



Meeting Date: 7/28/2025
Item Number: 4a
Time Estimate: 20 minutes

TREE COMMITTEE AGENDA REPORT

SUBJECT: REQUEST TO REMOVE 1 CHINESE PISTACHE LOCATED ADJACENT TO THE OSOS ST RAILROAD SAFETY INTERSECTION (APPLICATION: TREE-0432-2025)

FROM: Walter Gault, Urban Forestry Program Coordinator / City Arborist
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RECOMMENDATION

Review the proposed tree removal application for consistency with the Municipal Code Section 12.24.090(E) and provide a recommendation to the Community Development Director.

1.0 APPLICATION DESCRIPTION

Clean Power Management, the applicant, has requested the removal of one (1) *Pistacia chinensis* (Chinese Pistache) at parcel 003-659-010, adjacent to 1850 Osos Street near the intersection of at Osos St and the Railroad Safety Trail located within the C-S-H zone. The applicant has indicated that it is not possible to preserve and tree and install infrastructure to support an approved installation of four (4) DC fast charging electric vehicle chargers.

The applicant has requested to remove the tree and replace it with two (2) compensatory trees offsite at an adjacent parcel as shade trees for the parking lot: either two (2) *Acacia stenophylla* (Shoestring Acacia) or *Quercus hypoleucoides* (Silverleaf Oak) subject to availability (see Attachment C for the proposed replanting locations).

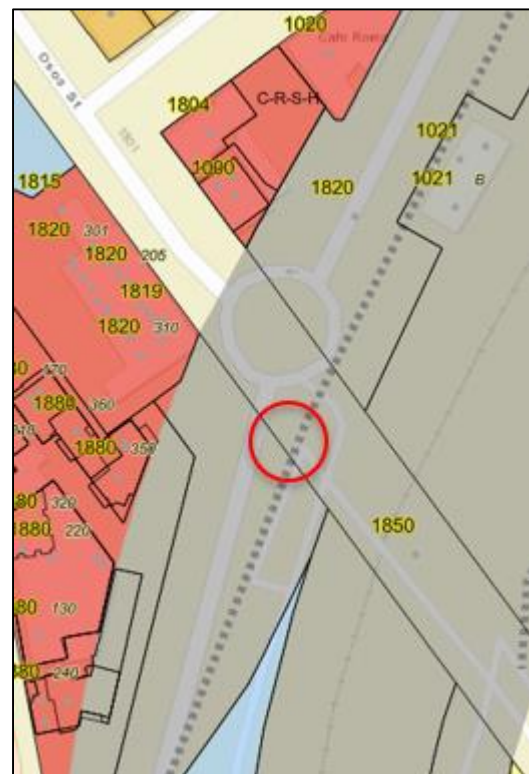


Figure 1: tree location

2.0 COMMITTEE PURVIEW

The Tree Committee's role is to review the removal request in accordance with the process set forth in San Luis Obispo Municipal Code (SLOMC) [Chapter 12.24](#), specifically Section [12.24.090\(F\)\(2\)](#) - tree removals related to ministerial development permits on parcels other than R1 or R2. While the applicant had applied using a Major Development application, staff review determined that the correct application was a minor ministerial

development application. This code section utilizes the relevant additional application requirements in [subsection \(D\)\(2\)](#) and the criteria set forth in [subsection \(G\)](#).

3.0 TREE REGULATIONS

The City's Tree Ordinance (Municipal Code Chapter 12.24) was adopted with the purpose of establishing a comprehensive program for installing, maintaining, and preserving trees within the City. This ordinance establishes policies, regulations, and specifications necessary to govern installation, maintenance, removal, and preservation of trees to beautify the city; to purify the air; to provide shade and wind protection; to add environmental and economic value; and to preserve trees with historic or unusual value.

Criteria for Convenience Tree Removal Applications.

SLOMC §12.24.090 subsection (F)(2) requires review by the Tree Committee using the criteria set for in SLOMC §12.24.090(G). Applicable criteria are provided in italics below and followed by a description of the proposed tree removals as it relates to that criterion.

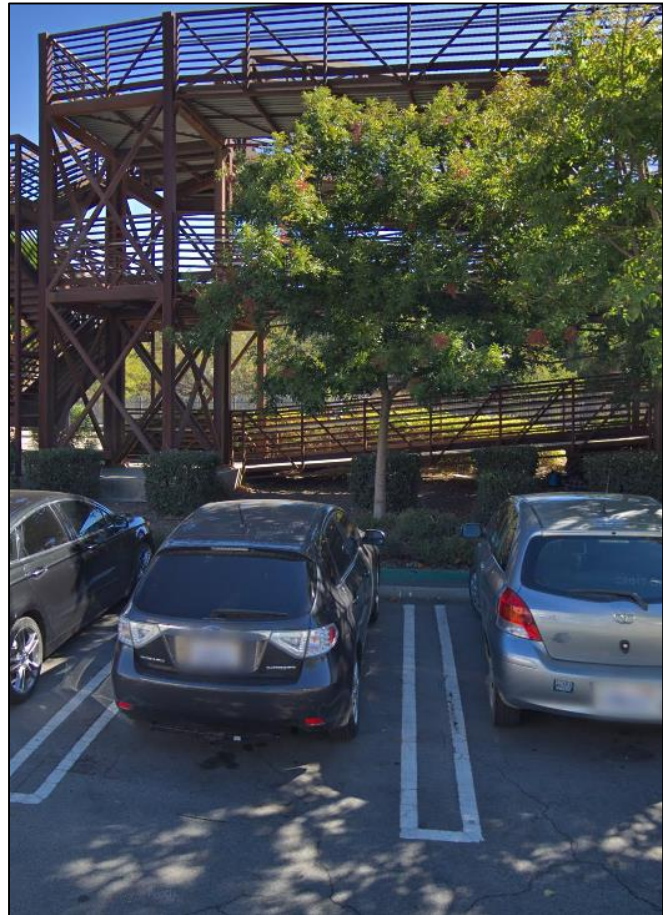


Figure 1 – View of tree

- *(G)(1). Size of Tree. The scale of the tree shall be considered, as well as the size of the tree's canopy. Larger, more visually prominent trees may have a higher preservation priority than smaller, less visually prominent trees.*

The tree proposed for removal is moderate and visually prominent in the neighborhood.

- *(G)(2). Location of Tree on Private Property. The location of the tree on private property shall be considered. Trees located in a private rear yard, which are not highly visible from the public right-of-way, may have a lower preservation priority than trees with a high visual impact to the neighborhood.*

The tree proposed for is highly visible from the public right of way and provides a moderate visual impact to the neighborhood.

- *(G)(3). Species of Tree. Native trees shall have a higher preservation priority than non-native trees.*

The tree proposed for removal is non-native.

- *(G)(4). Forestry Best Practice. The number of healthy trees that a given parcel of land will support shall be considered, and whether removal would enhance the health or survival of remaining trees. Applications that increase biodiversity of native trees and tree age distribution within a given area are preferred.*

The removal has little impact on remaining trees but replanting would increase the biodiversity of the urban forest and tree age distribution.

- *(G)(6). Compliance with Subsection J of This Section Regarding Compensatory Plantings. The approving authority may consider an application proposal to provide compensatory plantings in excess of required minimums in evaluating this criterion.*

The applicant is proposing to meet the minimum required replanting rate of 2:1 offsite on an adjacent City parcel.

- *(G)(7). Heritage Trees. Heritage trees have the highest preservation priority.*

The tree is not a heritage tree.

4.0 ACTIONS

- 4.1** Recommend findings of consistency with the Tree Regulations. An action recommending approval of the proposed tree removals based on consistency will be forwarded to the Community Development Director for final action. This action may include recommendations regarding the compensatory replanting plan with size and species of tree.
- 4.2** Recommend findings of inconsistency with the Tree Regulations. An action recommending denial of the proposed tree removals should include findings that cite the basis for denial and should reference inconsistency with the General Plan, Tree Regulations, or other policy documents.
- 4.3** Continue the project to a hearing date certain, or uncertain. An action continuing the review of the proposed tree removals should include direction to the applicant and staff on pertinent issues.

5.0 ATTACHMENTS

A - Tree Removal Application Form
B - Replanting Location