



CITY OF NEWPORT BEACH

Public Works Department

Municipal Operations Division

Tree Removal or Reforestation Application

Per City Council Policy G-1 (Retention, Removal, and Maintenance of City Trees), I am **requesting** a tree removal(s) to be reviewed by staff and submitted to either the Parks, Beaches, and Recreation Commission for consideration at a future meeting or the appropriate City approving authority. I am aware that Commission meetings are regularly held on the first Tuesday of each month (except for holidays) at 6:00 p.m. in the Council Chambers.

Three Eucalyptus trees

Quantity and species, if known, of tree(s).

Infront of our house next to the side walk

Location of tree(s)

Please be as specific as possible

Requestor

<input checked="" type="checkbox"/>	Property Owner
<input type="checkbox"/>	Community Association
<input type="checkbox"/>	Other _____

Address/ Phone (Daytime) / Email

1441 Sandcastle Dr, Corona Del Mar, CA 92625

714-316-9446

ammer.selham@selholding.com

bellagiohomeimprovement@gmail.com

Signature: Ammer Selham

Date: 10/28/2025

Print Name: Ammer Alselham

REFORESTATION REQUESTS: Please proceed to Section B.

Section A. For Tree Removal Requests Only

Removal Criteria (Check one or more)

Please provide copies of photos, bills, documents or any other related material that will verify the checked items.

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Proven and repeated history of damaging public or *private, sewers, water mains, roadways, sidewalks, curbs, walls, fences, underground utilities or foundations. (*Greater than \$500) |
| <input type="checkbox"/> | Repeated history of significant interference with street or sidewalk drainage. |
| <input type="checkbox"/> | Dying Has no prospect of recovery. |
| <input type="checkbox"/> | Diseased Cannot be cured by current arboricultural methods. In advanced state of decline with no prospect of recovery. |
| <input type="checkbox"/> | Hazardous Defective, potential to fail, could cause damage to persons/property upon failure. Assessment by City Arborist will identify structural defects, parts likely to fail, targets-if fails, procedures and actions to abate. |
| <input type="checkbox"/> | Beautification Project In conjunction with a City Council-approved City, commercial, neighborhood, or community association beautification program. |

Section B. For Reforestation Requests Only

Reforestation is the concept of systematically replacing Problem or All Other Trees which are creating hardscape and/or view problems and cannot be properly trimmed, pruned or modified to alleviate the problem(s) they create, or those which have reached their full life, and are declining in health, or are simply the wrong species of tree(s) for the planted location.

As initiated by:

<input checked="" type="checkbox"/>	Property Owner
<input type="checkbox"/>	Community Association
<input type="checkbox"/>	Other _____

Check all items applicable:

<input checked="" type="checkbox"/>	Tree(s) causing curb, gutter, sidewalk or underground utilities damage.
<input checked="" type="checkbox"/>	Wrong tree species for location
<input type="checkbox"/>	View encroachment
<input type="checkbox"/>	Area has clearly defined contiguous boundaries that include the tree(s) proposed.
<input type="checkbox"/>	Residential communities, neighborhoods, or business organizations who apply for reforestation must submit a petition signed by a minimum of 60% of the property owners within the area defined.
<input checked="" type="checkbox"/>	Areas represented by a legally established community association, may submit a resolution of the Board of Directors formally requesting a reforestation.
<input type="checkbox"/>	Individual property owners must submit a petition signed by a minimum of 60% of a maximum of 30 private property owners (up to 15 contiguous private properties on both sides of the street up to 500' in either direction from the location of the proposed reforestation site) as well as the endorsement of the appropriate homeowners' association, if applicable.

*A request for reforestation requires a written agreement submitted to the Parks, Beaches, and Recreation Commission by the petitioning sponsor (Individual private property owner(s) or group) to pay 100% of the costs of the removal and replacement of the public tree(s) in advance of any removal activity. The actual removal and replanting will be coordinated by the Public Works Department/Municipal Operations Division using the City tree maintenance contractor.

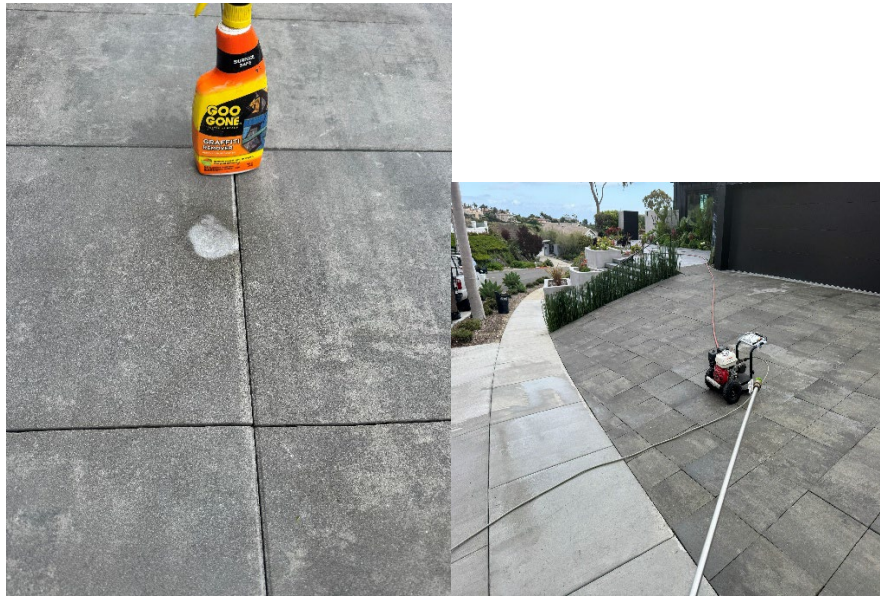
*There shall be a minimum of a one-for-one replacement of all tree(s) removed in reforestation projects. Replacement tree(s) shall be a minimum size of 36" boxed tree and cost ranges from \$706 to \$910, unless the parkway space will not accommodate a 36" boxed tree or a tree cannot be planted due to planting restrictions contained in City Council Policy G-6.

This form does not replace the requirements of any of the City tree policies. Its use is intended to expedite the tree removal or reforestation requests and to ensure compliance with all City requirements. Please refer to individual City Council Policy G-1 for additional information.

REQUESTOR COMMENTS: I am willing to pay for the removal of Eucalyptus trees, and the planting of Newport Plum trees
These three trees cause us alot of problems and damages to our new house, we finish our major remodel last year, and these trees caused
alot of atain damage to out driveway and sidewalk that can't be washed our removed, and damages our cars body paint that require us to take
it to the body shop and pay alot of many for body repair, and caused alot of damage to our backyard outdoor new furniture, and on top of that,
it fills out water features and pool with alot of leafs that cause problems to out filtration system, it's really need to go!!!!
See below some photos of the damages caused by Eucalyptus trees, including a branch that fall and broke our outdoor fireplace stone

Removals, except emergency, will be subject to the notification processes, time frames and authority as specified in the City Council G-1 Policy.

Tree Damage Photos



Driveway and sidewalk stains



Car Damage



Car Damage



Outdoor Furniture damage

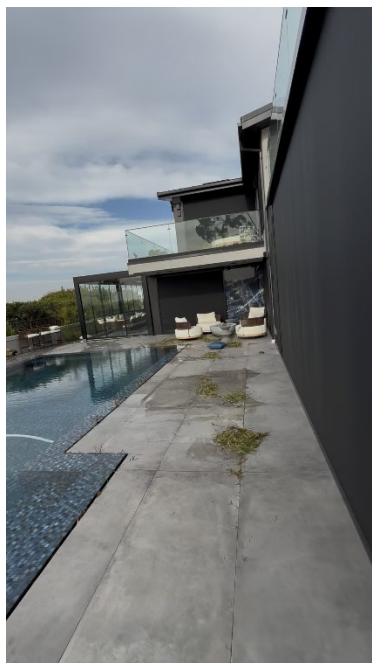


Outdoor Furniture damage





Broken Fireplace stone



Leaves filling the water features and the pool damaging the filtration systems

ATTACHMENT B

MINUTES
GENERAL SESSION
BOARD OF DIRECTORS MEETING
HARBOR VIEW HILLS HOMEOWNERS ASSOCIATION (SOUTH)
A California Nonprofit Corporation
November 5, 2025

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and the agenda was posted at the community kiosk at Park Green Drive at least four (4) days prior to the General Session. The Board of Directors of Harbor View Hills Homeowners Association (South) was held at the Oasis Center.

Roll Call

A quorum of the Board was established with the following directors in attendance:

Directors Present: John French, President
 Stephen Bright, Treasurer
 Sandra Price, Secretary
 Peter Grande, Member at Large

Directors Absent: David Madison, Vice President

Others Present: Christina Ben-Amor | RealManage
 Kaleigh Hicks | RealManage
 Various Homeowners

Call to Order General Session

John French called the General Session of the Board of Directors to order at 6:05 p.m.

Executive Session Disclosure

In accordance with Civil Code §4935(e), notification was hereby provided of an Executive Session of the Board of Directors that was held directly prior to General Session. Delinquencies, governing document violations and legal matters were discussed.

Secretary's Report / Minutes

A motion was made by John French, seconded by Peter Grande to approve the General Session Minutes dated October 1, 2025, with corrections. Motion carried.

COMMITTEE REPORTS

Landscape Committee

Harvest Landscape was not present to address and answer any questions from homeowners and the Board.

A motion was made by John French to ratify the approval of Harvest proposal #150879 in the amount of \$5,988.00. The motion was seconded by Peter Grande and unanimously carried.

Harvest Proposal #151657 in the amount of \$5,231.40 was tabled.

Architectural Committee

The Committee Chair reported the following application approvals and denials.

1523 Sandcastle	Major Structural	Denied/Incomplete
1543 Sandcastle	Solar Panels	Approved
3601 Seabreeze	Major Structural	Preliminary Approval
870 Sandcastle	Mechanical Equipment	Approved
3721 Inlet Isle	Major Structural	Denied/ Incomplete
3801 Park Green	Minor Remodel	Denied/Incomplete
1232 Keel	Major Structural	Denied/Incomplete
1232 Keel	Major Hardscape	Denied/Incomplete
1217 Keel	Solar Panels	Approved
1205 Keel	Major Landscape	Preliminary Approval

It was noted that Homeowners have 10 days following announced approvals or denials to file an objection otherwise all decisions by the architectural committee are considered final.

Committee Organization

A motion was made by John French to remove Peter Grande as the architectural committee liaison, to remove Christine Cohen and Cheryl Livingston from the architectural committee and to appoint Michael Favreau to the architectural committee. The motion was seconded by Stephen Bright and carried. Peter Grande abstained.

Tree View Committee

George Livingston reported that there are three open tree view issues.

The Board discussed City tree trimming and reforestation requests as submitted by the Owners of 1456 Key View, 3721 Inlet and 1441 Sandcastle. A motion was made by John French and seconded by Peter Grande to approve the tree trimming request and to authorize the reforestation of the trees, provided that the replacements are Little Gem or Dwarf Magnolia varieties. This motion was unanimously carried.

Communications Committee

The Board discussed the Roving Patrol Security Survey that was sent out to the Membership. No action was taken. The Board will revisit the Survey following the Flock Camera installation.

Monument Committee

The Board reviewed a revised proposal (10447) from Bright N' Shiny Services for the 2025 Monument Holiday Lighting. A motion was made by Sandra Price to approve the proposal for a cost of \$3,795.00. The motion was seconded by John French and unanimously carried.

Homeowner Forum

In accordance with Civil Code, the homeowners present were given an opportunity to address the Board. Homeowners discussed the cameras, patrol service, Harvest Landscape, and the kiosk.

Financial

The Board reviewed the financial reports for September 2025. A motion was made by Stephen Bright to accept the financials for September 2025. The motion was seconded by John French and unanimously carried.

New/Pending Business

Flock Camera Update

A motion for a Resolution, which authorizes the President to contact, negotiate and seek authorization, along with the authority to execute agreements or other documents, allowing for the installation of the Flock cameras in the public right of way within the overall boundaries of the Association, was made by Stephen Bright and seconded by Peter Grande. The motion carried unanimously.

Kiosk Shelter

The Board reviewed several proposals for the Kiosk Shelter. A motion was made by John French and seconded by Stephen Bright to approve Alumascap Kiosk Shelter proposal #A598 in the amount of \$25,900.00. The motion passed with three votes in favor, John French, Stephen Bright and Peter Grande and Sandra Price opposed.

Park Green Staircase

M.Y. Pacific Building Inc., submitted two proposals for the Park Green Staircase repairs. Both proposals were tabled as the Board would like to obtain additional proposals.

Next Meeting

The next Board of Directors meeting is scheduled for January 7, 2026, at 6:00 p.m. at the Oasis Center.

Adjourn General Session

There being no further business to come before the Board of Directors in General Session, the meeting was adjourned at 7:17 p.m.

SECRETARY'S CERTIFICATE

I, _____, duly Appointed and Acting Secretary of Harbor View Hills Homeowners Association (South), do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date, as approved by the Board of Directors of Harbor View Hills Homeowners Association (South).

ATTEST:

Appointed Secretary

Dated

Treasurer Signature

Stephen Bright

Treasurer

Harbor View Hills South HOA

11/19/25



Municipal Operations Department

January 12, 2026

TO: Landscape Manager

FROM: City Arborist

SUBJECT: *Tree Removal Review*

PROPERTY OWNER(S) / REQUESTER INFORMATION:

Name: Ammer Alselham

Tree Location: 1441 Sandcastle Dr / Front 4a, 4b and 5

The applicant, Mr. Ammer Alselham (residing at 1441 Sandcastle Dr) contacted the City to request the removal of three (3) Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) located at 1441 Sandcastle Dr (Front 4a, Front 4b and Front 5) due to: limb damage to a car, limb damage to a new outdoor fireplace stone, staining to the new driveway and leaf litter damaging the pool filtration system. Mr. Alselham indicated that he is willing to pay for the tree removals and the planting of three Magnolia "Little Gem" (*Magnolia grandiflora* "Little Gem") 36-inch box replacement trees.

A field inspection determined the three (3) Lemon-Scented Gum Eucalyptus are in good condition and do not meet the criteria for removal referenced in the G-1 Policy. Staff denied the removal request and advised Mr. Alselham of the appeal process.

Mr. Alselham provided the required HOA board meeting minutes along with the HOA board signature of approval to remove and replace the trees with three Magnolia "Little Gem" (*Magnolia grandiflora* "Little Gem") 36-inch box replacement trees.

REPLACEMENT TREE(S): ☒ **YES** ☐ **NO**

REPLACEMENT TREE(S):

Magnolia "Little Gem" (*Magnolia grandiflora* "Little Gem")

LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS:

Signature: 

Date: 1-16-2026



Municipal Operations Department

TREE INSPECTION REPORT

Name: Ammer Alselham

Location(s) of tree(s): 1441 Sandcastle Dr / Front 4a, 4b and 5

Request: The applicant, Mr. Ammer Alselham (residing at 1441 Sandcastle Dr) contacted the City to request the removal of three (3) Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) located at 1441 Sandcastle Dr (Front 4a, Front 4b and Front 5) due to various property damage.

Botanical/Common Names: *Corymbia citriodora* / Eucalyptus - Lemon-Scented Gum

Estimated Tree Value: \$12,436.00 (total)

Replacement Street Tree: Magnolia "Little Gem" (*Magnolia grandiflora* "Little Gem")

Damage: N/A

Parkway: Concrete Brick Turf Other (X)

Comments: The applicant, Mr. Ammer Alselham (residing at 1441 Sandcastle Dr) contacted the City to request the removal of three (3) Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) located at 1441 Sandcastle Dr (Front 4a, Front 4b and Front 5) due to: limb damage to a car, limb damage to a new outdoor fireplace stone, staining to the new driveway and leaf litter damaging the pool filtration system.

A field inspection determined the three (3) Lemon-Scented Gum Eucalyptus trees are in good condition and do not meet the criteria for removal referenced in the G-1 Policy.

Mr. Alselham is willing to pay for the tree removals and the planting of three Magnolia "Little Gem" (*Magnolia grandiflora* "Little Gem") 36-inch box replacement trees.

Inspected by:

A handwritten signature in blue ink, appearing to read "John J. Nelson", is written over a horizontal line.

John J. Nelson, City Arborist

Date: January 12, 2026

Recommendation: Staff is denying the removal request of the three (3) Lemon-Scented Gum Eucalyptus and has advised Mr. Alselham of the appeal process.

Reviewed by:



Date: January 12, 2026

Kevin Pekar, Landscape Manager





- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID	3513743	Old Tag #		Save
District	8			
Area	8			
Address	1441 SANDCASTLE DR			
Side/Site	Front - 4			
Alt Address				
Tree Species	<u>Corymbia citriodora</u> / Eucalyptus - Citriodora			
Common Name	Lemon-Scented Gum			
Size	07-12			
Height	15-30			
DBH				
Condition	FAIR			
Pruning Frequency				
Grow Space				
Space Size				
Overhead Utility				
Sidewalk Damage				
Note:				
Irrigation Flag	Yes	No		
Monitor Flag	Yes	No		
Service Type	Grid Pruning			
Season	JAN/APR			
Estimated Value	\$3,260.00			
Next Date	09/25			



Latitude: 33.604012271 Longitude: -117.85620238 ([edit](#))

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	58108	2025 - Eucalyptus Trimming (Grids 1, 8, 12, 16, 18) Oct Progress	GSTS	10/28/25	10/30/25	Grid Pruning	69.07
Invoiced	52985	2024 - GRID 8 (BROADLEAVES) - (Final)	GSTS	5/01/24	5/06/24	Grid Pruning	59.44
Invoiced	45929	2022 - GRID 8 (Harbor View Hills South) - Broadleaves	GSTS	4/22/22	4/22/22	Grid Pruning	56.58
Invoiced	40518	2020 - GRID 8 (Harbor View Hills South) - Broadleaves (May Progress)	GSTS	5/11/20	5/12/20	Grid Pruning	53.85
Invoiced	32856	2018 - Grid 8 (Harbor View Hills South) - Broadleaves	GSTS	4/13/18	4/30/18	Grid Pruning	51.33
Invoiced	24734	2016 - Grid 8 (Harbor View Hills South)	GSTS	4/27/16	4/28/16	Grid Pruning	49.43
Invoiced	19771	2014 - Grid 8 (Harbor View Hills South)	GSTS	11/03/14	12/05/14	Grid Pruning	48.00
Work History			WCA	4/19/13		Other	0.00
Work History			WCA	4/08/08		Other	0.00
Work History			WCA	7/07/06		Other	0.00
Work History			WCA	1/30/04		Other	0.00

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID	8656649	Old Tag #		Save
District	8			
Area	8			
Address	1441 SANDCASTLE DR			
Side/Site	Front - 4			
Alt Address				
Tree Species	<u>Corymbia citriodora</u> / Eucalyptus - Citriodora			
Common Name	Lemon-Scented Gum			
Size	13-18			
Height	60+			
DBH	17.00			
Condition	FAIR			
Pruning Frequency				
Grow Space				
Space Size				
Overhead Utility				
Sidewalk Damage				
Note:				
Irrigation Flag	Yes	No		
Monitor Flag	Yes	No		
Service Type	Grid Pruning			
Season	JAN/APR			
Estimated Value	\$3,096.00			
Next Date	09/25			



Latitude: 33.6036701652 Longitude: -117.856213152 ([edit](#)).

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	58108	2025 - Eucalyptus Trimming (Grids 1, 8, 12, 16, 18) Oct Progress	GSTS	10/28/25	10/30/25	Grid Pruning	69.07
Invoiced	52985	2024 - GRID 8 (BROADLEAVES) - (Final)	GSTS	5/01/24	5/06/24	Grid Pruning	59.44
Invoiced	45929	2022 - GRID 8 (Harbor View Hills South) - Broadleaves	GSTS	4/22/22	4/22/22	Grid Pruning	56.58
Invoiced	40518	2020 - GRID 8 (Harbor View Hills South) - Broadleaves (May Progress)	GSTS	5/11/20	5/12/20	Grid Pruning	53.85
Invoiced	32856	2018 - Grid 8 (Harbor View Hills South) - Broadleaves	GSTS	4/13/18	4/30/18	Grid Pruning	51.33
Invoiced	24734	2016 - Grid 8 (Harbor View Hills South)	GSTS	4/27/16	4/28/16	Grid Pruning	49.43
Invoiced	19411	2014 - Grid 8 (Harbor View Hills South)	GSTS	10/17/14	11/05/14	Grid Pruning	48.00

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID	3513742	Old Tag #		Save
District	8			
Area	8			
Address	1441 SANDCASTLE DR			
Side/Site	Front - 5			
Alt Address				
Tree Species	<u>Corymbia citriodora</u> / Eucalyptus - Citriodora			
Common Name	Lemon-Scented Gum			
Size	13-18			
Height	60+			
DBH				
Condition	FAIR			
Pruning Frequency				
Grow Space				
Space Size				
Overhead Utility				
Sidewalk Damage				
Note:				
Irrigation Flag	Yes	No		
Monitor Flag	Yes	No		
Service Type	Grid Pruning			
Season	JAN/APR			
Estimated Value	\$6,080.00			
Next Date	09/25			



Latitude: 33.604126077 Longitude: -117.856259398 ([edit](#))

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	58108	2025 - Eucalyptus Trimming (Grids 1, 8, 12, 16, 18) Oct Progress	GSTS	10/28/25	10/30/25	Grid Pruning	69.07
Invoiced	52985	2024 - GRID 8 (BROADLEAVES) - (Final)	GSTS	5/01/24	5/06/24	Grid Pruning	59.44
Invoiced	45929	2022 - GRID 8 (Harbor View Hills South) - Broadleaves	GSTS	4/22/22	4/22/22	Grid Pruning	56.58
Invoiced	40518	2020 - GRID 8 (Harbor View Hills South) - Broadleaves (May Progress)	GSTS	5/11/20	5/12/20	Grid Pruning	53.85
Invoiced	32856	2018 - Grid 8 (Harbor View Hills South) - Broadleaves	GSTS	4/13/18	4/30/18	Grid Pruning	51.33
Invoiced	24734	2016 - Grid 8 (Harbor View Hills South)	GSTS	4/27/16	4/28/16	Grid Pruning	49.43
Invoiced	19411	2014 - Grid 8 (Harbor View Hills South)	GSTS	10/17/14	11/05/14	Grid Pruning	48.00
Work History			WCA	4/19/13		Other	0.00
Work History			WCA	4/08/08		Other	0.00
Work History			WCA	7/07/06		Other	0.00



City of Newport Beach: Trees Division – Tree Info Sheet

Magnolia grandiflora 'Little Gem'

This cultivar of Southern Magnolia has a compact, upright growth habit more typical of a multi-stemmed shrub than a single-trunked tree. It grows at a slow rate to a height of perhaps 20 to 25 feet with an 8 to 12-foot spread and flowers at two or three years old. It is surprising to see a Magnolia flower when it is only three or four feet tall. 'Little Gem' Southern Magnolia forms a dense, dark green oval or pyramidal shape, making it suited for screen or hedge planting.

Description

Height: 20 to 25 feet

Spread: 8 to 15 feet

Crown uniformity: symmetrical

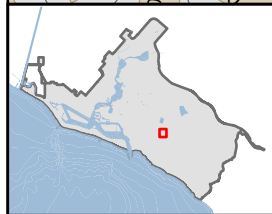
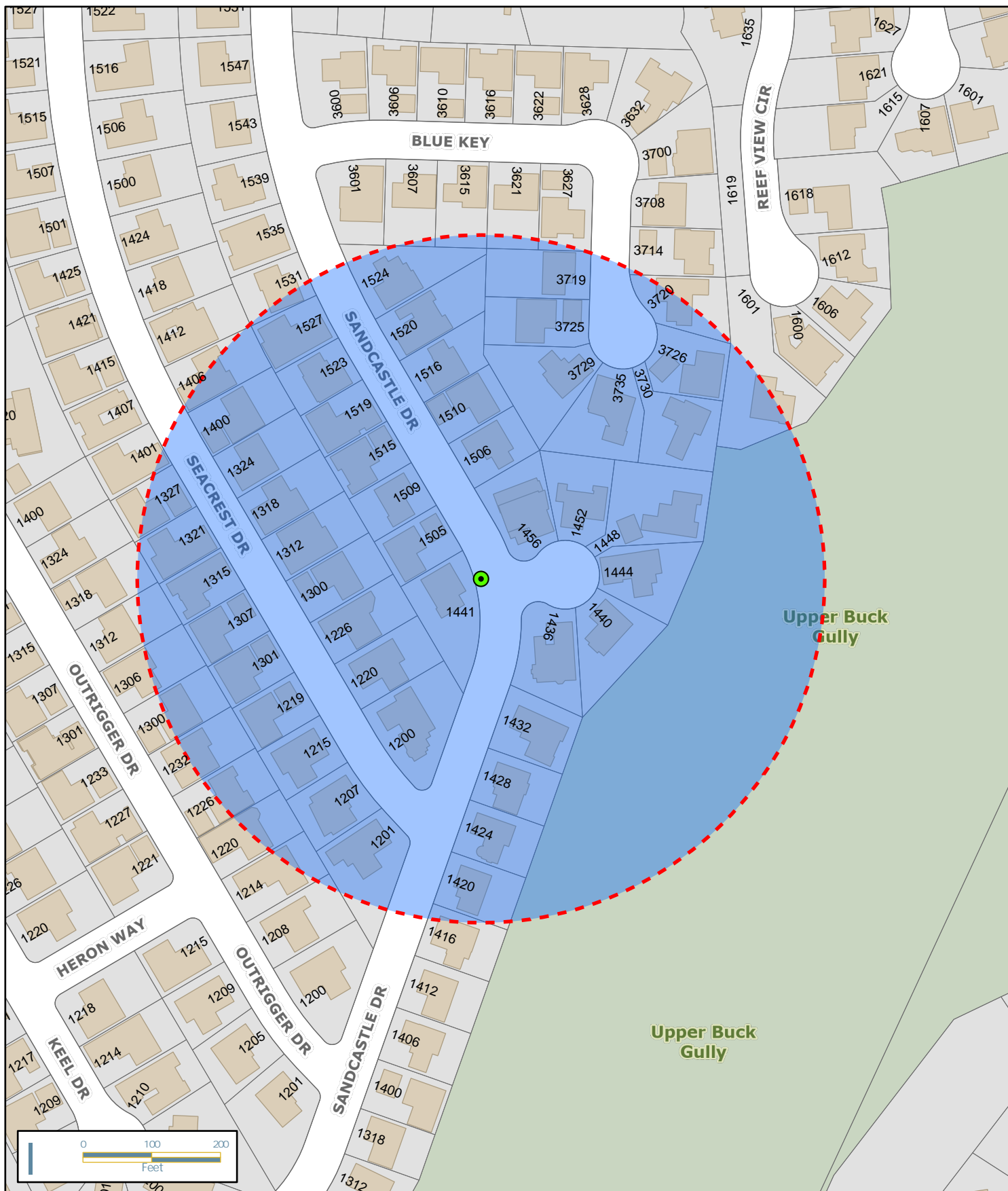
Crown shape: upright/erect, pyramidal

Crown density: dense

Growth rate: slow

Texture: coarse





Tree Reforestation 1441 Sandcastle

- Tree Location
- Properties Notified
- 500 Feet



City of Newport Beach
GIS Division
January 13, 2026