant's property to occur during the next planting season as determined by ISA. (Ord. No. 1991, § 14; amended during 4/04 supplement; Ord. No. 2126, § 7; Ord. No. 2188, § 1, 2009; Ord. No. 2191, § 1, 2009; Ord. No. 2237, § 2, 2012.)

34.7-5 Replacement trees.

The number of replacement trees is determined by the size of the existing tree(s) requested to be removed.

Two twenty-four-inch box native species replacement trees shall be required for each ten-inch increment of the diameter, or portion thereof, for Oak, native species and heritage trees. For example a 15" diameter Oak tree requires four native replacement trees.

For significant trees other than Oak, native species and heritage trees, one twenty-four-inch box replacement tree shall be required for each ten-inch increment of the diameter, or portion thereof of the existing tree. For example a 15" diameter tree would require two replacement trees (preferably native). (Ord. No. 2237, § 2, 2012.)

34.8 Appeals.

(a) Tree Removal: The applicant or any interested party may appeal the decision of the Director to the NREC by filing an appeal in writing submitted to the secretary of the Commission within fifteen days after the date of decision of the Director. The applicant or any interested party may appeal the decision of the Commission to the city council by filing such appeal in writing submitted to the City Clerk within fifteen days after the date of decision of the Commission. The appeal shall specifically identify the grounds upon which the appeal will be taken and summarize the facts and points of law in support of the appeal. (Ord. No. 1991, § 16; Ord. No. 2126, § 8.)

(b) Tree Trimming: The applicant or any interested party may appeal the decision of the Director to the NREC by filing an appeal in writing submitted to the secretary of the Commission within fifteen days after the date of decision of the Director. The applicant or any interested party may appeal the decision of the Commission to the city council by filing such appeal in writing submitted to the city clerk within fifteen days after the date of decision of the Commission. The appeal shall specifically identify the grounds upon which the appeal will be taken and summarize the facts and points of law in support of the appeal. (Ord. No. 1991, § 16; Ord. No. 2126, § 8.)

34.9 Exemptions.

(a) No permit is required for the removal or trimming or pruning of a tree damaged by a storm, fire, or other natural disaster and determined to be dangerous by the Public Works Director, police chief, fire chief or code enforcement officer.

(b) No permit is required when the fire department has deemed the removal of the tree(s) is critical to providing an effective firebreak.

(c) Public utility companies required to remove or trim trees, upon submittal of a letter to the Public Works Director outlining the specific trees along with reasons for removal or trimming, shall be exempt from the provisions of this chapter.

(d) The city and its contractors will not be required to obtain permits but shall otherwise comply with this chapter.

(e) No permit is required for the removal or trimming or pruning of hedges. (Ord. No. 1991, § 17; Ord. No. 2126, § 9.)

34.10 Obstruction.

(a) It is unlawful for any person, firm or corporation owning, leasing, occupying, having charge or control of any lot or premises in the city, to keep or maintain thereon any tree, shrub or plant, or portion thereof, that interferes with or obstructs the free passage of pedestrians along or upon adjacent public sidewalks or of vehicles along or upon adjacent public rights-of-way.

(b) Every fence, sign, wall, hedge, tree, shrub or planting located within seventy-five feet of the point of intersection of the centerlines of streets or within seventy-five feet of the point of intersection of the centerline of a street and a railroad right-of-way, that is more than thirty-six inches in height measured from the nearest adjacent public street level

and that, in the opinion of the Director, constitutes an obstruction to the clear view of motorists on the streets is declared to be a public nuisance; provided, however, that nothing in this section shall be deemed to apply to a wall, building or structure that has been or that may be constructed under a permit issued by the building department of the city. (Ord. No. 1991, § 18; Ord. No. 2126, § 10.)

34.11 Maintenance of trees on public property.

The Public Works Department shall be responsible for the maintenance of trees on public property including but not limited to public rights-of-way and public parks. The Public Works Department shall prepare and implement the annual work plan for the maintenance of trees on public property. (Ord. No. 2051, § 6.)

34.12 Penalties.

Any person violating any of the provisions of this chapter is guilty of a misdemeanor, except, at the discretion of the city prosecutor, the violation may be reduced to an infraction. Persons violating any of the provisions of this chapter shall be subject to the following:

- (a) Penalties for any person who unintentionally violates the provisions of this chapter shall be as follows: the standard inspection fee; double the required tree removal permit fee; and planting double the number of replacement trees required pursuant to section 34.7-5.
- (b) Penalties for an intentional violation shall be as follows: the penalties described in subsection a of this section plus payment of a tree replacement fee in an amount up to, but not to exceed double the value of the destroyed, removed, or damaged tree. The city arborist shall determine the value of the destroyed, removed, or damaged tree by using the most recent edition of the ISA's Guide for Plant Appraisal.
- (c) Penalties for an intentional violation in connection with development or anticipated future development on the property shall be as follows: the penalties described in subsections a and b plus the city manager may refer the violation to the city prosecutor for criminal charges. The city manager may also refer the violation to the planning commission for public hearing. The burden of proof shall be on the city to demonstrate that there is a preponderance of the evidence that there is an intentional violation. The planning commission, after considering all of the evidence, may impose the additional penalty of prohibiting the issuance of building or construction-related permits for a period up to ten years from the date of the violation for the property upon which the violation occurred.

In determining whether a building permit may be issued with regard to the aforementioned prohibition, the planning commission shall consider whether the tree violation appears to be in furtherance of a development, as evidenced in the extent of damage, removal, damage to the root system, and/or excessive trimming of trees within the buildable area of a property; oral or written admissions or repeated actions taken in spite of prior warnings; notices of violations; and the number and size of the damaged and/or removed trees.

Intentional violations in the context of development or anticipated development of property shall require the planning commission to determine whether restitution trees are to be planted on the property on which the violation occurred, public land with costs paid to the city for tree selection, planting and maintenance, or a combination of both. The restitution trees shall be subject to a survival guarantee pursuant to section 34.7(b) (6) and (7).

For purposes of this section, the violation shall be presumed to have occurred on the date the city has actual knowledge of the violation, and the violator shall have the burden of proving an earlier commencement date, if entitlement to an earlier date is claimed.

Notwithstanding the aforementioned prohibition, building or construction-related permits may be issued if in the opinion of the Director of the Planning and Building Department, they are necessary for the preservation of public health, safety or welfare.

Payment of any penalty and planting of replacement trees shall occur within sixty calendar days of the date the violator was directed to take such action, except the Public Works Director shall have discretion to grant an extension for replacement tree planting upon the violator's showing of good cause. If the violator does not complete planting of replacement trees within the allotted time, the Public Works Director may procure and plant the requisite replacement trees, and the violator shall be responsible for reimbursing the city for such additional costs within thirty days of the city's issuance of a billing statement.

If the costs are not recovered by the city in sixty calendar days, the city manager can instruct that the outstanding obligation be collected in any of the following manners:

- (1) A civil action in the name of the city, in any court of competent jurisdiction; or
 - (2) Use of a debt collection agency; or
 - (3) A lien on the subject property.
- (d) All penalties and additional costs related to a tree violation must be paid to the city prior to its issuance of building or construction-related permits unless, in the opinion of the Director of planning and building, such permits are necessary for the preservation of public health, safety or welfare. (Ord. No. 2126, § 11; Ord. No. 2237, § 4, 2012.)

City of South Pasadena

Date: October 18, 2017

To: Honorable Mayor and Members of the Council

From: William Kelly, NREC Chair

Re: Fiscal Year (FY) 2016-17 Annual Report of the Natural Resources & Environmental Commission

The Natural Resources & Environmental Commission is pleased to present its Fiscal Year 2016-17 Annual Report, which highlights key activities of the commission over that period. Key work of the commission included:

- Recommending a ban on use and sale of expanded polystyrene food containers for restaurants and markets after working with the Chamber of Commerce. The ordinance was successfully adopted and is coming into force, with an initial 3-month period in which non-compliance will be handled with warnings before full enforcement is scheduled to begin in the new year.
- Development of a greywater ordinance for new construction projects, which will not require installation of systems, but will require needed interior plumbing connected to an exterior stub out pipe. This will enable property owners to install systems later if they choose to without retrofitting building plumbing at great expense. The draft ordinance is under review by the City's Planning Department.
- A thorough review of the City's tree protection ordinance, with development of comprehensive recommendations for amendments to the legal language accompanied by improvements in outreach materials and the way the requirements are administered. A Tree Ordinance subcommittee was formed to assist with this process.
- Review of the City's Renewable Energy Council report recommending energy efficiency, solar system installations, and other measures to reduce the city's carbon footprint and save money on utility bills. The report helped lead to the Public Work's Department issuing a request for proposals for renewable energy projects.

- Resumption of tree removal permit hearings amid growing concern about the loss of canopy after a hiatus in which the commission saw few if any permit requests.
- Support for passage of an increase to the assessment for the City's Lighting & Landscape Maintenance District, including recommendations on how to successfully pass the measure after property owners turned it down.
- Representation on various city committees, including the Arroyo Seco Golf Course committee, the Stables review committee, and the Water Rates review committee.

In addition, the commission was able to work with the staff to gain access to the Arbor Access tree data system to better monitor the condition of the City's tree canopy and also to support the re-designation of South Pasadena as a Tree City U.S.A.

Item No. 9

Natural Resource and Environmental Commission – City's Urban Forest Update

August 30, 2017

Grid Pruning

For the tree pruning, the City is broken into 13 districts; 12 grids of neighborhood trees and one district for arterial streets. The grid pruning is completed twice a year; late summer to early fall and in the spring. Arterial tree pruning is completed on a one to two year cycle depending on the specie and location. The neighborhood grid pruning is completed on a four year cycle with certain tree species and locations being performed more frequently.

17/18 Fiscal Year

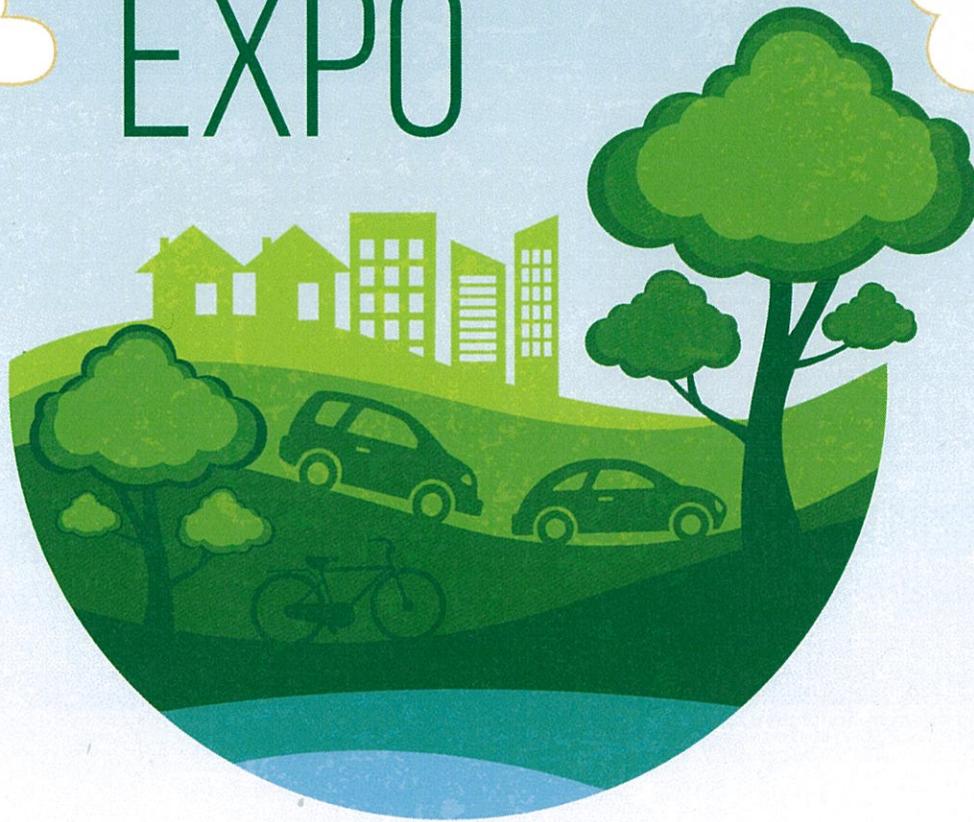
Grid 5, which includes 1,171 trees located in the south west side of the City, will be the first grid completed in the 2017/18 Fiscal Year. Staff is currently in the process of planning the remaining grid pruning, tree removals and replacements for 2017/18 Fiscal Year. .

Service request trimmings will continue to be done on an as needed basis throughout the City.

THE CITY OF SOUTH PASADENA PRESENTS



CLEAN AIR CAR SHOW & GREEN LIVING EXPO



FREE

SUNDAY, SEPTEMBER 10, 2017
10:30AM-2:30PM | GARFIELD PARK
GREVELIA ST. & STRATFORD AVE. SOUTH PASADENA

WWW.SOUTHPASADENACA.GOV

THE CITY OF SOUTH PASADENA PRESENTS

CLEAN AIR CAR SHOW & GREEN LIVING EXPO



SUNDAY, SEPTEMBER 10, 2017

COME LEARN ABOUT ALTERNATIVE FUEL VEHICLES SUCH AS:

- PLUG-IN ELECTRIC
- PLUG-IN HYBRIDS
- HYDROGEN FUEL CELL
- COMPRESSED NATURAL GAS

SOUTH PASADENA BEAUTIFUL WILL ALSO HAVE ITS ANNUAL FALL WORKSHOP, WITH SPEAKERS ON:

- TREE DISEASE PREVENTION AND REMEDIES
- TREE CARE AND WATERING
- BECOMING A ZERO WASTE HOUSEHOLD



Attendees can talk with numerous vendors on ways to live a more sustainable life, including energy and water efficiency, gardening, and more. The South Pasadena Public Library will have fun kids' activities, so bring the whole family for a day of fun and learning!



Are you a resident who owns an alternative fuel vehicle that you'd like to show off the day of the event? Then contact the Environmental Programs Division today to register, (626) 403-7311 or jshimmin@southpasadenaca.gov.

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Wet & Wonderful

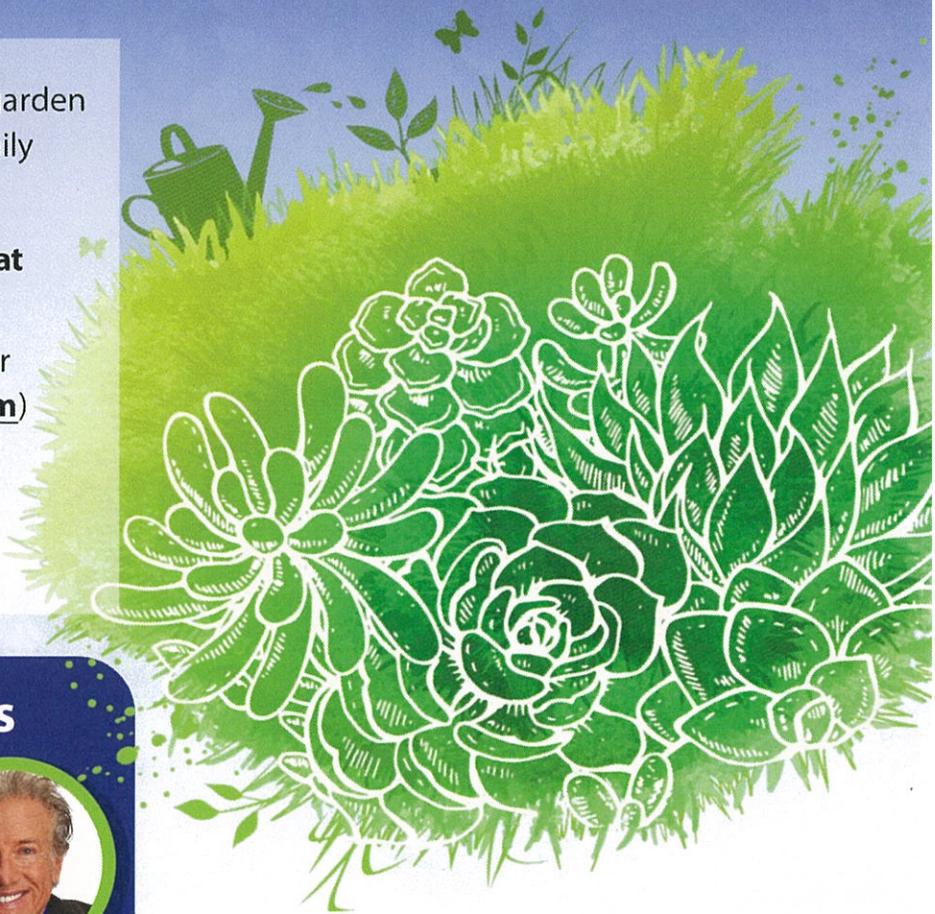
Celebrating Our Precious Water

Saturday, September 23 | 9 am - 3 pm

Descanso Gardens, 1418 Descanso Drive, La Cañada Flintridge

Get inspired to plan your water-wise garden at this day of fun and educational family programming! Activities include:

- Musical performances by **Shows that Teach** and **Abe Lagrimos Jr.**
- Special discounts on Rain Barrels (for pre-orders visit: rainbarrelsintl.com)
- Local water agency booths, native plant displays, and festival food by **Patina Restaurant Group**



Featured Speakers



Charley Wilson
Southern California
Water Committee



Cassy Ayogi
FormLA
Landscaping



Dallas Raines
ABC7 News

Limited amount of **FREE** tickets to Descanso Gardens available by calling **(818) 949-4200**.

R.S.V.P. online at bit.ly/2s3CMLZ

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