

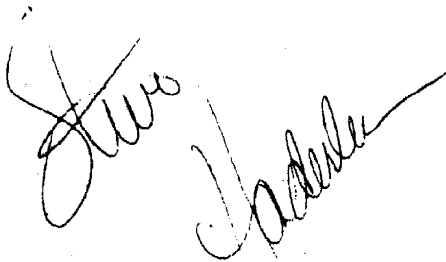
Rodriguez, Jane

From: Jane and Steve Haderlein [haderlein@earthlink.net]
Sent: Monday, December 01, 2003 6:17 AM
To: Jane Rodriguez
Subject: Call for review

Jane:

I am requesting that TR #2003-00417 (see attached) be placed on an upcoming City Council agenda for review.

Councilman Steve Haderlein



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12/1/2003

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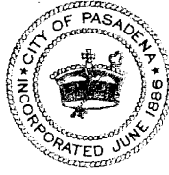
COUNCILMAN HADERLEIN

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12/01/2003 16:38

12/08/2003
7.A.2.





FILE COPY

PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION

November 25, 2003

Larry Lachner
640 Deodar Lane
Bradbury, CA 91010

RE: NOTICE OF DECISION
Application for Private Tree Removal (TR#2003-00417)
3267 New York Drive

Dear Mr. Lachner:

The following letter addresses the Private Tree Removal application that you submitted for the three vacant residential lots located in the Hillside Overlay district. Specifically, you are requesting to relocate/remove two Coast Live Oaks, four Cork Oaks, and three Black Walnut trees. It is your intention to relocate the six native trees on site, and remove the Black Walnut trees. Subsequent to reviewing your application, it appears that the three Black Walnut trees included in the application and classified as a specimen tree are not protected. In addition, the Cork Oak identified as Tree No. 24 is also not protected. These trees are not protected because they do not meet the minimum trunk size necessary for protection. As such, the City will only be evaluating the two protected Coast Live Oaks and the three protected Cork Oaks as a part of this application.

Private Tree Removal Application. Your application for the removal of a protected tree under the provisions of the Pasadena Municipal Code (§8.52.070 and 8.52.075) has been reviewed by the Planning and Development Department. This was an application requesting permission for the following:

To allow the removal of a two Coast Live Oaks and three Cork Oaks on a site that includes three single-family residential lots and a vehicular access easement. The removal would allow the reasonable development of three new single-family dwellings.


As such, after careful consideration of this application, and with full knowledge of the property and vicinity, the finding in Attachment A to this letter has been adopted. Based upon this finding, the application is hereby **approved** subject to the conditions for tree removal in Attachment B.

This decision becomes effective on December 5, 2003. Before the effective date, the City Council or the Planning Commission may call for a review of this decision. In addition, you or any interested person may appeal this decision to the Board of Zoning Appeals before the effective date by filing an appeal in writing. Appeal applications must cite a reason for objecting to a decision. The regular appeal fee is \$97.50. The appeal fee for non-profit community-based organizations pre-registered with Neighborhood Connections is \$75.00.

This approval expires two years from the effective date. The approval period may be extended once — for a third and final year — by filing a written request and paying a fee with the Director of Planning and Development before the expiration of the two-year effective date.

For further information regarding this case, please contact **Michael A. Huntley (626) 744- 6709**.

Sincerely,

RPB


Richard Bruckner
Director of Planning and Development

cc: Code Enforcement, City Prosecutor, Case File (TR#2003-00417), 2003 Reading File;
Case File; Planning Commission (9); City Council

ATTACHMENT A
FINDINGS OF FACT FOR TREE REMOVAL #2003-00417

1. The project, as defined in Section 17.12.020, includes a landscape design plan, which will result in a tree canopy coverage of greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project.

The subject site consists of three single-family residential parcels and a vehicular access easement. The site is currently vacant and consists of a number of native, specimen and non-protected trees. The existing tree canopy only covers a small portion of the project site. It is the applicant's intent to develop three new two-story single-family homes on the site. In siting the houses on each of the three parcels, the applicant has to accommodate the required setbacks, topographical features, and the existing trees. In doing such, it is not possible to save all of the trees while reasonably siting a house on each of the parcels.

The applicant has situated the houses away from some of the larger more significant trees on the project site. Despite this precaution, removal of Tree No. 1 is necessary to provide adequate access to all three parcels; removal of Tree No. 16 is necessary to provide a sufficient building pad within that portion of the site that that can accommodate a building pad with the least amount of grading; and removal of Trees No. 21, 22 and 23 is necessary because these trees occur in the center on the sole buildable area within this parcel.

Although the proposal would necessitate the removal of existing Coast Live Oaks and Cork Oaks reducing the existing tree canopy, a condition of approval requires that the property owner/applicant plant five (5) Oak trees to replace the trees removed as part of the project. When the new trees are fully grown, the tree canopy will be greater than that of the tree canopy on the site before the trees were removed removed. As part of the project, the applicant is also required to provide a landscape plan for the site. The submitted landscape plan indicates that the applicant will also be planting additional trees on the site that will further improve the tree canopy within the project boundaries. Accordingly, a more significant tree canopy will be provided mitigating the removal of the trees.

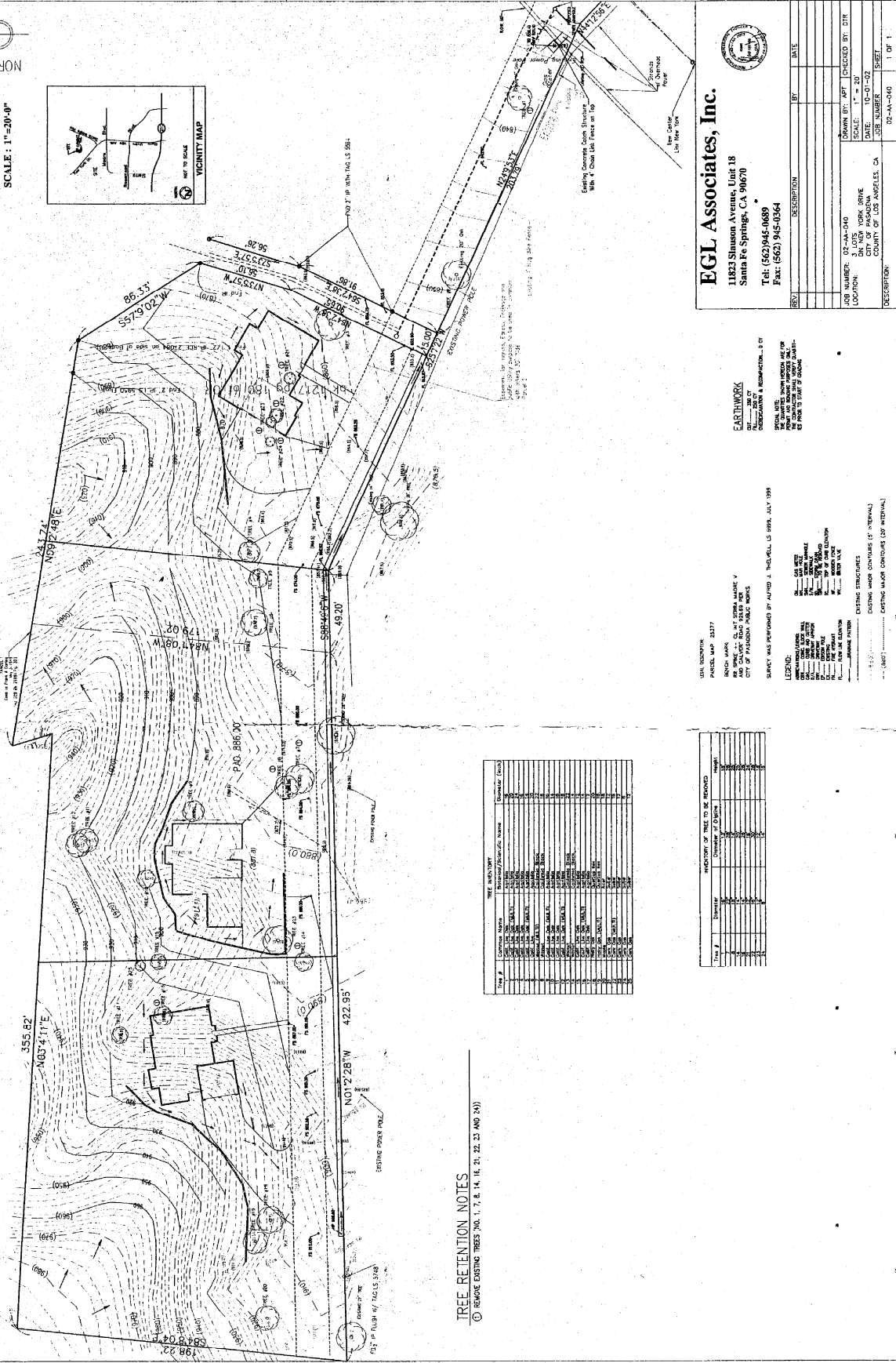
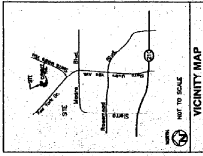
ATTACHMENT B
CONDITIONS FOR TREE REMOVAL #2003-00417

The applicant or successor in interest shall comply with the following conditions:

1. As a replacement for the five (5) Oak trees removed as a result of the project, the applicant shall plant five (5) 24-inch box Oaks on the parcels where the trees were removed. The location of the trees shall be called out on the landscape plan included with Building Permits for the three new homes. The replacement trees may be either Coast Live Oak or Cork Oak. All trees shall be planted prior to the Final Certificate of Occupancy for any of the three homes.
2. A Certified Arborists shall monitor the condition of all protected trees throughout construction project.
3. None of the native trees to be removed as part of the project shall be relocated on-site.
4. The only trees to be removed as a result of the project are Tree No. 1, 16, 21, 22 and 23. The Black Walnut trees identified as Tree No. 7, 8 and 14, and the Coast Live Oak identified as Tree No. 24 are not protected and can also be removed.
5. The applicant shall meet the tree protection guideline as specified in the Tree Protection Ordinance in the Pasadena Municipal Code.
6. In regards to the Coast Live Oak identified as Tree No. 2 on the Tree Preservation Plan and located in the vehicular access easement, the applicant shall make every effort to minimize the amount of pavement under the canopy of the tree to minimize root damage. The applicant shall submit a letter from a Certified Arborist as to the type of paving permitted under the canopy of the tree. The driveway may have to be reduced to 15 feet in width in this area.

TREE PRESERVATION PLAN

SCALE: 1"=200'-0"



TREE RETENTION NOTES

⊙ REMOVE EXISTING TREES (NO. 1, 7, 8, 14, 18, 21, 22, 23 AND 24)

Tree #	Common Name	Tree Inventory	Retention Status	
			Tree to be Retained	Tree to be Removed
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

Tree #	Inventory	Inventory of Tree to be Retained	Inventory of Tree to be Removed
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

EARTHWORK
 ALL EXISTING MATERIALS TO BE REMOVED & REPAVED AS SHOWN.
 ALL EXISTING MATERIALS TO BE REMOVED & REPLACED WITH NEW AS SHOWN.
 ALL EXISTING MATERIALS TO BE REMOVED & REPLACED WITH NEW AS SHOWN.
 ALL EXISTING MATERIALS TO BE REMOVED & REPLACED WITH NEW AS SHOWN.
 ALL EXISTING MATERIALS TO BE REMOVED & REPLACED WITH NEW AS SHOWN.

EGL Associates, Inc.
 11823 Shilston Avenue, Unit 18
 Santa Fe Springs, CA 90670
 Tel: (652) 945-1689
 Fax: (652) 945-0364

JOB NUMBER: 02-111-010
DATE: 10-0-02
CITY: PASADENA
COUNTY: LOS ANGELES, CA

DESCRIPTION:
 02-111-010
 1 OF 1

LEGEND
 --- EXISTING STRUCTURES
 --- EXISTING MAJOR CONTIGUOUS (20' INTERVAL)
 --- EXISTING MAJOR CONTIGUOUS (50' INTERVAL)

GENERAL NOTES
 1. ALL EXISTING MATERIALS TO BE REMOVED & REPAVED AS SHOWN.
 2. ALL EXISTING MATERIALS TO BE REMOVED & REPLACED WITH NEW AS SHOWN.
 3. ALL EXISTING MATERIALS TO BE REMOVED & REPLACED WITH NEW AS SHOWN.
 4. ALL EXISTING MATERIALS TO BE REMOVED & REPLACED WITH NEW AS SHOWN.