



## Planning Commission Agenda Correspondence

**DATE:** July 28, 2021

**TO:** Chair and Commissioners

**FROM:** Shawna Scott, Senior Planner

**VIA:** Tyler Corey, Deputy Community Development Director

**SUBJECT:** Item #4b - REVIEW OF A REQUEST FOR A PLANNING COMMISSION USE PERMIT AND DESIGN REVIEW FOR A PROPOSED 125,500-SQUARE FOOT, THREE-STORY, 204-ROOM, DUAL-BRANDED HOTEL

The purpose of this agenda correspondence from staff is to provide the Planning Commission and the public an update on the outcome of the Tree Committee's consideration of proposed tree removals and compensatory tree plantings associated with the Airport Hotel Project (ARCH-0165-2020, USE-0294-2019; 950 and 990 Aero Drive) on July 26, 2021.

There is a small cluster of trees located in the northwest corner of the project site, and the initial inventory counted densely clustered trees as one tree resulting in the identification of five trees proposed for removal. Based on the Tree Committee's review of these trees, the identified clusters include a total of eleven individual trees. The applicant proposes to remove these clusters of trees, and plant a total of 93 new trees onsite, resulting in an approximately 8:1 replacement ratio, far exceeding the minimum required 1:1 replacement ratio identified in the City's Tree Regulations (Municipal Code Chapter 12.24). The Tree Committee moved to recommend approval of the removal of eleven trees and the planting of 93 trees based on consistency with the Tree Regulations and the following:

- Clarify species, number of trees, and size
- Provide 24-inch box sized canopy and shade trees
- Provide 36-inch box perimeter and street trees (along Broad Street)
- Use engineered soil for the parking lot trees
- The final mix of tree plantings shall include a minimum of 30% native tree species

Following the Tree Committee, and in response to the recommendation to provide further clarification regarding the species, number of trees, and size, the applicant has provided additional information regarding the requested tree removals, including species and size. As many of the trees are multi-trunk, the size of the tree has been determined by measuring all the trunks of the tree, and adding the total diameter of the largest trunk to one-half the diameter of each additional trunk.

The clarified inventory consists of five California pepper (*Shinus molle*) and six golden wattle (*Acacia longifolia*) trees:

- Five multi-trunk pepper trees, 8, 12, 18, 24, and 28 inches in diameter at breast height (DBH; 4.5 feet from the ground)
- Four multi-trunk acacia trees, 6, 7, 16, and 12 inches DBH
- Two single-trunk acacia trees, each 6 inches DBH.

In addition, staff has prepared a recommended condition of approval based on the Tree Committee's recommendation:

*Prior to issuance of building permits, the applicant shall submit a final landscape plan showing 24-inch box canopy and shade trees, 36-inch box perimeter and street trees along Broad Street, and the use of engineered soil for the parking lot trees. The final mix of trees shall include a minimum of 30% native tree species. Final size, location, and species of trees shall be subject to the review and approval of the City Arborist, who may approve alternative tree box sizes if necessary.*

This condition has been discussed with the applicant, who is agreeable to the recommended language.

### **Environmental Review**

The proposed Initial Study/Mitigated Negative Declaration, Table 6. *Project Consistency with the City's Climate Action Plan* notes that "The project would require removal of four pepper trees and one acacia tree, which would require compensation per Section 12.24.090 (Tree Removal) of the City's Municipal Code". Staff recommends this text be clarified to state that: "The project would require removal of ~~four~~ **five** pepper trees and ~~one~~ **six** acacia trees, which would require compensation per Section 12.24.090 (Tree Removal) of the City's Municipal Code." As noted above, the project includes the planting of 93 trees throughout the project site (8:1 replacement ratio), far exceeding the minimum (1:1) requirement of the Tree Regulations. Therefore, this amendment is a minor clarification and based on the Tree Committee's recommendation to approve the eleven tree removals and compensation plan based on consistency with the Tree Regulations, no new environmental impact or increase in the severity of an impact would occur, no new mitigation measures are required, and recirculation of the Initial Study/Mitigated Negative Declaration is not warranted.

Please contact Shawna Scott, Senior Planner at [sscott@slocity.org](mailto:sscott@slocity.org) or 805-781-7176 if there are any questions regarding this update and associated clarifications.