



## TREE COMMITTEE AGENDA REPORT

**SUBJECT:** Review of the proposed removal of 51 onsite trees and replanting of at least 22 street trees on site, with compensatory tree plantings required as a condition of approval. Compensatory planting will be required at a rate of 1:1 onsite or 2:1 offsite, consistent with Tree Regulations standards. Tree removals are proposed to facilitate a proposed tract map development (TR 3157), a 23-lot subdivision in the Low-Density Residential (R-1) zone.

**PROJECT ADDRESS:** 468/500 Westmont Ave.

**BY:** Kyle Van Leeuwen, Associate Planner  
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**FILE NUMBER:** SBDV-0169-2020

**FROM:** Anthony Whipple, City Arborist

**RECOMMENDATION:** Recommend the Planning Commission find the proposed tree removal and Compensatory Planting street tree plan for the Tract Map at 468/500 Westmont Avenue consistent with the City's Tree Regulations, with a recommended condition of approval for compensatory plantings.

### SITE DATA

<b>Applicant</b>	Andrew G. Meinhold, Alice Jo Meinhold Survivors Trust	
<b>Representative</b>	Katie Rollins, Cannon	
<b>Zoning</b>	Low-Density Residential (R-1)	
<b>General Plan</b>	Low Density Residential	
<b>Site Area</b>	4.98 acres	
<b>Environmental Status</b>	Mitigated Negative Declaration has been prepared and <a href="#">available for review online</a> .	

### 1.0 COMMITTEE PURVIEW

The Tree Committee's role is to review the project and provide a recommendation to the Planning Commission regarding consistency with the policies and standards set forth in San Luis Obispo Municipal Code (SLOMC) §12.24 (Tree Regulations).

### 2.0 PROJECT DESCRIPTION

The proposed project is a Tentative Tract Map (VTTM 3157) on a 4.98-acre site located at the terminus of the east and west portions of Westmont Avenue and the northern terminus of Westmont Drive and Stanford Drive (see Attachment 1, Project Plans). The project site is within the Low-Density Residential

SBDV-0169-2020 (500 Westmont Avenue)  
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(R-1) zone and would create 23 lots ranging in size from 6,000 to 24,451 square feet and are intended for single-family residential use.

Existing development on the project site includes a residential structure and associated accessory structures, a pool and other site improvements. Vegetation on the property includes a freshwater forested/shrub wetland with an associated riparian habitat that extends through the western portion of the site. The site is generally comprised of developed/ruderal land, riparian habitat, and annual grassland. There are 177 ornamental and native trees throughout the project site. Attachment 2, Tree Removal Exhibit, shows the location of existing trees onsite. To accommodate the onsite improvements, 86 ornamental, native and non-native trees would be removed, 51 of which are subject to tree removal permitting requirements<sup>1</sup>.

The applicant is proposing to remove 51 trees on site that are subject to tree removal permitting. Of the 51 trees, 18 are queen palms that border the existing driveway, 11 are silver wattles (acacia) that are within the creek corridor area and would be removed as a wildfire mitigation measure, seven of the trees are live oaks, with the remaining 14 trees a variety non-native tree species (Attachment 3, Tree Inventory Data Table). Additional tree removals on site are not subject to tree removal permitting requirements, as specified in Section 12.24.090 C. of the Municipal Code.

Table 1: Trees Subject to Review		
Tree Type	Quantity	DBH
Queen Palm	18	12 - 13
Silver Wattles	11	1 - 10
Coast Live Oak	7	1 - 16
Eucalyptus	3	33 - 54
Coast Redwood	3	38 - 47
Grey Pine	2	32 - 32
Grevillea	1	26
Royal Palm	1	12
Elm	1	22
Canary Island Palm	1	12
Narrow-Leaved Paperbark	1	2 - 5
Cypress	1	23
Olive	1	5
<b>Total</b>	<b>51</b>	

<sup>1</sup> **Municipal Code § 12.24.090 Tree Removal (C) Permit Not Required.** Removing a tree in R-1 and R-2 zones does not require a permit if all of the following conditions exist: (1) The tree is a designated native species and the trunk is less than ten inches in diameter as measured by diameter standard height..., or when the tree is nonnative and the trunk is less than twenty inches DSH; and (2) The tree is not located within a creek setback area...; and (3) The tree is not a designated street tree, and is not located within ten feet of the back of the sidewalk; and (4) Planting or retention of the tree was not a condition of development; or (5) The tree is a palm and the trunk is less than twelve inches DSH.



### **3.0 TREE REGULATIONS**

SLOMC Chapter 12.24: Tree Regulations, 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.

#### **3.1 Tree Removal (§12.24.090)**

Criteria for Construction Related Tree Removal Recommendations. SLOMC Section 12.24.090 subsection G provides criteria for construction-related tree removal recommendations. The criteria are provided below with a description of how the proposed project meets the criteria.

- Size of Tree. The size of the trees proposed for removal range from 1 inch in diameter at breast height (DBH) to 54 inches DBH.
- Location of Trees on Private Property. All trees proposed for removal are located on private property. A cluster of 14 non-native trees, primarily silver wattles, are located along the northwest edge of the creek corridor. There are four native coast live oaks within the corridor that are also identified to be removed, three of those along the southeastern edge of the corridor. The remainder of trees subject to review are located outside of the creek corridor, including 18 queen palms that border the existing driveway.
- Species of Tree. The species of trees proposed for removal vary and primarily include non-native, ornamental species. The removal includes seven coast live oaks, the only native tree species currently growing onsite. For a complete list of tree species, please see Table 1 above and attachments.
- Forestry Best Practice. While the tree inventory table provided (Attachment 3) identifies that the majority of trees being removed present a level of “high” vigor. Tree removals are necessary to facilitate grading and drainage of the proposed project. The Initial Study<sup>2</sup> of environmental impacts for the project includes a mitigation measure to ensure no net loss of habitat within the creek corridor, which will require that appropriate replanting within the creek corridor is carried out prior to completion of the project. The trees within the corridor will be replaced at a 1:1 ratio.
- Public Right-of-Way Obstruction or Displacement. No street trees are proposed for removal. The project includes the eventual planting of 22 new street trees, as discussed below.
- Compliance Regarding Compensatory Plantings. The proposed subdivision does not include a development plan for the individual lots created. Due to this, the project is not required to provide landscaping or planting plans, beyond what is needed to evaluate the subdivision and environmental impacts. Therefore, compliance with compensatory planting requirements will be satisfied through conditions placed on the approval of the project.

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<sup>2</sup> Initial Study/Mitigated Negative Declaration: <https://www.slocity.org/government/department-directory/community-development/documents-online/environmental-review-documents/-folder-2163>

- Heritage Trees. None of the trees proposed for removal have been designated Heritage trees.

Compensatory Tree Planting. Per the Tree Regulations, tree removal shall be compensated by planting a minimum of one new tree for each tree removed if planted onsite (1:1 replanting ratio), or two new trees for each removed if planted offsite (2:1 replanting ratio). There are 51 trees proposed for removal onsite, which will be removed prior to grading of lots. The project requires, as a mitigation measure, onsite compensatory tree planting at a 1:1 ratio for all trees removed within the creek corridor (17 trees). These will be replaced with a native tree species within the corridor or creek setback area prior to final recording of the map. Additionally, staff will be including a recommended condition of approval for the project, calling for one to one compensatory tree planting for onsite trees removed outside of the creek corridor (34 trees). All compensatory tree planning will be required to be in place before lots are made available for sale. The project plans (Attachment 1) identify the location of street trees adjacent to sidewalk improvements. However, street trees are not required to be planted at the time street improvements are installed or before lots are sold. Street trees are required to be planted only when individual lots are developed. The Tree Committee may provide direction to the Planning Commission and the applicant on specific sizes of compensatory tree plantings for the 34 trees.

Street Tree Species. Street trees are required to be planted when individual lots are created. The Tree Committee may provide direction to the Planning Commission and the applicant on any preferred species for future street tree plantings.

#### **4.0 ATTACHMENTS**

1. Project Plans
2. Tree Removal Exhibit
3. Tree Inventory Data Table





**Appendix D. Tree Inventory Data Table**

Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
1	<i>Picea</i> sp.	spruce	High	14	Near house at northern fenceline
2	<i>Quercus agrifolia</i>	coast live oak	High	9, 11	
3	<i>Hesperocyparis</i> sp.	cypress	High	23	
4	<i>Quercus agrifolia</i>	coast live oak	High	3	
5	<i>Olea europaea</i>	olive	High	4, 4	
6	<i>Grevillea</i> sp.	grevillea	High	26	Large specimen near house
7	<i>Olea europaea</i>	olive	High	5, 5, 6, 5, 6	
8	<i>Roystonea regia</i>	royal palm	High	12	
9	<i>Malus domestica</i>	apple	Low	5, 10	Poor health with bark peeling off
10	<i>Quercus suber</i>	cork oak	High	3	
11	<i>Prunus</i> sp.	plum	High	5, 3, 2	
12	<i>Acer palmatum</i>	Japanese maple	High	3, 3, 2, 1, 1	
13	<i>Hura crepitans</i>	monkey no climb/sandbox tree	High	8, 4, 2	
14	<i>Aralia</i> sp.	spikenard	High	6, 5, 4, 3, 2, 2, 2, 1	
15	<i>Prunus</i> sp. ( <i>armeniaca</i> )	apricot	Low	14	Topped with new growth emerging
16	<i>Citrus x sinensis</i>	navel orange	High	3, 2, 1	
17	<i>Sequoia sempervirens</i>	coast redwood	High	47	At corner of house
18	<i>Sequoia sempervirens</i>	coast redwood	High	40	At corner of house
19	<i>Ulmus</i> ?	dormant possible elm	High	22	
20	<i>Schinus molle</i>	Peruvian pepper tree	Medium	12, 8, 4	
21	<i>Schinus molle</i>	Peruvian pepper tree	Medium	16, 14	
22	<i>Olea europaea</i>	olive	High	3, 3, 1	At property corner
23	<i>Sequoia sempervirens</i>	coast redwood	Medium	38	
24	<i>Sequoia sempervirens</i>	coast redwood	High	10	
25	<i>Pinus radiata</i>	Monterey pine	High	17	
26	<i>Picea</i> sp.	spruce	Medium	6	
27	<i>Pinus</i> sp.	unknown pine	High	6	Slender needles
28	<i>Prunus</i> sp.	deciduous fruit tree	High	12	Just breaking dormancy
29	<i>Phoenix canariensis</i>	Canary Island palm	High	12	
30	<i>Olea europaea</i>	olive	High	3, 2	
31	<i>Quercus agrifolia</i>	coast live oak	High	4, 3	
32	<i>Quercus agrifolia</i>	coast live oak	High	3	
33	<i>Eucalyptus</i> sp.	eucalyptus	High	33	

Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
34	<i>Eucalyptus</i> sp.	eucalyptus	High	54, 41	
35	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
36	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
37	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
38	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
39	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
40	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
41	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
42	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
43	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
44	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
45	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
46	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
47	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
48	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
49	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
50	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
51	<i>Syagrus romanzoffiana</i>	Queen palm	High	12	Planted along driveway
52	<i>Syagrus romanzoffiana</i>	Queen palm	High	9	Planted along driveway
53	<i>Syagrus romanzoffiana</i>	Queen palm	High	13	Planted along driveway
54	<i>Melaleuca alternifolia</i>	narrow-leaved paperbark	High	5, 4, 3, 2	Mixed in with other shrubs
55	<i>Populus</i> sp.	cottonwood	High	5, 5, 5, 4, 3, 3, 3, 2	Growing through fenceline
56	<i>Populus</i> sp.	cottonwood	High	6, 4, 3, 2, 2	Growing through fenceline
57	<i>Schinus molle</i>	Peruvian pepper tree	High	7	
58	<i>Schinus molle</i>	Peruvian pepper tree	High	6, 4, 3, 2, 2	
59	<i>Quercus agrifolia</i>	coast live oak	High	5, 4, 3	
60	<i>Quercus agrifolia</i>	coast live oak	High	4	
61	<i>Quercus agrifolia</i>	coast live oak	High	4, 1	
62	<i>Quercus agrifolia</i>	coast live oak	High	7	
63	<i>Salix laevigata</i>	red willow	High	18, 12, 12	Covered in English ivy
64	<i>Quercus agrifolia</i>	coast live oak	High	3	
65	<i>Quercus agrifolia</i>	coast live oak	High	10	
66	<i>Sequoia sempervirens</i>	coast redwood	High	35	Within riparian zone
67	<i>Sequoia sempervirens</i>	coast redwood	High	28	Within riparian zone



Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
68	<i>Quercus agrifolia</i>	coast live oak	High	6	Dense English ivy in this area
69	<i>Quercus agrifolia</i>	coast live oak	High	6	Dense English ivy in this area
70	<i>Salix lasiolepis</i>	arroyo willow	High	3, 3, 2	Dense English ivy in this area
71	<i>Quercus agrifolia</i>	coast live oak	High	4	Dense English ivy in this area
72	<i>Pinus sp.</i>	pine	High	14	Dense English ivy in this area
73	<i>Quercus agrifolia</i>	coast live oak	High	14	Dense English ivy in this area
74	<i>Salix lasiolepis</i>	arroyo willow	High	5, 5, 5, 4, 3, 3, 2	Dense English ivy in this area
75	<i>Quercus agrifolia</i>	coast live oak	High	8	Poison oak present
76	<i>Quercus agrifolia</i>	coast live oak	High	8	Poison oak present
77	<i>Quercus agrifolia</i>	coast live oak	High	14, 3	Dense English ivy in this area
78	<i>Quercus agrifolia</i>	coast live oak	High	12, 6	Dense English ivy in this area
79	<i>Quercus agrifolia</i>	coast live oak	High	14	Dense English ivy in this area
80	<i>Quercus agrifolia</i>	coast live oak	High	12, 10	Dense English ivy in this area
81	<i>Pittosporum sp.</i>	cheesewood	High	5, 4, 3, 3	at fence in southeast corner
82	<i>Quercus agrifolia</i>	coast live oak	High	9	Included in riparian zone
83	<i>Quercus agrifolia</i>	coast live oak	High	4	Included in riparian zone
84	<i>Quercus agrifolia</i>	coast live oak	High	4	Included in riparian zone
85	<i>Quercus agrifolia</i>	coast live oak	High	14, 8, 4	On southern property line
86	<i>Quercus agrifolia</i>	coast live oak	High	6, 4, 4	On southern property line
87	<i>Pinus sabiniana</i>	gray pine	Medium	32	On southern property line
88	<i>Pinus sabiniana</i>	gray pine	Medium	32	On southern property line (no tag)
89	<i>Quercus agrifolia</i>	coast live oak	High	6	On southern property line
90	<i>Myoporum laetum</i>	myoporum	Medium	6	On southern property line (ivy)
91	<i>Quercus agrifolia</i>	coast live oak	High	16, 8	On southern property line
92	<i>Quercus agrifolia</i>	coast live oak	High	12	At dirt road crossing creek
93	<i>Quercus agrifolia</i>	coast live oak	High	10	In riparian zone
94	<i>Quercus agrifolia</i>	coast live oak	High	5, 2	In riparian zone
95	<i>Quercus agrifolia</i>	coast live oak	High	13	In riparian zone
96	<i>Quercus agrifolia</i>	coast live oak	High	8	In riparian zone
97	<i>Quercus agrifolia</i>	coast live oak	High	3	In riparian zone
98	<i>Quercus agrifolia</i>	coast live oak	High	3	In riparian zone
99	<i>Quercus agrifolia</i>	coast live oak	High	14	In riparian zone
100	<i>Quercus agrifolia</i>	coast live oak	High	7	In riparian zone
101	<i>Quercus agrifolia</i>	coast live oak	High	34	In riparian zone

Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
102	<i>Salix laevigata</i>	red willow	High	4, 4, 3, 3, 3, 2, 2	In riparian zone
103	<i>Quercus agrifolia</i>	coast live oak	High	3, 2	In riparian zone
104	<i>Quercus agrifolia</i>	coast live oak	High	3, 1	In riparian zone
105	<i>Quercus agrifolia</i>	coast live oak	High	10	In riparian zone
106	<i>Quercus agrifolia</i>	coast live oak	High	8	In riparian zone
107	<i>Quercus agrifolia</i>	coast live oak	High	3	In riparian zone
108	<i>Salix lasiolepis</i>	arroyo willow	Medium	6, 4	Dying branches present
109	<i>Quercus agrifolia</i>	coast live oak	High	4	In riparian zone
110	<i>Quercus agrifolia</i>	coast live oak	High	12	In riparian zone
111	<i>Quercus agrifolia</i>	coast live oak	High	14	In riparian zone
112	<i>Quercus agrifolia</i>	coast live oak	High	4	In riparian zone
113	<i>Quercus agrifolia</i>	coast live oak	Medium	3, 3	In riparian zone
114	<i>Eucalyptus</i> sp.	eucalyptus	High	42	Rooted just beyond top of bank
115	<i>Quercus agrifolia</i>	coast live oak	High	6	In riparian zone
116	<i>Quercus</i> sp.	interior live oak hybrid?	High	4	Possible hybrid oak
117	<i>Quercus</i> sp.	interior live oak hybrid?	High	4, 3	Possible hybrid oak
118	<i>Quercus</i> sp.	interior live oak hybrid?	High	5, 3, 2	Possible hybrid oak
119	<i>Quercus agrifolia</i>	coast live oak	High	7, 4	In riparian zone
120	<i>Umbellularia californica</i>	California bay	High	5	In riparian zone
121	<i>Quercus agrifolia</i>	coast live oak	High	5, 1	In riparian zone
122	<i>Quercus agrifolia</i>	coast live oak	High	6	In riparian zone at channel
123	<i>Quercus agrifolia</i>	coast live oak	High	7	At dirt road crossing
124	<i>Quercus agrifolia</i>	coast live oak	High	4	At dirt road crossing
125	<i>Quercus agrifolia</i>	coast live oak	Low	4	Fungus attack
126	<i>Pinus sabiniana</i>	gray pine	High	12	
127	<i>Quercus agrifolia</i>	coast live oak	High	5, 2, 1	
128	<i>Quercus agrifolia</i>	coast live oak	High	8, 6, 4	
129	<i>Quercus agrifolia</i>	coast live oak	Medium	6, 6	Dense English ivy
130	<i>Quercus</i> sp.	interior live oak hybrid?	High	12	Dense English ivy
131	<i>Quercus agrifolia</i>	coast live oak	High	12	
132	<i>Quercus agrifolia</i>	coast live oak	High	7	
133	<i>Quercus agrifolia</i>	coast live oak	High	12	Poison oak - no tag
134	<i>Quercus</i> sp.	interior live oak hybrid?	Medium	10	Poison oak - no tag
135	<i>Quercus</i> sp.	interior live oak hybrid?	Medium	8	Possible hybrid

Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
136	<i>Quercus agrifolia</i>	coast live oak	Medium	8	Dense English ivy
137	<i>Quercus</i> sp.	interior live oak hybrid?	Medium	4	Possible hybrid
138	<i>Quercus agrifolia</i>	coast live oak	Medium	6	Dense English ivy
139	<i>Quercus agrifolia</i>	coast live oak	High	6	
140	<i>Salix lasiolepis</i>	arroyo willow	Low	4	Dense English ivy
141	<i>Quercus agrifolia</i>	coast live oak	Medium	12	Dense English ivy
142	<i>Juglans californica</i>	southern California black walnut	Low	6	Ivy and poison oak at fork in creek
143	<i>Quercus agrifolia</i>	coast live oak	High	14	Dense English ivy
144	<i>Quercus agrifolia</i>	coast live oak	High	6	
145	<i>Quercus agrifolia</i>	coast live oak	High	14	
146	<i>Quercus agrifolia</i>	coast live oak	High	6	
147	<i>Quercus agrifolia</i>	coast live oak	High	4	
148	<i>Acacia dealbata</i>	silver wattle	High	6, 4, 4, 2	Acacia grove is dense/overgrown
149	<i>Acacia dealbata</i>	silver wattle	High	3, 2, 1	
150	<i>Acacia dealbata</i>	silver wattle	High	3, 1	
151	<i>Acacia dealbata</i>	silver wattle	High	5, 4	
152	<i>Acacia dealbata</i>	silver wattle	High	10, 5, 2	
153	<i>Acacia dealbata</i>	silver wattle	High	8	
154	<i>Acacia dealbata</i>	silver wattle	High	4, 4, 3, 3, 2	
155	<i>Acacia dealbata</i>	silver wattle	High	5, 1	
156	<i>Acacia dealbata</i>	silver wattle	High	5, 4, 3	
157	<i>Acacia dealbata</i>	silver wattle	High	6, 2, 2	Clusters of stems
158	<i>Acacia dealbata</i>	silver wattle	High	4,3,2	
159	<i>Acacia dealbata</i>	silver wattle	High	3, 3, 2	
160	<i>Acacia dealbata</i>	silver wattle	High	5, 2	
161	<i>Acacia dealbata</i>	silver wattle	High	3	
162	<i>Acacia dealbata</i>	silver wattle	High	3	
163	<i>Myoporum laetum</i>	myoporum	Low	6, 5 3, 3, 2, 2, 2, 2, 1	
164	<i>Quercus agrifolia</i>	coast live oak	High	8	
165	<i>Quercus agrifolia</i>	coast live oak	High	4	
166	<i>Quercus agrifolia</i>	coast live oak	High	6	
167	<i>Quercus agrifolia</i>	coast live oak	High	6, 4	
168	<i>Juglans californica</i>	southern California black walnut	High	5, 4, 3	Along channel
169	<i>Olea europaea</i>	olive	High	5	



Tag Number	Scientific Name	Common Name	Vigor	DBH (inches)	Observations
170	<i>Quercus agrifolia</i>	coast live oak	High	6	
171	<i>Heteromeles arbutifolia</i>	toyon	High	6, 3, 2, 2	
172	<i>Quercus agrifolia</i>	coast live oak	High	6	
173	<i>Quercus agrifolia</i>	coast live oak	High	4, 3	
174	<i>Calocedrus decurrens</i>	incense cedar	High	14, 12	
175	<i>Quercus agrifolia</i>	coast live oak	High	6,5,4,3	
176	<i>Quercus agrifolia</i>	coast live oak	High	8	
177	<i>Juglans californica</i>	southern California black walnut	High	4, 3, 3	Planted or seeded along fence



# TREE COMMITTEE

## Minutes

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### Monday, May 17, 2021 Special Meeting of the Tree Committee

#### CALL TO ORDER

A Special Meeting of the San Luis Obispo Tree Committee was called to order on Monday, May 17, 2021 at 5:30 p.m. via teleconference by Chair Alan Bate.

#### ROLL CALL

**Present:** Committee Members Daniel Canella, Elizabeth Lucas, Allen Root, Emily Rosten, Vice Chair Jake Minnick and Chair Alan Bate

**Absent:** Committee Member Rodney Thurman

**Staff:** Anthony Whipple, Urban Forester and Megan Wilbanks, Deputy City Clerk

#### PUBLIC COMMENT ON AGENDA ITEMS ONLY

None

*--End of Public Comment--*

#### TREE REMOVAL APPLICATIONS

- 1. 468 & 500 Westmont Ave.** Review of the proposed removal of 51 onsite trees and replanting of at least 20 street trees on site, with the remainder of compensatory tree plantings required as a condition of approval. Compensatory planting will be required at a rate of 1:1 onsite or 2:1 offsite, consistent with Tree Regulations standards. Tree removals are proposed to facilitate a proposed tract map development (TR 3157), a 23-lot subdivision in the Low-Density Residential (R-1) zone (SBDV-0169-2020).

Associate Planner, Kyle Van Leeuwen, provided a presentation and responded to Committee inquiries.

#### Public Comment:

Becky  
Genevieve Czech

*--End of Public Comment--*

The applicant's representative, Katie Rollins with Cannon, responded to comments and questions from Tree Committee Members.

**ACTION:** UPON MOTION OF VICE CHAIR MINNICK, SECONDED BY COMMITTEE MEMBER ROSTEN, CARRIED 5-1-1 (Member Root dissenting and Member Thurman absent), to recommend that the Planning Commission approve the project with the following recommendations:

- All regulated trees shall be replaced at a 1:1 ratio, on the site, with 15-gallon or 24-inch box trees
- Require 50% of the replacement trees to be native species
- Require the developer or the property owner to irrigate and maintain replanted trees until they are established
- Retain tree #33, #34, #91, and #114

### **ADJOURNMENT**

The meeting was adjourned at 6:51 p.m. The next Special Meeting of the Tree Committee is scheduled for Monday, June 28, 2021 at 5:30 p.m. via teleconference.

APPROVED BY THE TREE COMMITTEE: XX/XX/2021