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NEWPORT BEACH

PB&R Commission Staff Report

Agenda Item **VII-C**
March 3, 2026

TO: Parks, Beaches & Recreation Commission

FROM: Municipal Operations Department
John Salazar, Acting Municipal Operations Deputy Director
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PREPARED BY: Kevin Pekar, Parks and Trees Superintendent
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TITLE: Continuation of Reforestation Request – 1441 Sandcastle Drive – Front 4(a), 4(b), and 5

RECOMMENDATION:

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission consider approving the reforestation request of two Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) located at 1441 Sandcastle Drive due to a lack of structural roots present in a review of documentation. Also, Staff recommends PB&R Commission consider the reforestation request of a third Eucalyptus (with ID 8656649) due to various private property damage issues.

The applicant, Mr. Ammer Alselham (residing at 1441 Sandcastle Dr.), has provided the required association board meeting minutes along with the association board signature of approval to remove and replace the trees. If approved by the Commission, there will be a one-for-one replacement tree for each tree removed with Magnolia “Little Gem” (*Magnolia grandiflora* “Little Gem”) 36-inch box trees installed at the applicant’s cost.

DISCUSSION:

The applicant, Mr. Ammer Alselham (residing at 1441 Sandcastle Dr), contacted the City to request the removal of three Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) located at 1441 Sandcastle Drive (Front 4(a), Front 4(b) and Front 5) due to: limb damage to a car, limb damage to the stonework of a new outdoor fireplace, staining to the new driveway, and leaf litter damaging the pool filtration system.

Staff inspected the trees and determined that the trees were in good condition and did not meet the criteria for removal referenced in the City Council Policy G-1 – *Retention, Removal, and Maintenance of City Trees*. The applicant was advised of the reforestation process as an option.

Mr. Alselham has provided the required association board meeting minutes along with the association board signature of approval to remove and replace the trees. Additionally, Mr. Alselham has agreed to pay for the removals and replacement of the trees with Magnolia “Little Gem” (*Magnolia grandiflora* “Little Gem”) 36-inch box trees.

This item was presented to PB&R Commission at the February 3, 2026, meeting. Commission voted to continue the item to allow the City and/or the applicant to gather more evidence of City

tree roots that were pruned, shaved or otherwise damaged in order to replace the sidewalk, curb and gutter, and driveway approach that was a requirement of the City during private property development in 2024. The developer, with Bellagio Homes, provided pictures of the curb, gutter, sidewalk and driveway apron work. After review, due to a lack of structural roots present in the photos, staff recommends PB&R Commission consider approving the reforestation of the two trees located on either side of the driveway. The third Eucalyptus tree, located further south in the parkway, is also for PBR Commission's consideration, based on previously described resident concerns over private property damage.

NOTICING:

Mr. Alselham, Mayor Laura Kleiman, and Harbor View Hills South Community Association have received a copy of this report. The tree was posted with information regarding the reforestation request, and postcard notifications were sent by the City to property owners within 500 feet of the subject tree's location. The agenda item has also been noticed according to the Brown Act (72 hours in advance of the meeting at which PB&R Commission considers the item).

ATTACHMENTS:

- A. Reforestation Application
- B. Harbor View Hills South Community Association Meeting Minutes/Approval
- C. Tree Removal Report/Review
- D. Info Sheet – Magnolia “Little Gem”
- E. Postcard Notification Map