



CITY OF NEWPORT BEACH PARKS, BEACHES AND RECREATION COMMISSION AGENDA

Council Chambers- 100 Civic Center Drive

Tuesday, December 2, 2025 - 5:00 PM

Parks, Beaches and Recreation Commission Members:

**Anne Yelsey, Chair
Amy Waunch, Vice Chair
Hassan Archer, Commissioner
Diane Daruty, Commissioner
Keira Kirby, Commissioner
Kate Malouf, Commissioner
Travis Pirby, Commissioner**

Staff Members:

**Sean Levin, Recreation & Senior Services Director
Justin Schmillen, Recreation & Senior Services Deputy Director
John Salazar, Acting Deputy Public Works Director
Kevin Pekar, Parks and Trees Superintendent
John Nelson, City Arborist
Mariah Stinson, Administrative Support Specialist**

The Parks, Beaches and Recreation Commission is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Parks, Beaches and Recreation Commission agenda be posted at least seventy-two (72) hours in advance of each regular meeting and that the public be allowed to comment on agenda items before the Commission and items not on the agenda but are within the subject matter jurisdiction of the Parks, Beaches and Recreation Commission. The Chair may limit public Comments to a reasonable amount of time, generally three (3) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act ("ADA") The City of Newport Beach's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the Recreation & Senior Services Department at least forty-eight (48) hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible at (949) 644-3158 or recreation@newportbeachca.gov.

As a member of the public, if you would like to participate in this meeting, you can participate via the following options:

1. You can submit your comments and questions in writing for Parks, Beaches and Recreation Commission consideration by sending them to the Parks, Beaches and Recreation Commission at PBRcommission@newportbeachca.gov. To give the Parks, Beaches and Recreation Commission adequate time to review your questions and comments, please submit your written comments by Monday, December 1, 2025, at 5:00 p.m.

2. In person in the Council Chambers; 100 Civic Center Drive, Newport Beach, CA 92660.

Please know that it is important to allow public participation at this meeting. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the information will be posted to the City's website.

NOTICE REGARDING PRESENTATIONS REQUIRING USE OF CITY EQUIPMENT

Any presentation requiring the use of the City of Newport Beach's equipment must be submitted to the Recreation Department 24 hours prior to the scheduled meeting.

I. CALL MEETING TO ORDER

II. ROLL CALL

III. NOTICE TO THE PUBLIC

The City provides a yellow sign-in card to assist in the preparation of the minutes. The completion of the card is not required in order to address the PB&R Commission. If the optional sign-in card has been completed, it should be placed in the box provided at the podium. The PB&R Commission of Newport Beach welcomes and encourages community participation.

Public comments are generally limited to three (3) minutes per person to allow everyone to speak. Written comments are encouraged as well. The Commission has the discretion to extend or shorten the time limit on agenda or non-agenda items. As a courtesy, please turn cell phones off or set them in the silent mode.

IV. PUBLIC COMMENTS ON CONSENT CALENDAR

This is the time in which PB&R Commissioners may pull items from the CONSENT CALENDAR for discussion (Items V-A thru V-C). Public comments are also invited on Consent Calendar items. Speakers must limit comments to three (3) minutes. Before speaking, please state your name for the record. If any item is removed from the Consent Calendar by a PB&R Commissioner, members of the public are invited to speak on each item for up to three (3) minutes per item.

All matters listed under CONSENT CALENDAR are considered to be routine and will all be enacted by one motion in the form listed below. Commissioners have received detailed staff reports on each of the items recommending an action. There will be no separate discussion of these items prior to the time the PB&R Commission votes on the motion unless a Commissioner requests specific items to be discussed and/or removed from the Consent Calendar for separate action.

V. CONSENT CALENDAR

A. Minutes of the Parks, Beaches and Recreation Commission Meeting of October 7, 2025

Waive reading of subject minutes, approved and order filed.

[10-07-2025 DRAFT PBR Minutes](#)

B. PW Activity Report

Receive/File Activity Report of past and upcoming projects and events.

[PW Activities Report](#)

C. RSS Activity Report

Receive/File Activity Report of past and upcoming projects and events.

[RSS Activity Report](#)

VI. CURRENT BUSINESS

A. Reforestation Request- 11 and 12 Cambria Drive

Staff recommends the Parks, Beaches and Recreation (PB&R) Commission consider the reforestation request of two City evergreen pear (*Pyrus kawakamii*) trees located at 11 Cambria Drive and one Brisbane box tree (*Lophostemon confertus*) located on the Cambria Drive slope frontage (fictitious address of 12 Cambria Dr.) due to a view encroachment.

The applicants, Sirus & Afsaneh Farivar (residing at 7 Goleta Point Dr.) have provided the required homeowner association (HOA) board meeting minutes along with the HOA board signature of approval to remove and replace the trees. If approved by the PB&R Commission, there will be one-for-one replacements with two dwarf purple-leaf plum (*Prunus cerasifera* 'Purple Pony') and one water gum (*Tristania laurina*) 36-inch box trees at the applicant's cost.

[Staff Report](#)

[Attachments A-E](#)

B. Reforestation Request- 2 Westcliff Park

Staff recommend the Parks, Beaches and Recreation (PB&R) Commission consider the reforestation request of one Stone Pine (*Pinus pinea*) and one Aleppo Pine (*Pinus halepensis*) located at Westcliff Park (Park 36 and 41) due to view encroachment.

The applicant, Claire Squire (project manager for 1034 West Wind Way) has attained the required number of approved petitions to bring the reforestation forward to the PB&R Commission. If approved, the applicant has agreed to fund the two tree removals and replanting with nine Toyon (*Heteromeles arbutifolia*) 24-inch box trees along the park's slope.

[Staff Report](#)

[Attachments A-D](#)

C. Community Service Award- Dr. Sean Boulton

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission approve the Community Service Award recognition of Dr. Sean Boulton to be awarded at a future Parks, Beaches and Recreation Commission (PB&R) meeting.

[Staff Report](#)

[Attachment A](#)

VII. ANNOUNCEMENTS/FUTURE AGENDA ITEMS

VIII. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public comments are invited on agenda and non-agenda items generally considered to be within the subject matter jurisdiction of the PB&R Commission. Speakers must limit comments to three (3) minutes. Before speaking, we invite, but do not require, you to state your name for the record.

IX. ADJOURNMENT

CITY OF NEWPORT BEACH

**Parks, Beaches & Recreation Commission
Regular Meeting
October 7, 2025 – 5:00 p.m.**

I. CONVENE MEETING OF THE PARKS BEACHES & RECREATION COMMISSION TO ORDER – 5:00 p.m.

II. ROLL CALL

Present: Anne Yelsey, Chair
Amy Waunch, Vice Chair
Hassan Archer, Commissioner (arrived late)
Keira Kirby, Commissioner
Travis Pirdy, Commissioner

Absent: Diane Daruty, Commissioner (excused)
Kate Malouf, Commissioner (absent)

Staff: Sean Levin, Recreation & Senior Services Director
Justin Schmillen, Recreation & Senior Services Deputy Director
John Salazar, Acting Deputy Public Works Director
Kevin Pekar, Parks and Trees Superintendent
John Nelson, City Arborist
Mariah Stinson, Administrative Support Specialist

III. NOTICE TO THE PUBLIC

IV. PUBLIC COMMENTS ON CONSENT CALENDAR

None

V. CONSENT CALENDAR

A. Minutes of the Parks, Beaches and Recreation Commission Meeting of September 2, 2025

Recommendation: Waive reading of subject minutes, approve and order filed.

B. PW Activity Report

Recommendation: Receive/file Activity Report of past and upcoming projects and events.

C. RSS Activity Report

Recommendation: Receive/file Activity Report of past and upcoming projects and events.

Chair Yelsey opened public comment. There was none.

Motion by Chair Yelsey, seconded by Commissioner Kirby, to approve Item V. CONSENT CALENDAR.

The motion carried by unanimous vote.

VI. CURRENT BUSINESS

A. Continuation of Reforestation Request – 1716 Santiago Drive

*Recommendation: Consider the reforestation request of a City American sweetgum (*Liquidambar styraciflua*) located at 1716 Santiago Drive due to a blocked yard drain, roots encapsulating the water meter and the applicant's desire to re-grade and renovate the parkway as part of a larger landscape renovation project.*

*The applicant, Robert Kone, resident at 1716 Santiago Drive, has met the procedural requirements established in City Council Policy G-1 - Retention, Removal, and Maintenance of City Trees (City Council Policy G-1) to apply for reforestation. If approved by the PB&R Commission, staff recommends requiring the replanting of a one-for-one, 36-inch box holly oak (*Quercus ilex*) replacement tree. The applicant would pay for both removal and replacement, but the work would be performed by a City contractor coordinated by the Public Works Department.*

Commissioner Archer joined the meeting during this item.

Parks and Trees Superintendent Kevin Pekar reported that the applicant, Robert Kone, lives at 1716 Santiago Drive, where there is a City American sweetgum considered a problem tree per City Council Policy G-1. He reported that staff requested that Mr. Kone apply as a reforestation request instead of applying as a problem tree. He added that the item was continued from the September 2nd meeting because the Commission requested to hear directly from the applicant, who was not in attendance at the last meeting, in addition to there being an issue surrounding a lack of timely posting of the tree. He confirmed that the tree has been properly posted for this meeting, and all residents within 500 feet of the tree were notified.

Mr. Pekar reported that the parkway has been severely lifted by the tree's roots, making it difficult for a passenger to exit a car parked along the curb. He added that a drain near the tree is likely compromised and, while there is not yet damage to the water meter box, it does have the beginning of root penetration. He added that Mr. Kone would like to relandscape his portion of the parkway and replace this tree with another one closer to the center of the property and farther from the meter box.

Mr. Pekar reported that the replacement tree would be a 36-inch box holly oak, which is appropriate for this sized parkway and is not root invasive.

In response to Commissioner Kirby's inquiry, Mr. Pekar reported receiving no public comments from the tree posting. He added that no receipts were provided for past

damage from the tree's roots and clarified his comments at the last meeting that there has not yet been damage to the drain.

Chair Yelsey opened public comment.

Mr. Kone reported that a landscaper hired to work on his property notified him about the tree being on the problem tree list, leading to consultation with Mr. Pekar in determining that a reforestation request makes more sense in this case.

Chair Yelsey closed public comment.

In response to Chair Yelsey's inquiries, Mr. Pekar clarified that the holly oak does not grow as large as other oaks. He added that the City has planted several holly oaks in similar parkway conditions with an expectation of them reaching 40 feet in both height and spread at maturity in a Southern California climate. He stated that it is an evergreen tree with acorns, which the City began planting 10 years ago, and has yet to see root issues. He noted that the Commission has both approved and denied similar reforestations based on view issues as opposed to root-caused damage. He noted that the Commission denied a request for a magnolia tree reforestation under similar circumstances that was appealed to the City Council, leading to a revision to the reforestation policy. He stated that a holly oak is a great replacement option.

Commissioner Kirby stated that the Commission takes every reforestation request very seriously and has concerns about creating a slippery slope within the policy. She reported visiting the tree and realized that there are many like it around the city whose situations this decision could impact.

In response to Commissioner Pirby's inquiry, Mr. Pekar expressed his surprise that the drain is not already blocked by the roots, adding that he expects to see an issue with the drain within the next five years if the tree remains. He added that the City would also have to replace the sidewalk, curb, and gutter within the next 5-10 years, at which point the City may be forced to remove the tree at its own expense.

Chair Yelsey stated that the raising of the sidewalk is an inevitable issue, making reforestation a cost-benefit to the City.

Motion by Chair Yelsey, seconded by Vice Chair Waunch, to approve the reforestation request as presented.

The motion carried 4-1 with Commissioner Kirby voting against.

B. Review of Urban Forest Inventory Update for Corona Del Mar and Citywide Canopy Cover Analysis, conducted by Dudek, Inc.

Recommendation: *Receive and file.*

Mr. Pekar reported that staff consulted with Dudek, Inc. on a pilot program for Corona del Mar's (CdM) tree inventory to create more data points for value

assessment and problem area analysis. He added that the Citywide canopy cover analysis benefited from the latest arboricultural technology with aerial imaging analysis.

Urban Forester Ryan Allen of Dudek, Inc., reported that CdM has an inventory of 3,353 trees with a full assessment of each being performed. He added that the tree data was viewed through the lens of urban forestry sustainability indicators to see if the trees are resilient and sustainable into the future. He added that pest and disease vulnerability was studied. He stated that Dudek could similarly study the City's other tree maintenance zones in the future (in two phases), but focused on CdM first.

Mr. Allen reported that the first sustainability indicator Dudek studies is species diversity to assess what percentage of the inventory is at risk from any given threat entering the area, such as a specific pest or impacts from climate change. He reported that the recommended sustainability guideline is to have no genus compose more than 10% and, in CdM, only magnolias cross the threshold at 13.3%. He added that no species should be over 5% of the inventory, with southern magnolias (13.3%), Mexican fan palms (9.6%), and king palms (8.0%) exceeding this threshold. He noted that overall, there is a good tree diversity throughout CdM.

Mr. Allen reported that trunk diameter is used to assess the age of trees to ensure a good variety as trees mature. He added that the City has more young trees than should be expected in an ideal range but added that the figure makes sense in the CdM neighborhood, given the timeframe of its development. He reported that 96% of CdM's trees are in good or fair condition, which makes for a healthy overall rating for the inventory. He noted that of the six most common trees, only magnolias and Hong Kong orchids are underperforming in comparison to the overall inventory.

Mr. Allen reported that the CdM inventory was assessed through the Water Use Classification of Landscape Species (WUCOLS) Database for water use and future climate sustainability, finding that 57% of the trees are moderate water users, which is decent for a coastal area like Newport Beach, but would be too high for drier areas of California. He noted that southern magnolias are expected to be less suitable in the future, assuming an evolution to a hotter and drier climate. He noted that the American sweetgum that was the subject of the previous item is also a tree that is likely less sustainable in the future with anticipated climate changes. He clarified that the City should not stop planting these less climate change resilient trees, but there should be a dialogue around reducing them.

Mr. Allen reported that CdM has an impending pest threat in the South American palm weevil, which has been steadily moving north in recent years. He added that there is no known way to prevent the pest from damaging a palm tree once infected, with the best remedy being to remove the palm tree once the pest is identified. He added that the South American palm weevil is lethal to most palm species, with palms comprising 28% of CdM's tree inventory, and 93% of the CdM palm population being vulnerable to the pest. He recommended that the City produce a

control plan for the northerly-migrating pests, which can devastate the palm population.

Mr. Allen reported that the study identified the need for 276 structural pruning's, 20 trees requiring an elevated risk assessment, and 28 trees in need of removal. He reported that overall CdM's trees are safe and healthy, with 96% in fair or good condition, and recommended creating a Monitoring Plan for magnolia trees as they are generally underperforming and less suitable for anticipated climate changes.

Mr. Allen reported that Dudek was also contracted to conduct a Citywide canopy cover analysis, broken down by census tracts, zoning types, and parks, to set a baseline for long-term planning. He stated that 13% of Newport Beach is under the cover of a tree canopy, with most of the City's census tracts within the 10-15% range. He added that the coastal areas are the lowest, noting that this is common. He reported that the average for parks was 24% but the distribution is uneven, with 71% of parks having less than 30% canopy coverage, adding that the City's parks only account for 6% of the overall tree cover. He noted that coastal parks can have a view consideration prohibiting the planting of trees, while several others are focused on open recreational fields.

Mr. Allen reported that planned communities, residential neighborhoods, and public spaces ranked the best when creating a ratio of acreage to canopy cover. He noted that there are challenges to increasing canopy cover in the western portion of the city, as it is densely developed and has water restrictions, with a larger possible planting area existing in the eastern portion of Newport Beach.

Mr. Allen reported that, based on current canopy coverage of 13% and potential growth opportunities, 15% would be a realistic goal for the City using public space. He added that the loss and growth of trees on private property is a significant driver of the overall percentage, but is largely beyond the control of the City.

Mr. Allen reported that his recommendations to the City include taking steps to establish an urban canopy cover goal and aligning it with urban forestry requests like reforestation. He also recommended consideration of a private property tree protection ordinance, refining data to create a planting strategy focused on specific neighborhoods, and the development of partnerships with large private landowners and the school districts to support urban forestry goals.

In response to Commissioner Kirby's inquiries, Mr. Allen stated that no factor was considered in assessing which genus and species were overrepresented, including a past trend of planting those types of trees. He clarified that overrepresentation does not mean that certain trees should not be planted in the future, but rather it serves as a cautionary sign encouraging planting other species to increase diversity. He confirmed that the full Dudek report includes a recommended tree species list.

In response to Commissioner Archer's inquiries, City Arborist John Nelson confirmed that the South American palm weevil has not been identified in Newport

Beach. City Arborist John Nelson added that it has been spotted in the City of Irvine, but it was determined to be a wayward stray. He added that they prefer Canary Island date palms but can infest about a dozen other palm species. He added that the Irvine sighting has led to the creation of a Monitoring Program where the City's palms are being searched for the South American palm weevils during their routine inspections. He reported that the weevils were first identified north of Mexico in 2010 in the City of San Diego and are only now reaching the Inland Empire region with the one stray reaching Irvine. He added that the weevils tend to move further northward when they achieve a certain population density within an area.

In response to Commissioner Archer's inquiry, Mr. Pekar stated that, if the weevil reaches Newport Beach, the City has West Coast Arborists on contract to activate a prevention plan with a focus on the prized Canary Island date palms along Marguerite Ave.

In response to Commissioner Archer's inquiry, Mr. Allen stated that the previous item was a good example of managing reforestation requests while potentially balancing canopy cover. He added that a 36-inch box tree is younger and would be more eager to adapt to the landscape and spread than a 48-inch box tree that may be larger initially but grows at a slower rate. He added that the ideal replacement tree to add canopy cover is a combination of its species and how fast it grows. Mr. Nelson added that there is a factor of identifying the right tree for the right place based upon fit and providing the largest canopy possible without disrupting infrastructure such as overhead powerlines if planted near a right of way. He added that there can also be a matter of policy in developing the best method of replacing trees with an emphasis on maintaining the canopy coverage. Mr. Pekar stated that City staff has been considering updates to City Council Policy G-1, and this could include using Dudek's recommended tree species list as it relates to suitable replacements, along with aligning canopy goals to the reforestation policy.

In response to Commissioner Piridy's inquiry, Mr. Allen reported that the inventory assessment shows that the City's trees are healthy and in a safe condition. He cautioned that Dudek did not perform a management assessment, but the assessment of safe and healthy condition indicates that the City's trees are being managed well. He noted that many factors impact a city's ability to provide canopy coverage, so assessing how good any given city is doing is relative to its potential. He clarified that Newport Beach has some constraints, like the beaches, which do not allow it to reach the same canopy percentage as other Orange County cities.

Commissioner Kirby thanked Mr. Allen for his comments on the constraints within Newport Beach to dramatically increasing canopy cover, such as coastal areas and recreation fields.

Chair Yelsey opened public comment.

Jim Mosher inquired if there are differences between a southern magnolia and a little gem magnolia, how the public can view the more detailed version of Dudek's

report, and what the City's next steps should be based on this report. He added that any potential policy change based on the report should be included in the forthcoming General Plan updates.

Chair Yelsey closed public comment.

In response to Chair Yelsey's inquiries, Mr. Pekar stated that this report is only the first phase of cataloging the City's tree inventory, focused on CdM. He added that there are still two more phases to complete, with the hopes that the data will assist staff in creating an Urban Forest Management Plan. He added that potential updates to Policies G-1, G-3, and G-6 following the completion of the Urban Forest Management Plan will involve higher-level input and, when it comes to the Commission in the future, an Ad Hoc Subcommittee could be an option. He confirmed that this is a receive and file item because it is meant more as an introduction to the work with policy direction requests to come after the work is completed on a Draft Urban Forest Management Plan.

In response to Commissioner Kirby's inquiries, Mr. Pekar confirmed that additional funding will probably be needed to complete the next two phases of the study. He stated that he is happy to see that the Commission is excited about the program. He agreed that the Commission could make a formal recommendation to the City Council to continue the work, but noted it would have to be done at the next meeting because it has not been Agendized.

In response to Commissioner Archer's inquiry, Mr. Pekar confirmed that staff has considered adding certain diseased tree species to the City's problem tree list. He clarified that the City should not stop planting magnolias, but the City should be aware that there is already a disproportionately high number of them in the inventory, and encourage other trees instead. He noted that the tulip tree scale is infesting magnolia trees, so staff has limited the planting of magnolia trees in areas where the scale is a problem, such as CdM. He cited the tulip tree scale as a good reason why diversity is important because one pest is attacking a larger percentage of the inventory. He added that the weevils could someday be viewed similarly to how the City is currently looking at protecting trees from the scale.

Chair Yelsey received and filed the report.

C. General Plan Harbor, Bay, and Beaches Element, Natural Resources Element, and Recreation Element-Ad Hoc Subcommittee Recommendations

Recommendation: Review comments from the Ad Hoc Subcommittee and direct staff to forward to General Plan Advisory Committee for consideration, along with any additional input as appropriate.

Recreation & Senior Services Deputy Director Justin Schmillen reported that, in August, the Draft Recreation Element, Draft Natural Resources Element, and Draft Harbor, Bay, and Beaches Element were presented to the Commission, with the

Commission appointing Commissioners Daruty, Kirby, and Malouf to an Ad Hoc Subcommittee in September to take a deeper dive into the General Plan update.

Commissioner Kirby reported that the Subcommittee met with City staff on September 17th and had an additional internal Subcommittee meeting on September 22nd to compile notes. She reported that the memorandum in the Agenda packet highlights things the Subcommittee liked and disliked about the draft elements, lists things the Subcommittee would like added, and includes some questions about the draft policies, looking for clarity.

Chair Yelsey commended the helpful summary and feedback.

Chair Yelsey opened public comment.

Mr. Mosher reported that he is a member of the General Plan Advisory Committee (GPAC) but is speaking as an individual. He lauded the Subcommittee's recommendations. He noted that the Draft Natural Resources Element includes urging the City to draft an Urban Forest Management Plan as described in the previous item. He added that a focus on improving the tree canopy could be added to the draft based on the previous item's discussion.

Mr. Mosher noted that the focus areas of the Subcommittee's feedback are trees and parks. He reported that the addition of "Beaches" to the Harbor, Bay, and Beaches Element comes from the Water Quality/Coastal Tidelands (WQCT) Committee out of concerns over preserving the beaches, but the City Charter calls for the City Council to look to the Commission to advise them on beach-related matters and not the WQCT Committee. He expressed his hopes that beach-related matters in the future will go to the Commission, lamenting that they have rarely discussed anything related to the beaches over his 15 years of regular meeting attendance.

Chair Yelsey closed public comment.

Commissioner Archer agreed that it has been rare to have a beach-related item heard during his seven years on the Commission, with the closest one being a beach-adjacent discussion about eBikes. He lamented how they have not investigated matters like beach erosion and encouraged more items on subjects like erosion.

Commissioner Kirby reported that the Subcommittee was unaware that this meeting would include the Dudek presentation and commended the Subcommittee for being in line with what the Commission heard about urban forestry in the previous item. She agreed with Mr. Mosher's comment about incorporating canopy cover in the General Plan. She reported that the Draft Harbor, Bay, and Beaches Element led to the most Subcommittee questions.

Recreation & Senior Services Deputy Director Schmillen noted that the City is still taking comments from the public about the draft elements until November 17th. He

encouraged the Commissioners and others to view the latest drafts available on the City's website and continue to comment.

In response to Chair Yelsey's inquiry, Recreation & Senior Services Deputy Director Schmillen confirmed that staff recommends that the Commission review the Subcommittee's comments and direct staff to forward them to the GPAC for consideration.

In response to Commissioner Kirby's inquiry, Recreation & Senior Services Deputy Director Schmillen confirmed that the draft elements will come back to the Commission in early 2026.

Commissioner Pirdy stated that the Commission would intently scrutinize any beach-related items brought before it. He cited the potential boardwalk expansion as a matter where the Commission could offer input with a focus on public safety if the subject reaches their Agenda.

Motion by Commissioner Archer, seconded by Commissioner Kirby, to approve staff forwarding the Ad Hoc Subcommittee's recommendations to the General Plan Advisory Committee for consideration, along with additional input as appropriate.

The motion carried by unanimous vote.

VII. ANNOUNCEMENTS/FUTURE AGENDA ITEMS

Recreation & Senior Services Deputy Director Schmillen reported that the annual Halloween Spooktacular will be on October 25th from 3-6:00 p.m. He added that reservations for Witte Hall have been opened for April of 2026 as the facility's construction is making great progress.

Acting Deputy Public Works Director John Salazar reported that the City will hold its annual compost giveaway on October 18th, along with a paper shredding and e-Waste drop-off opportunity.

Chair Yelsey commended last year's e-Waste collection event.

Acting Deputy Public Works Director Salazar stated that the event averages about 600 cars' worth of patrons.

Commissioner Kirby reported that the Lower Castaways Ad Hoc Subcommittee met, determining that the new aquatic center will also not be placed at Mariners' Park. She reported from a September 18th meeting that Bonita Creek Park is now being studied for a potential aquatic center. She added that the Request For Proposals (RFP) for the Lower Castaways site were due last Friday.

VIII. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Mr. Mosher reported that the City is hosting a couple of open houses on October 21st and October 22nd to gather public feedback about the General Plan updating process. He added that a housing development was approved at the last Planning Commission meeting, where a bicycle repair station will be replaced by a tree. He stated that the repair stations promote bicycle riding as a form of recreation and expressed his disappointment that it will not be included in the final project.

Commissioner Kirby added that there is a bicycle repair station at the Sunset Ridge Park Bridge, which could be close enough to the new development. She agreed that more community members should be made aware of the City's bicycle repair stations.

Commissioner Pirby reported that his brother is a past recipient of the Community Service Award given by the Commission. He added that the 10th Ben Did Go paddle occurred in September and expressed his appreciation for the City's, staff's, and Commission's support for the event, even though it is not an official City event.

Chair Yelsey lauded the Ben Did Go event's success.

IX. ADJOURNMENT – 6:30 p.m.

Submitted by: _____
Mariah Stinson, Administrative Support Specialist

Approved by: _____
Anne Yelsey, Chair



== CITY OF ==

NEWPORT BEACH

Public Works Department Monthly Activities Report

To: Parks, Beaches & Recreation Commission

From: Public Works Department

John Salazar, Acting Deputy Public Works Director



Inclement Weather Event Mid-October

Inclement weather arrived early this year with a heavy rain event October 14, 2025. While the rain and wind was short, it was intense with storm gusts blowing in from the southwest. These forces are in direct opposition from the normal Santa Ana winds which arrive from the northeast. In all, the City of Newport Beach experienced two tree failures and two moderate sized limb breaks, aside from scattered smaller debris.

Despite the heavy wind and rain, the City suffered far fewer limb breakages than expected. This is an indication that the City's tree maintenance program, trimming all 35,000 trees over a two-year period, is preventing unnecessary damage. Frequent light trimming prevents the 'sail-effect' upon the limbs during strong wind gusts.



Police Department Landscape Renovation

During the recent modifications of the Police Department parking lot, much of the landscape and irrigation were removed, and the size of the planters was reduced to provide additional parking. Public Works Department staff and contractors recently completed the restoration of the planters, installing new

irrigation mainlines and valves with water-conscious drip irrigation. Crape myrtle trees, and coprosma and carissa groundcover were installed. A thick layer of mulch was laid down to provide the final touches.



Civic Center Hydroseeding

The Public Works Department recently completed a hydroseeding project at the Civic Center Park. Getting the seed down in fall both takes advantage of cooling weather and makes sure it is down before winter rains. The process consists of hydraulically spraying a seed mixture combined with a recycled cellulose (paper) blend. A tackifier is added to ensure the seed and mulch stays in place on the sloped areas. The perennial seeds used are a blend of Mission Bells, red, orange and white California Poppy, Primrose, Lupine and Gaillardia. This project is sure to add a splash of perennial color to the park slopes, welcoming patrons to the Civic Center this spring.



Centennial Plaza Plaque Refurbishment

As part of the City's Centennial celebration, the Centennial Plaza, at Marguerite Avenue and East Coast Highway, was created. The Plaza has approximately 25 bronze dedication plaques. The dedications include the clock tower, mosaic walls, chimes and trees. Over the years, the plaques have faded due to oxidation. Public Works Department staff completed a refurbishment of the plaques that includes power washing, sanding, painting the patina (background), sanding the lettering to a bright finish, and finally, applying a sealer. This annual maintenance process can take several days.

Before



After



Special Tree Removals

On October 17, 2025, a Public Works contractor conducted emergency removals of Special City Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) trees located at 1700 Starlight Circle (tree located on Glenwood Lane) and 1805 Glenwood Lane.

A field inspection and report by the City's Consulting Arborist confirmed the trees' overall risk level to be moderate, based on potential for Sudden Limb Drop, a biological phenomenon associated with Eucalyptus trees. Another factor considered was site failure history in the neighborhood, as during the previous month a large limb fell from the tree at 1700 Starlight Circle in clear weather. Due to the unacceptable risk threshold and the lengthy time before the next Parks, Beaches and Recreation Commission meeting to present the recommendation for removal, considering the likelihood of inclement weather during the intervening time period, thus exposing the public to further risk, the trees were removed. The trees will be replaced with Australian Willows trees.



Trees Maintenance

During September and October 2025, Great Scott Tree Service (GSTS) trimmed Coral, Ficus, and Palm trees City-wide. During the same period, GSTS trimmed all the trees in Grid 9 (Cameo Highlands), Grid 10 (Cameo Shores) and Grid 11 (Shore Cliffs) and responded to 12 tree-related emergencies and completed

seven service requests. Grid 17 (Balboa Peninsula) was started after Labor Day, and crews will be pruning trees there through December.

Month of:	# of Trees Trimmed:	# of Trees Removed:	# of Trees Removed Because a Problem Tree:	# of Trees Planted:
September	1,391	13	2	22
October	1,281	43	1	54

Prepared By:

Kevin Pekar, Superintendent
Parks and Trees Section



CITY OF

NEWPORT BEACH

Recreation & Senior Services Department Monthly Activities Report



To: PB&R Commission
From: Sean Levin, RSS Director
Justin Schmillen, RSS Deputy Director

8th Annual Halloween Spooktacular

Our 8th Annual Halloween Spooktacular at Mariners Park was a huge success, drawing ~3,000 guests. The park was packed with favorites with the haunted walk-through, pumpkin decorating, costume contest, spooky seek-n-find at the library, carnival games, and inflatables. Our trunk-or-treat nearly doubled in size this year with 24 participants—from City departments to contract instructors and outside vendors—all joining the fun. The Jurassic Park theme was everywhere, including our own “Marina Park” trunk complete with entrance gates, a sailboat, and a handcrafted dinosaur hitchhiker.

The haunted walk-through was a major highlight, featuring classic horror, spiders, clowns, and this year’s rotating Coraline theme. With support from OASIS, the costume contest also saw fantastic participation, including our new and very popular “Mini Monster” category for ages five and under. We loved seeing so many creative homemade costumes—like a claw machine and a Blue Angels fighter jet—and we’re grateful to our spirited judges: Mayor Joe Stapleton and Councilmembers Erik Weigand and Sara Weber.

The City Arts Commission-sponsored pumpkin decorating area drew a huge crowd as well, with 500 pumpkins decorated and plenty of smiles. Families also enjoyed the display of professionally carved pumpkins.



Light Replacements at Bonita Creek Park

Recreation & Senior Services Staff coordinated the installation of new light bulbs at Bonita Creek Park. Bonita Creek Park is highly utilized by youth sport groups, adult sports programs, and residents of the community. With these new light bulbs, safety and visibility for evening activities are enhanced for both participants and spectators.

Fostering Interest in Nature (FiiN)

Over the course of 8 weeks, the program hosted 450 fifth graders from Title I schools in Orange County. For many it was their first time away from home and to the beach! Participants camped out and enjoyed breakfast, lunch, and dinner at the Dunes Back Bay Bistro. Participant activities included a hike in the back bay, visit to the Back Bay Science center, and concluded their stay with a boat ride out to the bell buoy! The goal of the FiiN program is to educate young participants about the importance of conservation and respect for nature while fostering a lifelong curiosity for the outdoors.



Youth Programs - Childcare Hours

Our Youth Programs provide over 4,000 hours of childcare to the Newport Beach community each year. Through our Summer Day Camps, Preschool Camps, Seasonal Camps, and After School Programs (Active Kids), we accommodate more than 1,400 participants annually. The Youth Programs staff team is staffed by 20+ dedicated individuals across three sites, all prepared to assist, connect with, and engage in activities with participants. The Active Kids program operates from school dismissal—including on early release days—until 6 p.m. on all school days. Additionally, on non-student days, Active Kids offers one-day camps to provide full-day childcare at no extra cost to parents. These camps run from 7 a.m. to 6 p.m. Overall, the Youth Programs division is committed to meeting the childcare needs of families in Newport Beach.



Winter Registration

Knock out your plans for the new year today! The Recreation & Senior Services Department is here to help you take a swing at starting a new routine in January. Transition from the fun and excitement of the holiday season to a new year of classes and camps for all ages! Registration for Winter 2026 classes is now open with programs starting the week of January 4. Visit nbca.gov/register to register now.



OASIS Fitness Center - 100 Mile Club Challenge

This fall, the OASIS Fitness Center launched our first-ever 100 Mile Club Challenge, and our members hit the ground running! Over 12 weeks, 57 participants laced up, logged in, and collectively racked up an incredible 3,800 miles of walking and running. We enjoy giving our members new ways to stay fit, stay connected, and stay competitive. All mileage was tracked through the Strava app, where participants could cheer each other on by commenting words of encouragement on each logged activity. An impressive 22 members crossed the 100-mile finish line, earning a commemorative visor and a well-deserved spot on our Wall of Fame. We couldn't be prouder of the dedication, consistency, and community spirit our members brought to this challenge!



OASIS Thanksgiving Luncheon

OASIS hosted its annual Thanksgiving Luncheon on Wednesday, November 19, welcoming 180 attendees. Guests enjoyed a classic turkey dinner in a warm and inviting atmosphere, accompanied by live entertainment from a talented pianist whose nostalgic music added a special charm to the celebration.

As part of the festivities, all participants were entered into a raffle, with several lucky winners receiving festive holiday gifts, a wonderful way to begin the holiday season.

OASIS extends its heartfelt gratitude to all participants, whose continued engagement and support make events like this possible. The organization is truly thankful for its community of members and looks forward to many more celebrations together.



Marina Park Family Fun Night

On Friday, December 19 at 5:30 p.m. at the Marina Park Community Center, enjoy a fun family event for all ages, with lots of activities, dinner and an amazing view of the Newport Beach Christmas Boat Parade. We will have crafts for kids, photos with Santa, and the evening will include watching 117th Newport Beach Christmas Boat Parade from one of the most prestigious location.

Refashioned Workshop with Sage Hill High School

On December 10, OASIS will partner once again with the talented students of Sage Hill High School's Refashioned club to host an engaging community workshop focused on sustainable fashion. Participants will enjoy a brief, 15-minute presentation highlighting the environmental impact of textile waste and the importance of upcycling. Following the presentation, attendees will create their own one-of-a-kind upcycled denim keychains using donated fabric. This hands-on activity will offer a fun, creative way to learn about sustainability, and each participant will take home a unique handmade gift.

Breakfast with Santa

The holidays have arrived, and we're ready to celebrate! Join us Friday, December 5 from 9:30 a.m.- 11 a.m. at Newport Coast Community Center for a magical morning with Santa! Enjoy a tasty breakfast, festive holiday songs, crafts, a bounce house, train rides, and a special photo with Santa!



Park Patrol

Due to the timing of the meeting, these monthly summaries will be two months behind (i.e. in June you will receive April summary). During the months of **September and October**, Park Patrol completed the following:

PATROL CHECKS	
Youth Sports Groups	85
Field related issues/checks	332
Park/Picnic/reservation issues/checks	21
Community Center issues/checks	135
Playground checks	344
Other	287
PUBLIC CONTACTS	
Education	14
Alcohol	17
Dog related	383
Written Warnings Issued	4 (parking violations)
Citations Issued	6 (parking violations)

Special Event Permits

As of November 15, 2025, there were 149 Special Event Permits processed and issued for the year. Those events of note for this period are:

Event Name	Location	Dates	Attendance
Art in the Park	Newport Beach Civic Center	September 20, 2025	1,500
Pacific Coast Triathlon	Crystal Cove State Park	September 21, 2025	1,500
City of NB Surf Championships	56 th Street Beach	September 20-21, 2025	300/day
More than Pink Walk	Fashion Island	September 28, 2025	1,500
Sandcastle Contest	Corona del Mar Beach	September 28, 2025	1,000
NB Volleyball Invitational	Newport Beach Pier	October 7, 2025	1,500
Halloween Spooktacular	Mariners Park	October 25, 2025	2,000

Facility Use

During the period of September 16, 2025-November 15, 2025, were:

FACILITY USE (Indoor)	
Civic Center Community Room	71
Community Youth Center (CYC)	12
Junior Lifeguards Room	19
Marina Park Event Room	38
Marina Park Classrooms	133
Newport Coast Community Center	42
Newport Coast Community Center Gym	44
OASIS Event Room	9
OASIS Classrooms	21
FACILITY USE (Outdoor)	
Marina Park Picnic/Park Area	43
Picnic/Park Area	59
Fields	31



OASIS Senior Center - September 2025

TOTAL PARTICIPANTS	8,780
RECREATIONAL CLASSES (unpaid)	1,435
FITNESS CENTER	6,882
PERSONAL TRAINING SERVICES	463
TRANSPORTATION RIDES PROVIDED	826
New clients	16
MEALS PROVIDED	849
Congregate Meals	114
Meals on wheels	735
MEDICAL EQUIPMENT LOANS	26
TOTAL RENTALS	11
Private	0
Commercial	0
Non-Profit	10
NMUSD	0
Internal	1
VOLUNTEER SERVICE HOURS PROVIDED @ OASIS	745
Congregate Meals	42
Greeters	229
General membership meeting	20
Gift Shop	132
Home delivered meals	210
Library	132
Travel Office	200
Rummage Sale	890
SOCIAL SERVICES & RESOURCES PROVIDED	990
Counseling	160
SHARP	5
Employment	5
HICAP	20
Housing	25
Information and Referral	750
Telephone reassurance	140
Senior assessment	5
Legal assessment	10
Caregiver Referrals	20
FRIENDS OF OASIS TRIPS & PARTICIPANTS	75
Bowers Museum 9/5	50
Tribute to the Carpenters 9/18	25
SPECIAL EVENTS/SCREENINGS/LECTURES PARTICIPANTS	207
Karaoke Celebration 9/9	32
Early Stage Memory Loss 9/11	4
AI Made Simpe 9/16	77
Veteran's Social Group 9/16	28
Music for your Mind 9/18	20
Move Lecture 9/9	17
Sing-a-Long 9/17	29



OASIS Senior Center - October 2025

TOTAL PARTICIPANTS	8,922
RECREATIONAL CLASSES (unpaid)	1,276
FITNESS CENTER	7,173
PERSONAL TRAINING SERVICES	533
TRANSPORTATION RIDES PROVIDED	932
New clients	19
MEALS PROVIDED	936
Congregate Meals	131
Meals on wheels	805
MEDICAL EQUIPMENT LOANS	24
TOTAL RENTALS	14
Private	0
Commercial	1
Non-Profit	0
NMUSD	10
Internal	3
VOLUNTEER SERVICE HOURS PROVIDED @ OASIS	1,088
Congregate Meals	44
Greeters	191.25
General membership meeting	20
Gift Shop	132
Home delivered meals	230
Library	132
Travel Office	224
Rummage Sale	114.25
SOCIAL SERVICES & RESOURCES PROVIDED	921
Counseling	170
SHARP	0
Employment	5
HICAP	20
Housing	15
Information and Referral	550
Telephone reassurance	140
Senior assessment	1
Legal assessment	5
Caregiver Referrals	15
FRIENDS OF OASIS TRIPS & PARTICIPANTS	115
Warner Bros. Studio Tour 10/9	50
LACMA 10/10	27
Carpenter Performing Arts Center 10/25	38
SPECIAL EVENTS/SCREENINGS/LECTURES PARTICIPANTS	202
From Memories to Memior 10/14	8
Medicare-Whats New for 2026 10/15	35
Music for your Mind 10/16	30
Flu Shot 10/22	72
Art for Healing 10/23	9
Legacy Letters 10/23	9
AARP Driver Safety 10/22-10/23	3
Perfect Blend 10/30	36



CITY OF

NEWPORT BEACH

PB&R Commission Staff Report

Agenda Item: **VI-A**
December 2, 2025

TO: Parks, Beaches & Recreation Commission

FROM: Public Works Department
John Salazar, Acting Deputy Public Works Director
949 644-3055, jsalazar@newportbeachca.gov

PREPARED BY: Kevin Pekar, Parks and Trees Superintendent
949-644-3069, kpekar@newportbeachca.gov

TITLE: Reforestation Request – 11 and 12 Cambria Drive

RECOMMENDATION:

Staff recommends the Parks, Beaches and Recreation (PB&R) Commission consider the reforestation request of two City evergreen pear (*Pyrus kawakamii*) trees located at 11 Cambria Drive and one Brisbane box tree (*Lophostemon confertus*) located on the Cambria Drive slope frontage (fictitious address of 12 Cambria Dr.) due to a view encroachment.

The applicants, Sirus & Afsaneh Farivar (residing at 7 Goleta Point Dr.) have provided the required homeowner association (HOA) board meeting minutes along with the HOA board signature of approval to remove and replace the trees. If approved by the PB&R Commission, there will be one-for-one replacements with two dwarf purple-leaf plum (*Prunus cerasifera* 'Purple Pony') and one water gum (*Tristania laurina*) 36-inch box trees at the applicant's cost.

DISCUSSION:

The applicants, Sirus & Afsaneh Farivar (residing at 7 Goleta Point Dr.) contacted the City Arborist to request the removal of two evergreen pears (*Pyrus kawakamii*) located at 11 Cambria Dr (Front 1 and 2), and one Brisbane box (*Lophostemon confertus*) located on the Cambria Drive slope frontage (fictitious address of 12 Cambria Dr.) due to view encroachment.

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 applicants indicate the view becomes obstructed prior to the City's scheduled trimming. Additionally, the applicants, who have paid for supplemental trimming in the past for the Brisbane box tree(s), wish for a more permanent resolution to the impaired view.

The Farivar's were advised of the Reforestation process as an option. The applicants provided the required HOA board meeting minutes along with the HOA board signature of approval to remove and replace the trees. They are willing to pay for the tree removals and the planting of three 36-inch box replacement trees. If approved by the PB&R Commission, there will be one-for-one replacements with two dwarf purple-leaf plum (*Prunus cerasifera* 'Purple Pony') and one water gum (*Tristania laurina*) 36-inch box trees.

NOTICING:

Mr. and Mrs. Farivar (applicants), Councilmember Sara Weber and Spyglass Hill Community Association have received a copy of this report. The trees were 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. Spyglass Hill Community Association Meeting Minutes/Approval
- C. Tree Removal Report/Review
- D. Info Sheet – dwarf purple-leaf plum 'Purple Pony' and water gum
- E. Postcard Notification Map



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.

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

3

Location of tree(s)

1. One tree is at the bottom of our backyard slope.

11 Cambria

2. Two trees are on the street below adjacent to the side walk in front of

Requestor

☒ Property Owner
☐ Community Association
☐ Other _____

Address/ Phone (Daytime) / Email

7 GOLETA POINT DRIVE

CORONA DEL, CA 92625

Mobile 714-925-1971

sfarivarmd@gmail.com

Date: 08.10.2025

Signature:

Sirus & Afsaneh Farivar

Print Name: Sirus & Afsaneh Farivar

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.

- ☐ Proven and repeated history of **damaging** public or *private, sewers, water mains, roadways, sidewalks, curbs, walls, fences, underground utilities or foundations. (*Greater than \$500)
- ☐ **Repeated history of significant interference** with street or sidewalk drainage.
- ☐ **Dying** Has no prospect of recovery.
- ☐ **Diseased** Cannot be cured by current arboricultural methods. In advanced state of decline with no prospect of recovery.
- ☐ **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.
- ☐ **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:

- ☒ Property Owner
☐ Community Association
☐ Other _____

Check all items applicable:

- ☐ Tree(s) causing curb, gutter, sidewalk or underground utilities damage.
☐ Wrong tree species for location
☒ View encroachment
☐ Area has clearly defined contiguous boundaries that include the tree(s) proposed.
☐ 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.
☐ Areas represented by a legally established community association, may submit a resolution of the Board of Directors formally requesting a reforestation.
☐ 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.

Please see the attached sheet

*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: _____

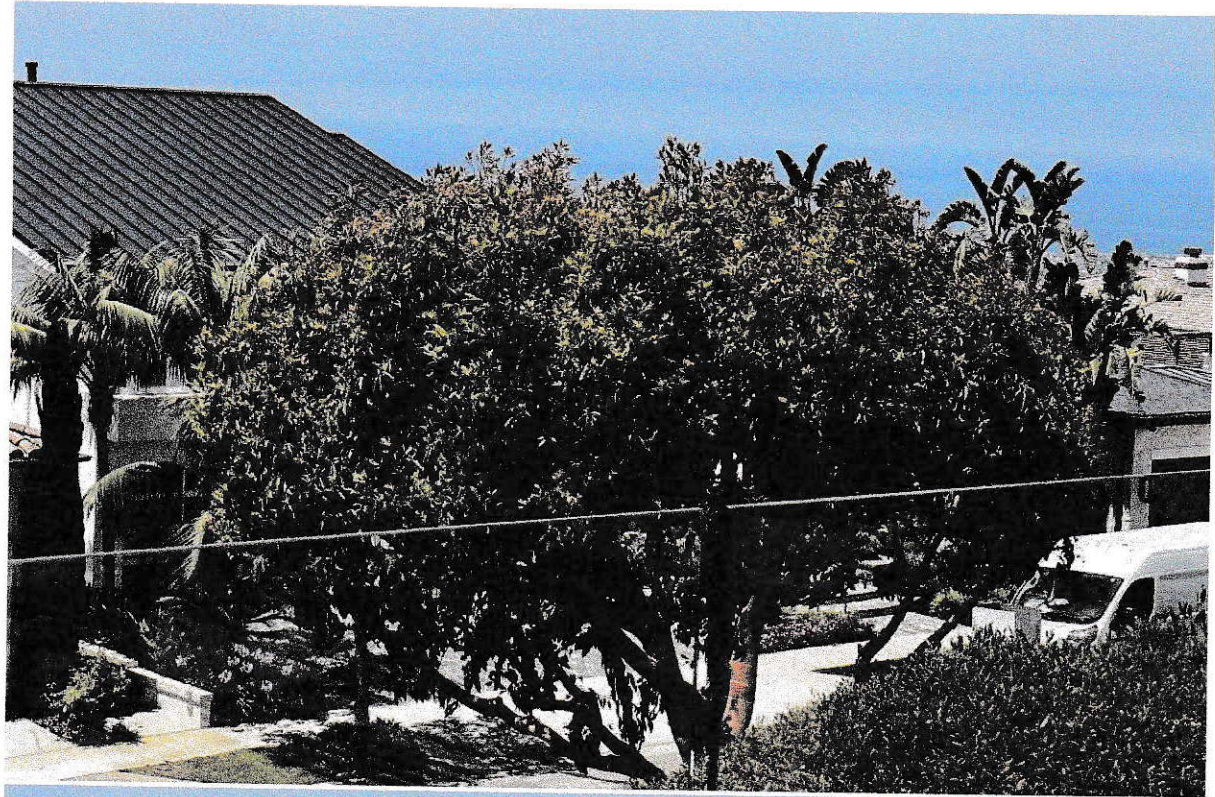
Please see the attached sheet

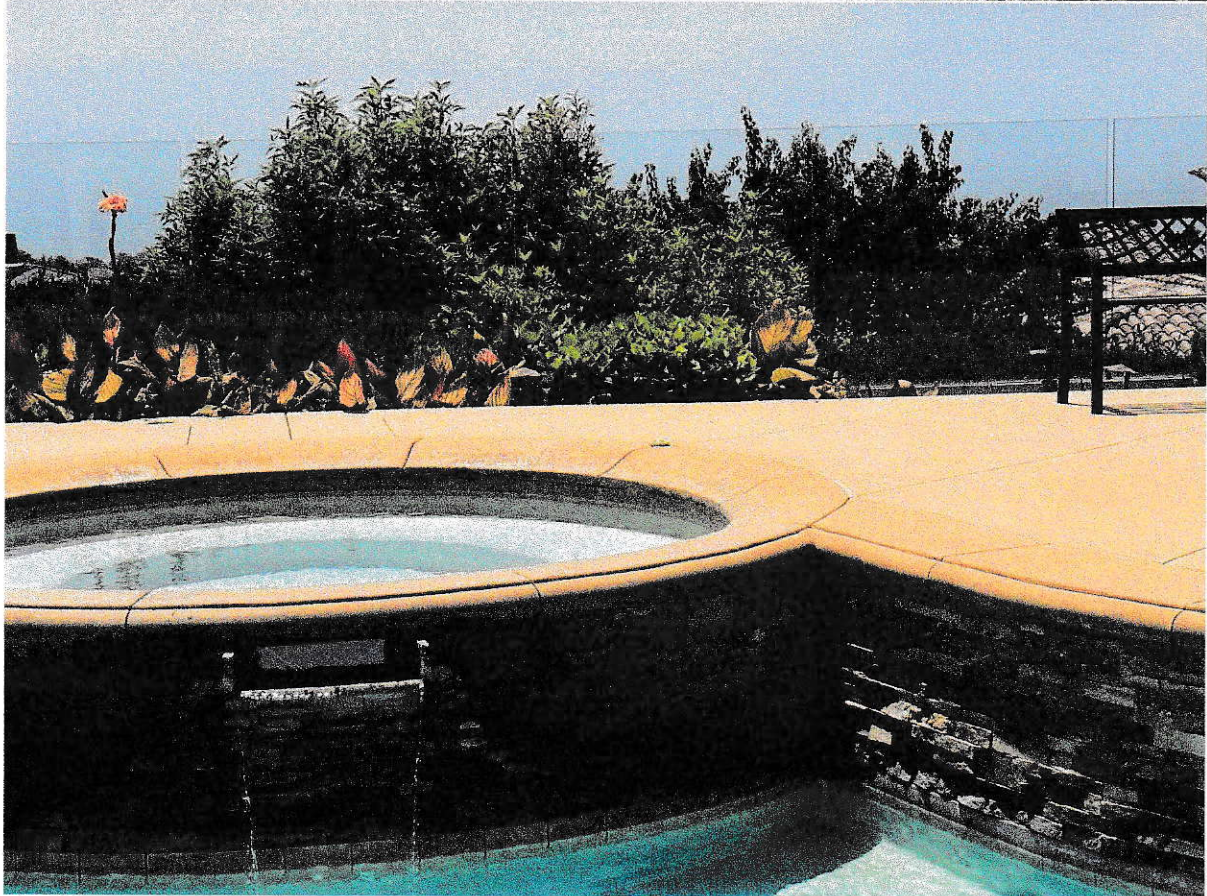
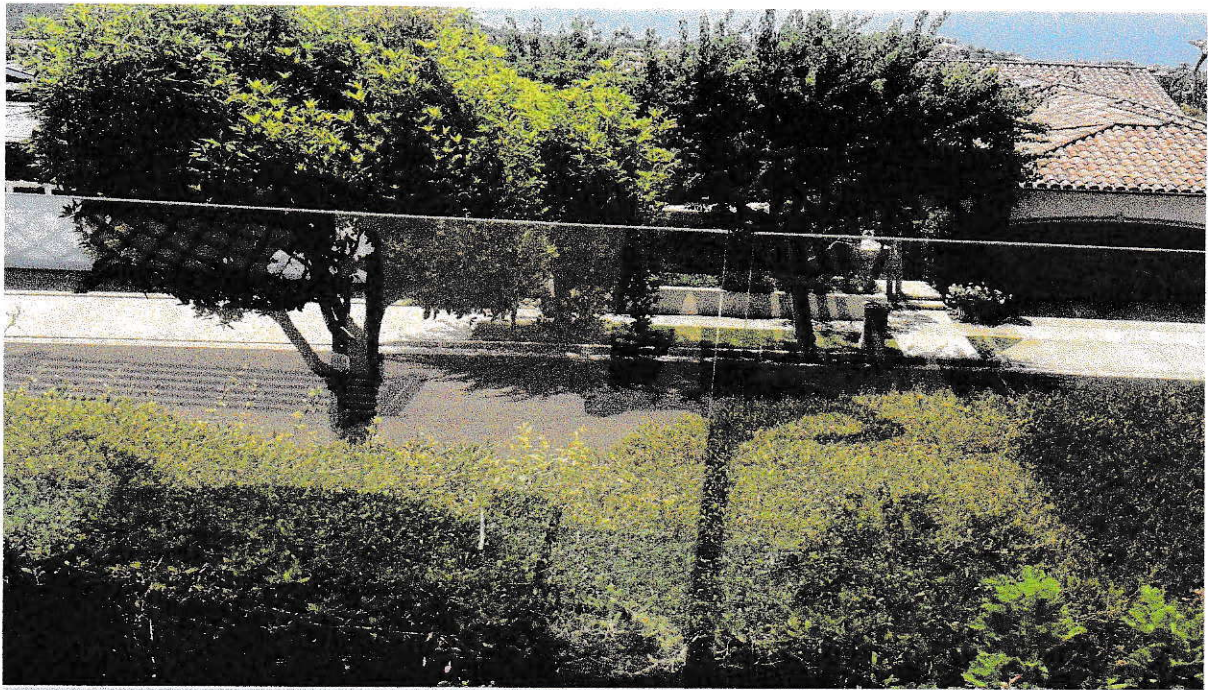
Removals, except emergency, will be subject to the notification processes, time frames and authority as specified in the City Council G-1 Policy.

ATTCHMENT

For the past 36 years, the City of Newport Beach has been managing the growth of these trees with regular maintenance. The city has historically pruned them on a biennial schedule, and we have frequently paid for additional pruning in the years between city services to ensure the view was maintained. Unfortunately, the trees have now grown to a height that makes routine trimming ineffective. A recent survey conducted by a Newport Beach City agent confirmed that all three trees may need about 10 feet trimming a height that is beyond the city's two-foot pruning limit. The agent believes that also trimming is no longer a viable solution to restore the view and that the only practicable solution is to remove the trees. The trees in question are located as follows: • 1. One tree is at the bottom of our backyard slope in Cambria Drive • Two trees are in the street below adjacent to the side walk in front of #11 Cambria Drive. All three trees belong to City of Newport Beach.







From: [Sirus Farivar](#)
To: [Nelson, John J.](#)
Cc: [Pekar, Kevin](#)
Subject: Trees Removal & Replacement
Date: November 02, 2025 11:24:26 PM

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.
Report phish using the Phish Alert Button above.

Dear Mr. Johnson,

Thank you for your recent email.

In response, we are willing to assume the cost of removing the three existing trees and replacing them with slow-growing species. Our preference is to replant all three locations with Dwarf Purple-Leaf Plum trees (*Prunus cerasifera* 'Purple Pony').

We would also appreciate it if the tree located on the slope in front of our property could be replanted in another location farther from its present site, to preserve our view and ensure proper spacing.

We will be pleased to attend the upcoming Parks, Beaches & Recreation (PB&R) Commission session on December 2, 2025.

We wish to express our sincere gratitude to Mr. John Nelson for his assistance, particularly for visiting our property to assess the situation and provide valuable recommendations. We also extend our appreciation to the City of Newport Beach for its continued efforts to resolve this long standing issue, which has affected our view for more than 36 years.

Sincerely,

ATTACHMENT B

John Nelson
City of Newport Beach, Municipal Operation
592 Superior Avenue
Newport Beach, CA 92663

Sirus & Afsaneh Farivar
7 Goleta Point Drive
Corona Del Mar, CA 92625

October 9, 2025

Subject: Trees Blocking View

Dear Mr. Nelson,

As per your recommendation, our request for approval to remove the trees obstructing our view was submitted to the Spyglass Hill Community Association Board of Directors. We are pleased to inform you that a motion was made, seconded, and unanimously carried to approve the application for the removal of the city trees and appropriate replanting.

We would greatly appreciate it if the City of Newport Beach could take the necessary action to resolve this longstanding issue and restore our view.

Thank you very much for your time, attention, and consideration.

Sincerely,


Sirus & Afsaneh Farivar

**SPYGLASS HILL COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING
GENERAL SESSION MINUTES
August 26, 2025**

As properly noticed, on this date the General Session Meeting of the Board of Directors was at St. Michael's & All Angels Church – 3233 Pacific View – Corona del Mar. There being a quorum present, the meeting called to order at 7:30pm by Bruce Horn, President.

Roll Call

A quorum of the five (5) member Board established with the following Directors in attendance:

Directors Present: Bruce Horn, President
 Jasmine Moini, Vice President
 Joni Ravenna, Secretary
 Harry Skinner, Member at Large

Directors Absent: Ulmont Smith, Treasurer

Others Present: Homeowners: John & Kirsten Strahl, Ken & Melissa Krantz, and Laurie Horn
 Laura Dorcsak, CCAM*, Regent Association Services

Call to Order

Bruce Horn, President, called the General Session of the Board of Directors to order at 7:30pm.

Homeowner Forum

Homeowners are in attendance for fire wise/hardening, Flock cameras, and to observe and to support the Board.

Executive Session Disclosure

In accordance with the State Statute notice, the Executive Session of the Board of Directors held prior to this meeting on August 26, 2025, from 6:00pm to 7:30pm for the following items:

- Executive Minutes
- Legal Matters/Litigation/Correspondence
- Hearings
- Contracts
- Homeowner Correspondence

Secretary's Report

A motion was made, seconded, and unanimously carried approved July 22, 2025, General Session Minutes.

Treasurers Report:

The Board reviewed the operating & reserve accounts, revenue and expenses compared to the budget, accounting statements by the banks, income, and expense statements, check register, monthly general ledger, and delinquent assessment report. The Board confirmed they reviewed the reports and the report prepared by Ulmont Smith, Treasurer. A motion was made, seconded, and unanimously agreed to accept the financial reports of July 31, 2025.

07/31 & 08/21/25 Delinquency Summary Reports –The Board reviewed the reports and unanimously agreed to receive and file.

Treasurers Report (continued):

Association Reserves – The Board reviewed the site inspection correspondence and unanimously agreed for management to schedule the inspection with Ulmont.

ARC-ID – The Board reviewed the August 2025 invoice and unanimously agreed to receive and file.

General Business:

Mora Landscape – The Board reviewed & discussed the following estimate:

Estimate #3159. A motion was made, seconded, and unanimously carried to hold the proposal to install Geraniums in various corners throughout the community for \$12,203.63.

Jasmine presented water usage information to the Board of Directors and will continue to work with the city and Mora to determine if the irrigation is performing correctly. The Board unanimously agreed to provide the documents to Mora for opinion.

The Board requested management to issue a work order to Mora to schedule the annual V-ditch & Catch Basin cleaning in mid-November.

Animal Pest Management (APM) – H. Skinner provided an update to the Board regarding rodent control. The Board reviewed the monthly inspection reports and unanimously agreed to receive and file. No action taken.

Flock Camera System – Bruce Horn confirmed Flock continues to work directly with the City of Newport Beach regarding the installations of the four (4) cameras in the new locations.

City of Newport Beach – The Board reviewed the city water pump station correspondence and confirmed the planter area with the cactus belongs to the city.

The Board discussed and reviewed the slurry seal project and unanimously agreed for management to provide owners which have slurry project concerns with the contact information for Andy Tran & Daniel Jordan, City of Newport Beach Public Works.

The Board reviewed the Public Works Department request from 7 Goleta Point to remove the three (3) city trees (One (1) tree is at the bottom of slope area on Cambria & two (2) trees are on adjacent to the sidewalk in front of 11 Cambria) and replant new trees. A motion was made, seconded, and unanimously carried to approve the application for the removal of the city trees and replanting.

Architectural – The Board reviewed the resignation of Bob McLean. A motion was made, seconded, and unanimously carried to accept the resignation.

The Board reviewed the ARC appointments of Julian Golpa and Aaron Lujan. A motion was made, seconded, and unanimously carried to appoint Julian Golpa and Aaron Lujan to the Architectural Review Committee.

Fire Hardening Committee – L. Horn confirmed she continues to work on the guidelines.

Monuments – No action taken.

Let It Glow – The Board reviewed & discussed the holiday lights proposal. A motion was made, seconded, and unanimously carried to accept the proposal to install holiday lights and decorations for \$7,640.

Homeowner Correspondence – The Board reviewed the correspondence regarding the landscape concerns and unanimously agreed to receive and file, as management issued a work orders to the vendor.

Work Order Report – The Board reviewed the report and unanimously agreed to receive and file.

ADJOURNMENT: There being no further business brought before the Board; the General Session Meeting adjourned at 8:05pm.

SECRETARY'S CERTIFICATE

I, Joni Ravenna Sussman duly Appointed and Acting Secretary of Spyglass Hill Community Association do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors was held on the date listed above, as approved by the Board of Directors Spyglass Hill Community Association.

ATTEST:

Joni Ravenna Sussman
Appointed Secretary

9-23-25
Date

Spyglass Hill Community Association
180 Prospect Avenue
Tustin CA 92780

Sirus & Afsaneh Farivar
7 Goleta Point Drive
Corona del Mar, CA 92625
August 10, 2025

Subject: Request for Approval to Remove Overgrown Trees Affecting View

Dear Members of the Board,

I am writing to formally request the Association's approval for the removal of three trees that are currently obstructing our view.

For the past 36 years, the City of Newport Beach has been managing the growth of these trees with regular maintenance. The city has historically pruned them on a biennial schedule, and we have frequently paid for additional pruning in the years between city services to ensure the view was maintained.

Unfortunately, the trees have now grown to a height that makes routine trimming ineffective. A recent survey conducted by a Newport Beach City agent confirmed that all three trees may need about 10 feet trimming a height that is beyond the city's two-foot pruning limit. The agent believes that also trimming is no longer a viable solution to restore the view and that the only practical solution is to remove the trees.

The trees in question are located as follows:

- 1. One tree is at the bottom of our backyard slope in Cambria Drive
- Two trees are in the street below adjacent to the side walk in front of #11 Cambria Drive. All three trees belong to City of Newport Beach.

Based on this assessment, the city has recommended the removal of these trees that are too tall for pruning. They have provided us with an application, which we have completed (copy attached) and have stated that they will handle the removal once the Spyglass Association's approval is granted.

We have attached the completed application and pictures for your review. The agent believes this is the only practical and lasting solution to address this long-standing issue. We would be glad to arrange a time for a representative from the View Committee or any Board members to come over to our residence to see the problem.

We will be glad to attend the general session of the Board to present our case in person.

Thank you for your time and consideration of this request.

Sincerely,


Sirus and Afsaneh Farivar



Public Works Department/Municipal Operations Division

November 5, 2025

TO: Landscape Manager

FROM: City Arborist

SUBJECT: *Tree Removal Review*

PROPERTY OWNER(S) / REQUESTER INFORMATION:

Name: Sirius & Afsaneh Farivar

Tree Location: 11 Cambria Dr / Front 1, 2
12 Cambria Dr / Front 1

The applicants, Sirius & Afsaneh Farivar (residing at 7 Goleta Point Dr.) contacted the City Arborist to request the removal of two Evergreen Pears (*Pyrus kawakamii*) located at 11 Cambria Dr (Front 1 and 2), and one Brisbane Box (*Lophostemon confertus*) located at 12 Cambria Dr (Front 1), due to view encroachment.

A field inspection determined the Evergreen Pears and Brisbane Box are in good condition and do not meet the criteria for removal referenced in the G-1 Policy. Staff denied the removal request of the Evergreen Pear and Brisbane Box and advised Mr. and Mrs. Farivar of the appeal process.

The applicants have provided the required HOA board meeting minutes along with the HOA board signature of approval to remove and replace the trees with two Dwarf Purple-Leaf Plum (*Prunus cerasifera* 'Purple Pony') and one Water Gum (*Tristania laurina*) 36-inch box replacement trees.

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

REPLACEMENT TREE(S):

Dwarf Purple-Leaf Plum and Water Gum

LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS:

Signature: 

Date: 11-10-2025



Public Works Department/Municipal Operations Division

TREE INSPECTION REPORT

Name: Sirius & Afsaneh Farivar

Location(s) of tree(s): 11 Cambria Dr / Front 1, 2
12 Cambria Dr / Front 1

Request: The applicants, Sirius & Afsaneh Farivar (residing at 7 Goleta Point Dr.) contacted the City Arborist to request the removal of two Evergreen Pears (*Pyrus Kawakamii*) located at 11 Cambria Dr (Front 1 and 2), and one Brisbane Box (*Lophostemon confertus*) located at 12 Cambria Dr (Front 1), due to view encroachment.

Botanical/Common Names: *Pyrus Kawakamii* / Pear – Evergreen,
Lophostemon confertus / Brisbane Box

Estimated Tree Value: \$7,650.00

Replacement Street Tree:

Damage: N/A

Parkway: Concrete Brick Turf (X) Other

Comments: The applicants, Sirius & Afsaneh Farivar (residing at 7 Goleta Point Dr.) contacted the City Arborist to request the removal of two Evergreen Pears (*Pyrus Kawakamii*) located at 11 Cambria Dr (Front 1 and 2), and one Brisbane Box (*Lophostemon confertus*) located at 12 Cambria Dr (Front 1), due to view encroachment.

A field inspection determined the Evergreen Pears and Brisbane Box trees are in good condition and do not meet the criteria for removal referenced in the G-1 Policy.

Sirius & Afsaneh Farivar are willing to pay for the tree removals and the planting of two Dwarf Purple-Leaf Plum (*Prunus cerasifera* 'Purple Pony') and one Water Gum (*Tristania laurina*) 36-inch box replacement trees.

Inspected by:

John J. Nelson, City Arborist

Date: November 4, 2025

Recommendation: Staff is denying the removal request of the Evergreen Pears and Brisbane Box and has advised the Farivars of the appeal process.

Reviewed by: _____

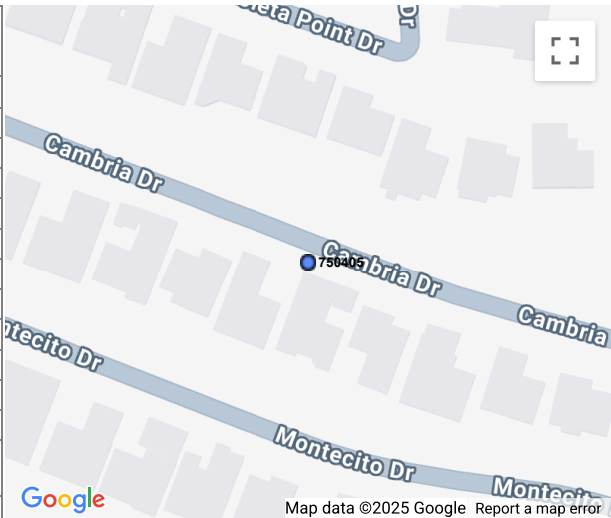
Kevin Pekar, Landscape Manager

Date: November 10, 2025

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID	750405	Old Tag #		Save
District	4			
Area	4			
Address	11 CAMBRIA DR			
Side/Site	Front - 1			
Alt Address				
Tree Species	Pyrus kawakamii / Pear - Evergreen			
Common Name	Evergreen Pear			
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	MAY/JUN			
Estimated Value	\$1,380.00			
Next Date				



Latitude: 33.607781419 Longitude: -117.843286421 ([edit](#))

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	52087	PROGRESS BILL==2024 - (N) GRID 4 (Spyglass Hills) - All Trees except Corals	GSTS	1/31/24	1/31/24	Grid Pruning	59.44
Invoiced	46193	2022 - GRID 4 (Spyglass Hills) - All Trees (May progress)	GSTS	5/11/22	5/31/22	Grid Pruning	56.58
Invoiced	41827	2020 - GRID 4 (Spyglass Hills) - All Trees (Sept Progress)	GSTS	9/17/20	9/30/20	Grid Pruning	55.20
Invoiced	33792	2018 - Grid 4 (Spyglass Hills) - All Trees	GSTS	7/30/18	7/31/18	Grid Pruning	51.33
Invoiced	26101	2016 - Grid 4 (Spyglass Hill) - Broadleafs	GSTS	8/10/16	8/11/16	Grid Pruning	49.43
Invoiced	18920	2014 - Grid 4 (Spyglass)	GSTS	8/13/14	9/09/14	Grid Pruning	48.00
Invoiced	17888	2014 - Service Request #1 (WR35346) - Revised	GSTS	3/20/14	4/04/14	Service Request	58.00
Work History			WCA	3/26/12		Other	0.00
Work History			WCA	9/23/08		Other	0.00
Work History			WCA	8/08/06		Other	0.00
Work History			WCA	11/11/02		Other	0.00
Work History			WCA	6/08/00		Other	0.00
Work History			WCA	9/18/98		Other	0.00

Detail

Notes

Images

Documents

Observations

Inventory Detail

Tree ID

750406

Old Tag #

Save

District

4

Area

4

Address

11 CAMBRIA DR

Side/Site

Front - 2

Alt Address

Tree Species

Pyrus kawakamii / Pear - Evergreen

Common Name

Evergreen Pear

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

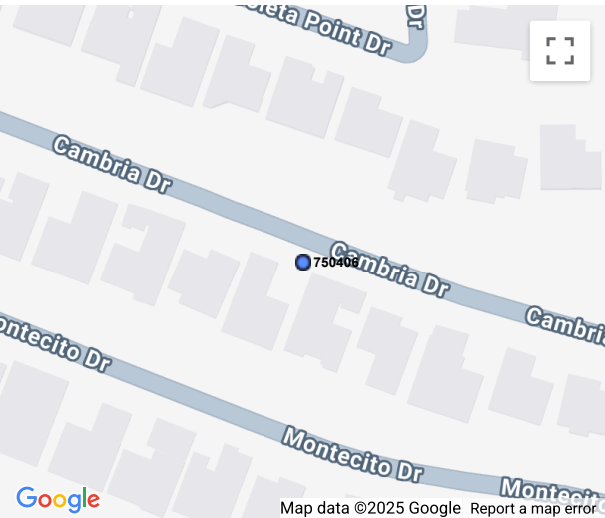
Season

MAY/JUN

Estimated Value

\$1,380.00

Next Date



Latitude: 33.607783823 Longitude: -117.843336553 ([edit](#))

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	52087	PROGRESS BILL==2024 - (N) GRID 4 (Spyglass Hills) - All Trees except Corals	GSTS	1/31/24	1/31/24	Grid Pruning	59.44
Invoiced	46193	2022 - GRID 4 (Spyglass Hills) - All Trees (May progress)	GSTS	5/11/22	5/31/22	Grid Pruning	56.58
Invoiced	41827	2020 - GRID 4 (Spyglass Hills) - All Trees (Sept Progress)	GSTS	9/17/20	9/30/20	Grid Pruning	55.20
Invoiced	33792	2018 - Grid 4 (Spyglass Hills) - All Trees	GSTS	7/30/18	7/31/18	Grid Pruning	51.33
Invoiced	27472	2016 - Grid 4 (Spyglass Hill) - Broadleafs	GSTS	12/19/16	12/30/16	Grid Pruning	50.13
Invoiced	18920	2014 - Grid 4 (Spyglass)	GSTS	8/13/14	9/09/14	Grid Pruning	48.00
Invoiced	17888	2014 - Service Request #1 (WR35346) - Revised	GSTS	3/20/14	4/04/14	Service Request	58.00
Work History			WCA	3/26/12		Other	0.00
Work History			WCA	9/23/08		Other	0.00
Work History			WCA	8/08/06		Other	0.00
Work History			WCA	11/11/02		Other	0.00
Work History			WCA	6/08/00		Other	0.00
Work History			WCA	9/18/98		Other	0.00

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID

3508779

Old Tag #

Save

District

4

Area

4

Address

12 CAMBRIA DR

Side/Site

Front - 1

Alt Address

Tree Species

Lophostemon confertus / Tristania (Brisbane Box)

Common Name

Brisbane Box

Size

13-18

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

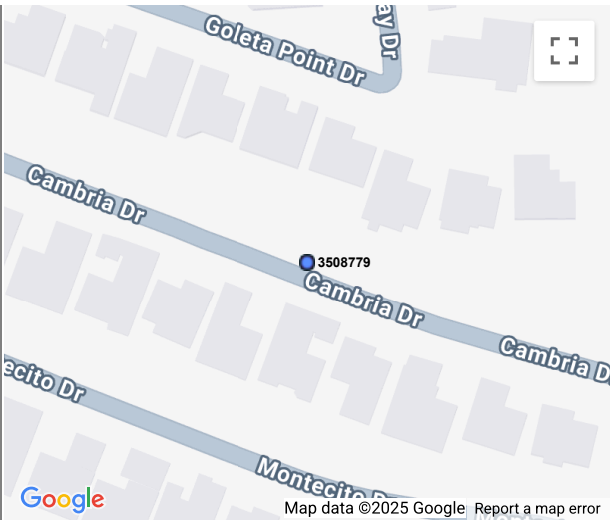
Season

MAY/JUN

Estimated Value

\$4,890.00

Next Date



Latitude: 33.607871922 Longitude: -117.843229178 (edit)

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	52087	PROGRESS BILL==2024 - (N) GRID 4 (Spyglass Hills) - All Trees except Corals	GSTS	1/30/24	1/31/24	Grid Pruning	59.44
Invoiced	50951	2023 - (N) Supplemental trimming at 7 Goleta Point Drive	GSTS	9/27/23	9/27/23	Homeowner Request	0.00
Invoiced	50951	2023 - (N) Supplemental trimming at 7 Goleta Point Drive	GSTS	9/27/23	9/27/23	Crew Rental	74.29
Invoiced	46193	2022 - GRID 4 (Spyglass Hills) - All Trees (May progress)	GSTS	5/11/22	5/31/22	Grid Pruning	56.58
Invoiced	41827	2020 - GRID 4 (Spyglass Hills) - All Trees (Sept Progress)	GSTS	9/18/20	9/30/20	Grid Pruning	55.20
Invoiced	38568	2019 - SR Trim at CAMBRIA DR (Tristania)	GSTS	10/11/19	10/11/19	Service Request	65.06
Invoiced	33792	2018 - Grid 4 (Spyglass Hills) - All Trees	GSTS	7/19/18	7/31/18	Grid Pruning	51.33
Invoiced	31951	2018 - HR at CAMBRIA DR	GSTS	1/18/18	1/18/18	Homeowner Request	0.00
Invoiced	26101	2016 - Grid 4 (Spyglass Hill) - Broadleafs	GSTS	8/09/16	8/11/16	Grid Pruning	49.43
Invoiced	18920	2014 - Grid 4 (Spyglass)	GSTS	8/12/14	9/09/14	Grid Pruning	48.00
Work History			WCA	3/26/12		Other	0.00
Work History			WCA	8/08/06		Other	0.00



City of Newport Beach: Trees Section – Tree Info Sheet Dwarf Leafed Purple Plum (*Prunus cerasifera* 'Purple Pony')

A compact flowering plum with single, shell pink flowers. The deep purple foliage holds its color well in the summer heat. Profusion of small single light pink blossoms in March to April. Fruitless. Low watering needed once established. It has been observed since the 1960's by the originator and it is considered fruitless. It grows best in full sun to part shade, in average, medium moisture, well-drained soils.

Description

Has Deciduous foliage
Height: 10 to 15 feet
Spread: 10 to 15 feet
Crown uniformity:
Rounded shaped
Crown shape:
Erect or spreading with
low canopy
Growth rate:
24-36-inch per year





City of Newport Beach: Tree Division – Tree Info Sheet

Water Gum (*Tristania laurina*)

Tristania laurina, the **Water Gum** is a tree species native to Australia. It usually grows along the banks of streams, where the trunks and branches tend to be shaped in the direction of the current. It has a slow rate of growth and it is multi-branched, and may be pruned to maintain a compact shape. The flowers are bright yellow and have a distinctive and, to some, unpleasant odor. They usually bloom in the late spring or early summer. The Water Gum is cultivated as an ornamental tree by plant nurseries, for use in gardens and civic landscaping. It is popular because it is easy to grow and is a good shade tree.

Description

Height: 15 to 20 feet

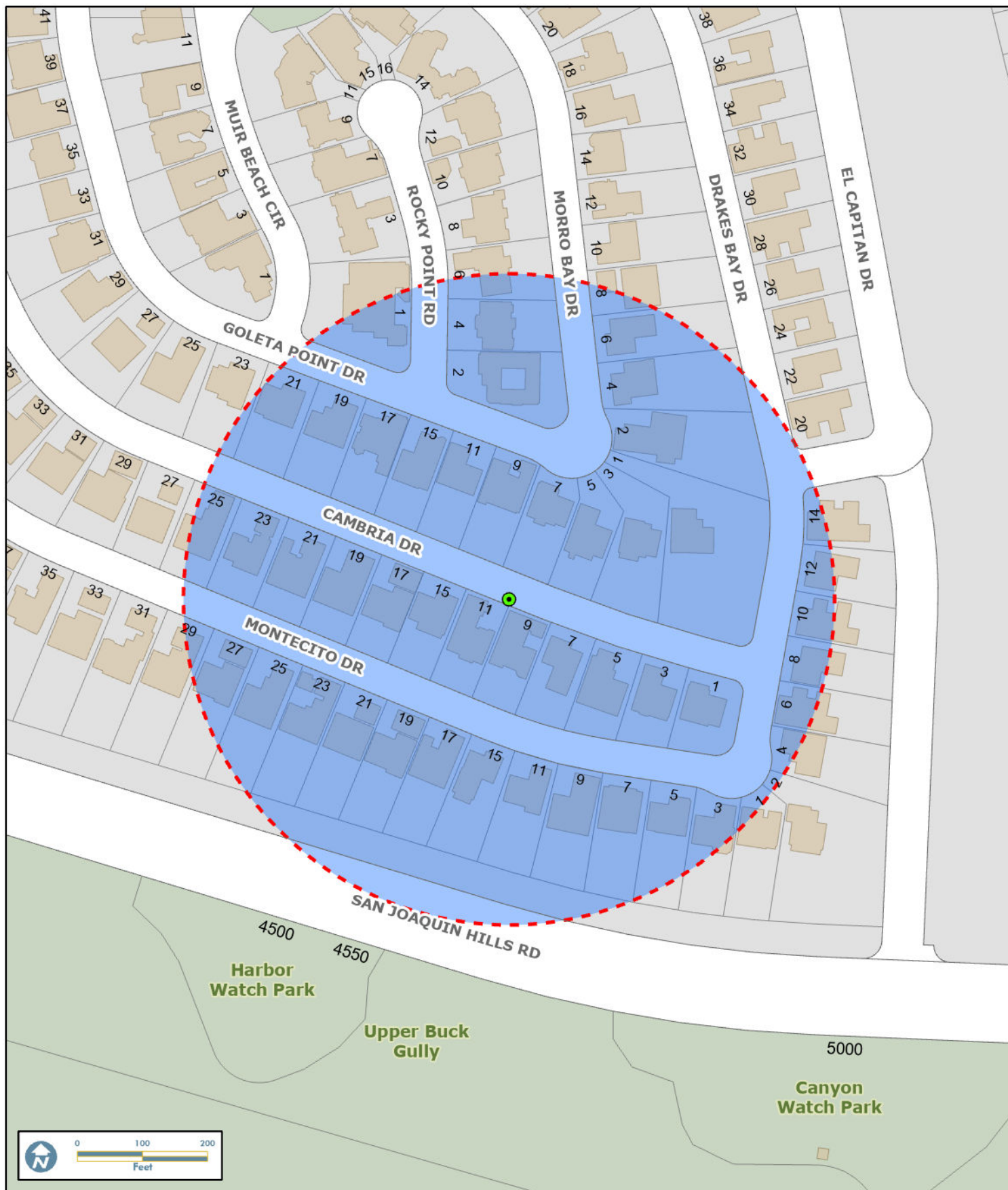
Spread: 8 to 10 feet

Evergreen foliage

Crown shape: Rounded Shape

Growth rate: 12 inches per yr.





Tree Reforestation

11 Cambria Dr

- Tree Locations
- Properties Notified
- 500 Feet



CITY OF NEWPORT BEACH

PB&R Commission Staff Report

Agenda Item: **VI-B**
December 2, 2025

TO: Parks, Beaches & Recreation Commission

FROM: Public Works Department
John Salazar, Acting Deputy Public Works Director
949 644-3055, jsalazar@newportbeachca.gov

PREPARED BY: Kevin Pekar, Parks and Trees Superintendent
949-644-3069, kpekar@newportbeachca.gov

TITLE: Reforestation Request – 2 Westcliff Park

RECOMMENDATION:

Staff recommend the Parks, Beaches and Recreation (PB&R) Commission consider the reforestation request of one Stone Pine (*Pinus pinea*) and one Aleppo Pine (*Pinus halepensis*) located at Westcliff Park (Park 36 and 41) due to view encroachment.

The applicant, Claire Squire (project manager for 1034 West Wind Way) has attained the required number of approved petitions to bring the reforestation forward to the PB&R Commission. If approved, the applicant has agreed to fund the two tree removals and replanting with nine Toyon (*Heteromeles arbutifolia*) 24-inch box trees along the park's slope.

DISCUSSION:

The applicant, Claire Squire (project manager for 1034 West Wind Way) contacted the City Arborist to request the removal of one Stone Pine (*Pinus pinea*) and one Aleppo Pine (*Pinus halepensis*) located on the slope at Westcliff Park (Park 36 and 41) due to view encroachment from a property with a planned redevelopment.

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

Ms. Squire went through the petition process and attained 60% approved petitions from the petition area to bring the issue forward for PB&R Commission consideration. The applicant is willing to pay for the tree removals and the planting of nine Toyon (*Heteromeles arbutifolia*) 24-inch box replacement trees along the park's slope.

NOTICING:

Claire Squire, Councilmember Erik Weigand and Dover Shores Community Association have received a copy of this report. The trees were 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. Tree Removal Report/Review
- C. Info Sheet – Toyon
- D. Postcard Notification Map

ATTACHMENT A



Dover Shores HOA Board of Directors,

We hope this letter finds you and your loved ones well.

We are in the early stages of our project at 1034 Westwind Way, which your board graciously approved. The project is progressing nicely, and we are excited about how it is shaping up. One of the main attractions to the property was the 180-degree views, spanning from the Saddleback Mountains to Newport Bay and the Pacific Ocean.

However, we have noticed that several pine trees and shrubs on the slope in front of the property—owned by the City of Newport Beach—are obstructing these stunning views. In collaboration with Kevin Pekar, Parks and Trees Superintendent, I have discussed suggestions for removing the trees and for possible replacements on the slope. To ensure we remain in line with the city's guidelines, we have enlisted the help of Ty Price, a landscape architect who has worked on many projects in the Dover Shores area. He has prepared a plan that integrates Kevin's recommendations and includes the careful placement of new trees, ensuring the view will be preserved for years to come.

We are proposing the removal of three pine trees, along with some dead shrubbery, and replacing them with nine Toyon trees and additional ground cover, as advised by Kevin Pekar.

We hope this plan strikes a balance between preserving the integrity of the city's landscape and restoring the incredible view the property was meant to enjoy.

Should you have any questions or concerns, please do not hesitate to reach out to Claire Squier at 949-798-9775 or claire@sftoffice.com.

We appreciate your consideration and look forward to your support.

Warm regards,

Claire Squier
Project Manager
Abode – 1034 W Wind Way LLC
www.abode-db.com



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 5:00 p.m. in the Council Chambers.

3 Pine Trees and some surrounding dead shrubbery

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

All 3 trees and shrubbery are up against the low fence right below the property line. You will see in the existing slope drawing the exact placement of all 3 trees and dead shrubbery surrounding it.

Location of tree(s) - Please be as specific as possible.

Requestor

- ☒ Property Owner
☐ Community Association
☐ Other _____

Address / Phone / Email

1034 Westwind Way Newport Beach, Ca. 92660

Claire Squier - 949-798-9775

claire@sftoffice.com

Signature:

Claire Squier

Date: 02/17/2025

Print Name:

Claire Squier

REFORESTATION REQUESTS: Please Proceed to Section B.

Section A. For Tree Removal Requests Only

Removal Criteria (*check all applicable items*) :

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

- | | |
|--|---|
| <input type="checkbox"/> Property Damage | Proven and repeated history of damaging public or private, sewers, water mains, roadways, sidewalks, curbs, walls, fences, underground utilities or foundations (greater than \$1,000). |
| <input type="checkbox"/> Infrastructure | 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:

- ☒ Property Owner
☐ Community Association
☐ Other _____

Check all applicable items:

- ☐ Tree(s) causing curb, gutter, sidewalk or underground utilities damage
☐ Wrong tree species for location
☒ View encroachment
☐ Area has clearly defined contiguous boundaries that include the tree(s) proposed
☐ 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.
☐ Areas represented by a legally established community association, may submit a resolution of the Board of Directors formally requesting a reforestation.
☐ Individual property owners must submit a petition signed by a minimum of 60% of all private property owners within a 500-foot radius from the location of the proposed reforestation site, as well as the endorsement of the appropriate homeowners' association, if applicable.

Please note:

- 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 Municipal Operations Division of the Public Works Department, 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.

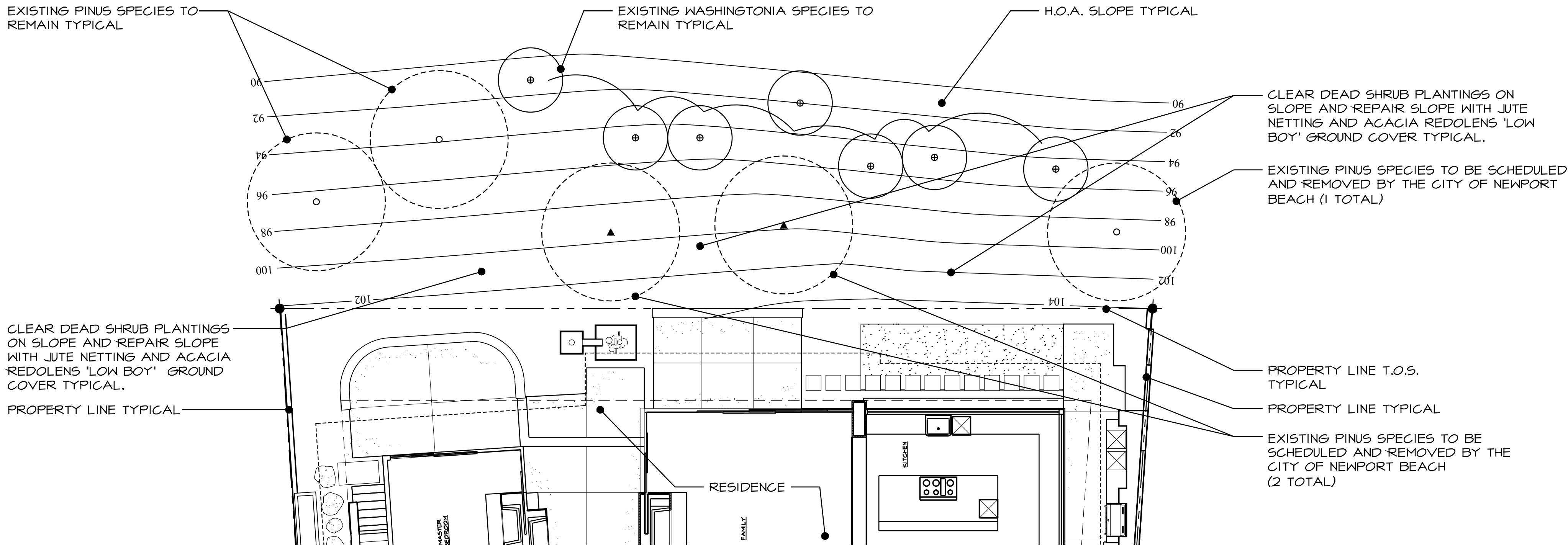
This form is intended to expedite the tree removal and/or reforestation requests and to ensure compliance with applicable City policies and requirements. Please refer to City Council Policy G-1 for additional information.

REQUESTOR COMMENTS:

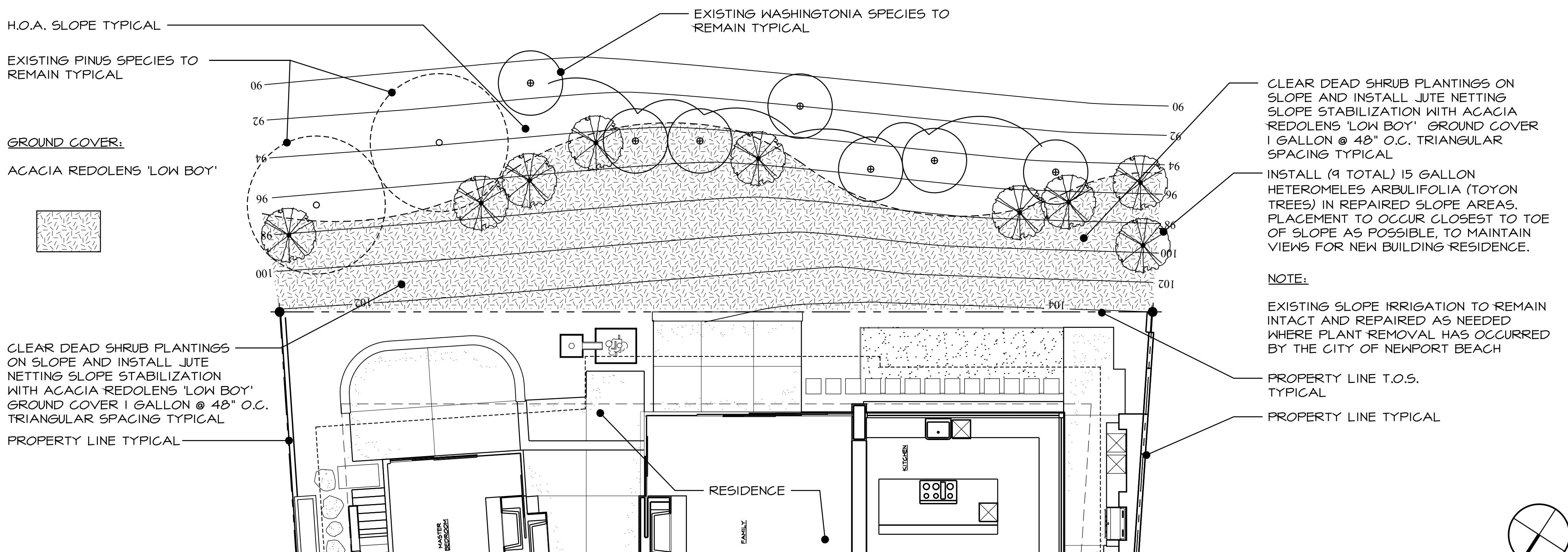
Please see included cover letter for further requestor comments. Thank you for your
consideration and support.

Tree Removal Requests will be subject to the approval process as required by City Council G-1 Policy.

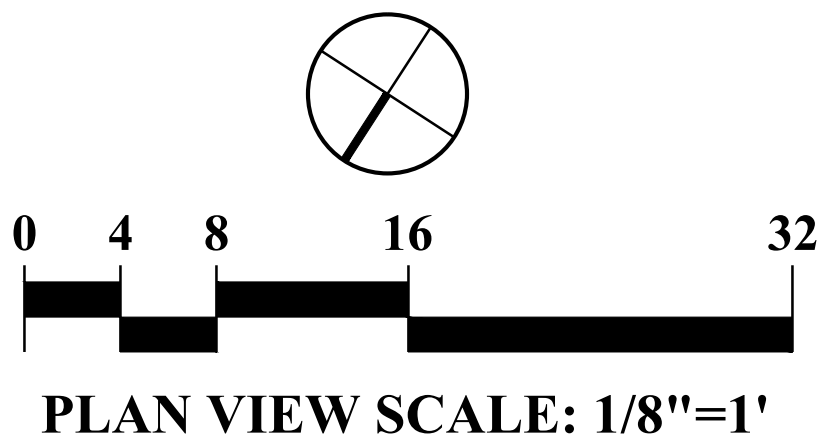
EXISTING H.O.A. SLOPE CONDITION PHOTOS



EXISTING H.O.A. SLOPE CONDITIONS



PROPOSED H.O.A. SLOPE PLANTING



PREPARED FOR:
Abode 1034 West Wind Way LLC
Newport Beach, CA 92660

1034 WEST WIND WAY
NEWPORT BEACH, CA 92660
CONCEPTUAL H.O.A SLOPE LANDSCAPE DESIGN



Public Works Department/Municipal Operations Division

November 5, 2025

TO: Landscape Manager

FROM: City Arborist

SUBJECT: *Tree Removal Review*

PROPERTY OWNER(S) / REQUESTER INFORMATION:

Name: Claire Squire

Tree Location: 2 Westcliff Park / Park 36 and 41

The applicant, Claire Squire (Project Manager for 1034 West Wind Way) contacted the City Arborist to request the removal of one Stone Pine (*Pinus pinea*) and one Aleppo Pine (*Pinus halepensis*) located at Westcliff Park (Park 36 and 41) due to view encroachment.

A field inspection determined that the Stone Pine and Aleppo Pine are in good condition and do not meet the criteria for removal referenced in the G-1 Policy. Staff is denying the removal request of the Stone Pine and Aleppo Pine and has advised Ms. Squire of the appeal process. The applicant attained the required number of approved petitions to bring the reforestation forward to the Parks, Beaches and Recreation Commission. If approved by Commission, Ms. Squire is willing to pay for the tree removals and the planting of nine Toyon (*Heteromeles arbutifolia*) 24-inch box trees.

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

REPLACEMENT TREE(S):

Toyon (*Heteromeles arbutifolia*)

LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS: _____

Signature: 

Date: 11-14-2025



Public Works Department/Municipal Operations Division

TREE INSPECTION REPORT

Name: Claire Squire

Location(s) of tree(s): 2 Westcliff Park / Park 36 and 41

Request: The applicant, Claire Squire (Project Manager for 1034 West Wind Way) contacted the City Arborist to request the removal of one Stone Pine and one Aleppo Pine located at Westcliff Park (Park 36 and 41) due to view encroachment.

Botanical/Common Names: Pinus pinea / Pine - Stone
Pinus halepensis / Pine - Aleppo

Estimated Tree Value: \$4,640.00

Replacement Street Tree:

Damage: N/A

Parkway: Concrete Brick Turf (X) Other

Comments: The applicant, Claire Squire (Project Manager for 1034 West Wind Way) contacted the City Arborist to request the removal of one Stone Pine (*Pinus pinea*) and one Aleppo Pine (*Pinus halepensis*) located at 2 Westcliff Park (Park 36 and 41) due to view encroachment.

A field inspection determined that the Stone Pine and Aleppo Pine trees are in good condition and do not meet the criteria for removal referenced in the G-1 Policy.

Claire Squire is willing to pay for the tree removals and the planting of nine Toyon (*Heteromeles arbutifolia*) 24-inch box trees.

Inspected by:

Date: November 4, 2025

John J. Nelson, City Arborist

Recommendation: Staff is denying the removal request of the Stone Pine and Aleppo Pine and has advised Ms. Squire of the appeal process.

Reviewed by:

Date: November 4, 2025

Kevin Pekar, Landscape Manager

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID

3521150

Old Tag #

Save

District

16

Area

16

Address

2 WESTCLIFF PARK

Side/Site

Park - 41

Alt Address

Tree Species

Pinus halepensis / Pine - Aleppo

Common Name

Aleppo Pine

Size

25-30

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

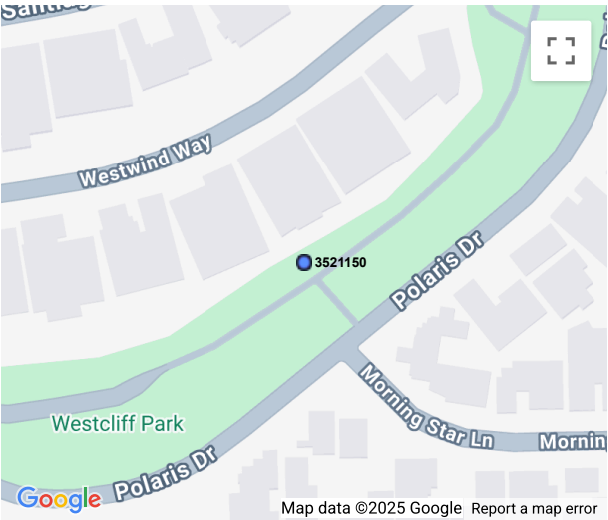
Season

JAN/APR

Estimated Value

\$3,260.00

Next Date



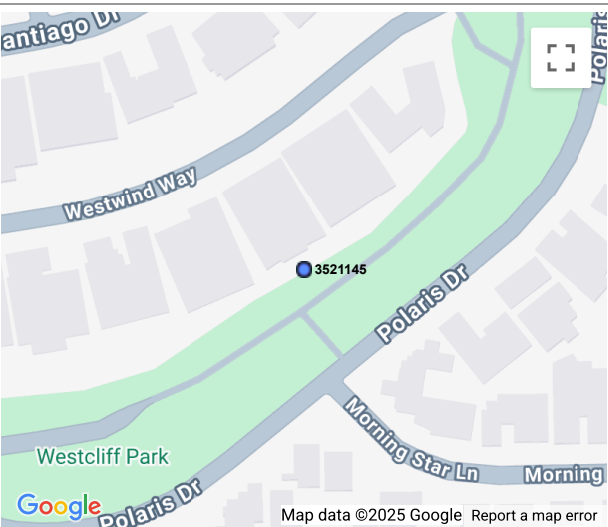
Latitude: 33.622328936 Longitude: -117.898057699 (edit)

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	54030	2024 - GRID 16 (Westcliff) - Remaining Broadleaves (FINAL)	GSTS	8/13/24	8/14/24	Grid Pruning	67.06
Invoiced	50680	2023 - (N) Supplemental trimming at Westcliff Park	GSTS	9/08/23	9/08/23	Homeowner Request	0.00
Invoiced	46430	2022 - SR Trim at WESTCLIFF PARK	GSTS	7/13/22	7/13/22	Service Request	70.06
Invoiced	45174	2021 - Annual Pine Trimming 21/22 (Dec. Progress)	GSTS	12/09/21	12/29/21	Service Request	68.35
Invoiced	40698	2020 - Grid 16 - Westcliff (All Trees)	GSTS	5/13/20	5/29/20	Grid Pruning	53.85
Invoiced	33510	2018 - Grid 16 - Westcliff (All Trees) - Final	GSTS	6/12/18	6/29/18	Grid Pruning	51.33
Invoiced	25481	2016 - Grid 16 (Westcliff) - Broadlefs	GSTS	6/07/16	6/30/16	Grid Pruning	49.43
Invoiced	18106	2014 - Westcliff Park Revised	GSTS	4/22/14	5/09/14	Grid Pruning	48.00
Work History			WCA	4/29/11		Other	0.00
Work History			WCA	9/14/09		Other	0.00
Work History			WCA	1/15/08		Other	0.00
Work History			WCA	8/19/05		Other	0.00
Work History			WCA	7/27/04		Other	0.00

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID	3521145	Old Tag #		Save
District	16			
Area	16			
Address	2 WESTCLIFF PARK			
Side/Site	Park - 36			
Alt Address				
Tree Species	Pinus pinea / Pine - Stone			
Common Name	Italian Stone Pine			
Size	19-24			
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	\$1,380.00			
Next Date				



Latitude: 33.622404594 Longitude: -117.898003066 ([edit](#))

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	54030	2024 - GRID 16 (Westcliff) - Remaining Broadleaves (FINAL)	GSTS	8/13/24	8/14/24	Grid Pruning	67.06
Invoiced	50680	2023 - (N) Supplemental trimming at Westcliff Park	GSTS	9/08/23	9/08/23	Homeowner Request	0.00
Invoiced	45174	2021 - Annual Pine Trimming 21/22 (Dec. Progress)	GSTS	12/08/21	12/29/21	Service Request	68.35
Invoiced	40698	2020 - Grid 16 - Westcliff (All Trees)	GSTS	5/13/20	5/29/20	Grid Pruning	53.85
Invoiced	33510	2018 - Grid 16 - Westcliff (All Trees) - Final	GSTS	6/12/18	6/29/18	Grid Pruning	51.33
Invoiced	25481	2016 - Grid 16 (Westcliff) - Broadlefs	GSTS	6/07/16	6/30/16	Grid Pruning	49.43
Invoiced	18106	2014 - Westcliff Park Revised	GSTS	4/22/14	5/09/14	Grid Pruning	48.00
Work History			WCA	4/29/11		Other	0.00
Work History			WCA	9/11/09		Other	0.00
Work History			WCA	1/14/08		Other	0.00
Work History			WCA	8/19/05		Other	0.00
Work History			WCA	7/27/04		Other	0.00















City of Newport Beach: Trees Section – Tree Info Sheet

California Holly (Toyon) (*Heteromeles arbutifolia*)

Toyon is the name given to this attractive, well-known plant by the southern Bay Area Ohlone Native American tribe, and it is the only California native plant still called by a Native American name. Throughout summer, toyon develops clusters of white flowers followed in the fall and early winter by pea-sized, bright red fruit. The genus name, *Heteromeles*, means different *apple* and describes these fruits, which are botanically similar to apples and pears, but far less tasty. In the past, entire limbs bearing this beautiful fruit were gathered from the wild and sold commercially for decorations at Christmas time (another common name is Christmas berry). One of the most widely distributed California shrubs, California folklore holds that the resemblance of toyon to hollies (with dark, evergreen, toothed leaves, and bright red fruit) may have influenced the naming of Hollywood, as toyon is abundant in the chaparral-covered hills above Los Angeles.

Description:

Has evergreen foliage

Height: 25 feet

Spread:

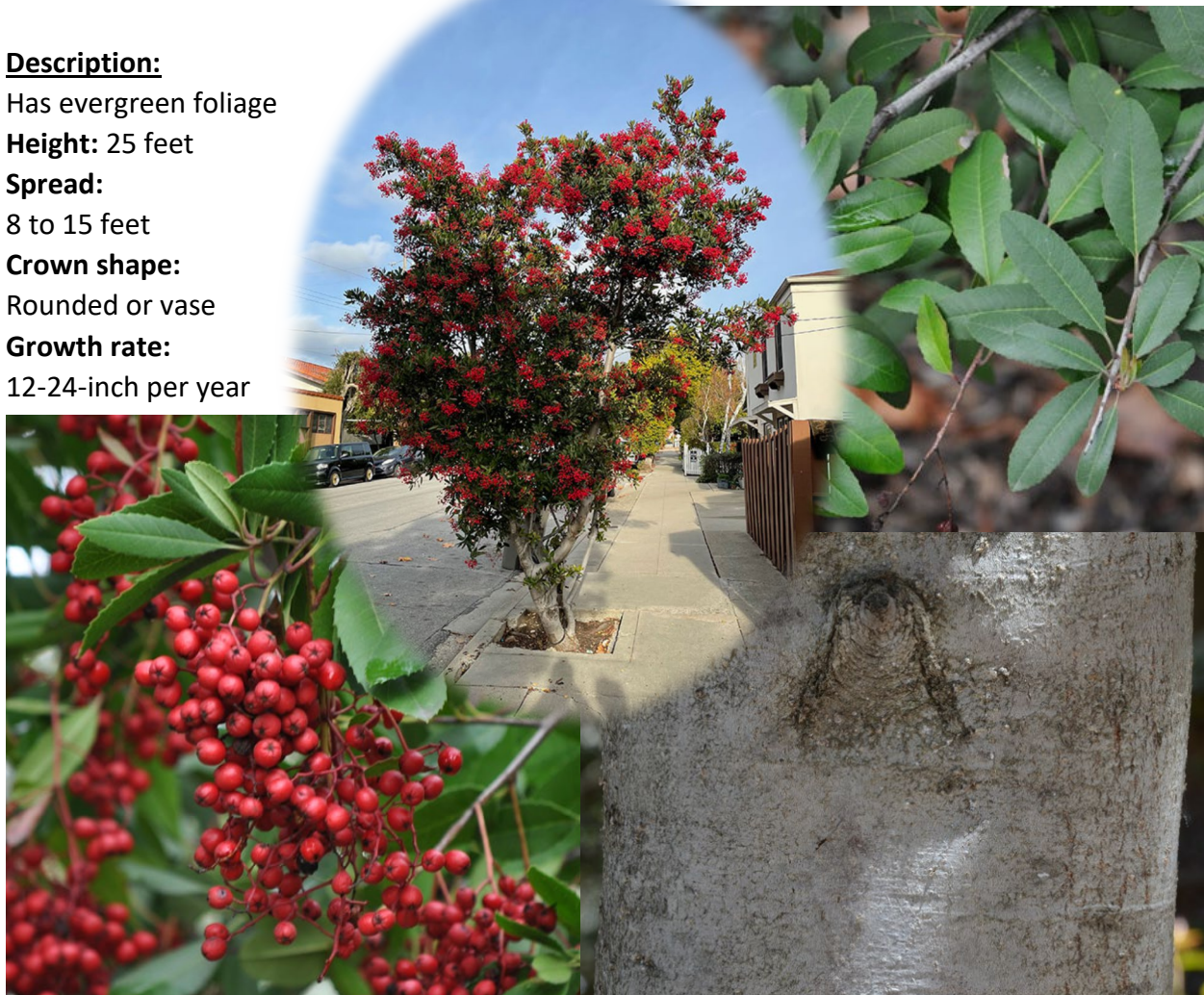
8 to 15 feet

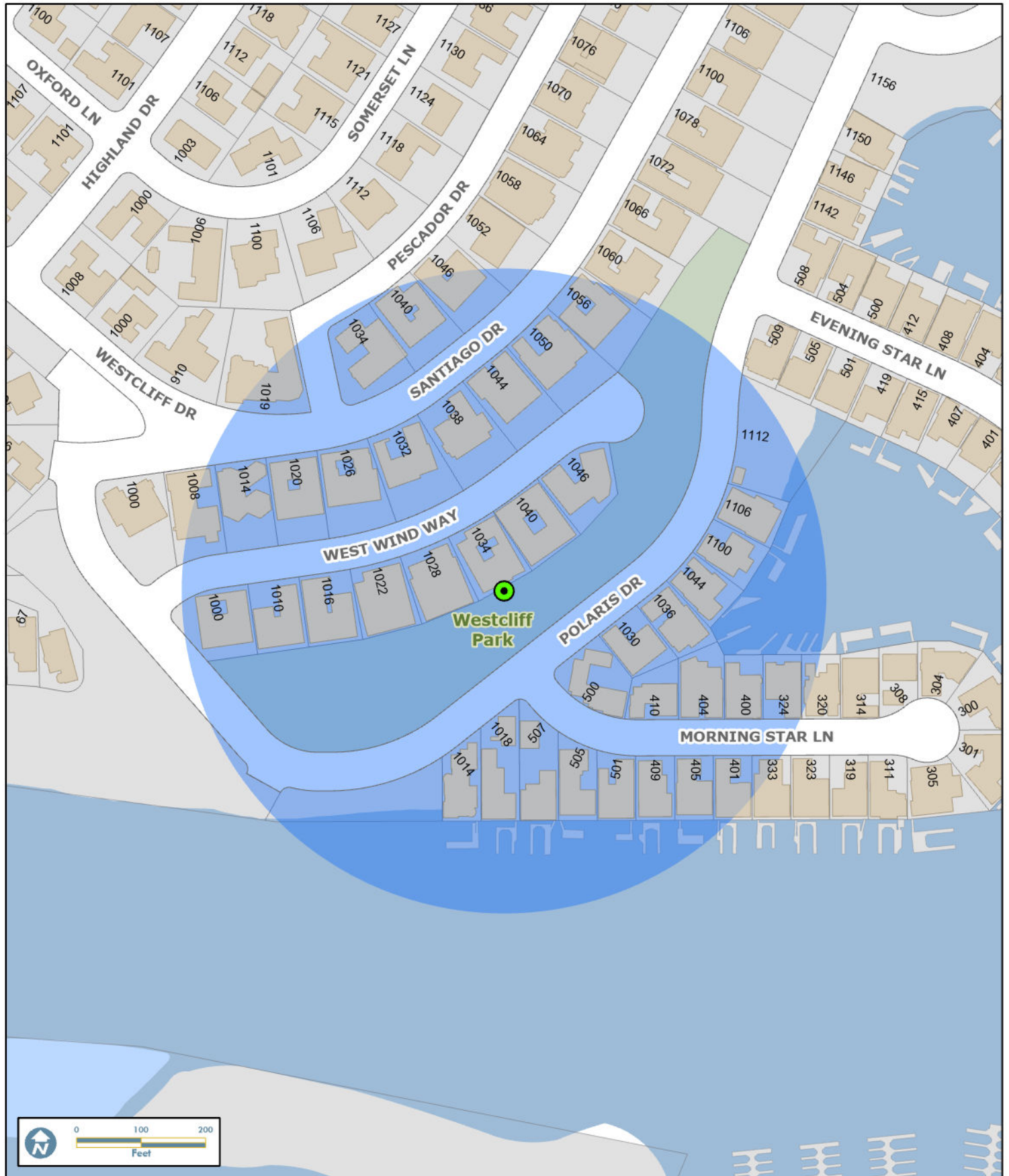
Crown shape:

Rounded or vase

Growth rate:

12-24-inch per year





Tree Reforestation 2 Westcliff Park

- Tree Location
- 500 Foot Buffer



City of Newport Beach
GIS Division
March 27, 2025



CITY OF

NEWPORT BEACH

PB&R Commission Staff Report

Agenda Item: **VI-C**
December 2, 2025

TO: Parks, Beaches & Recreation Commission

From: Sean Levin, Recreation & Senior Services Director
949-644-3159, SLevin@newportbeachca.gov

PREPARED BY: Justin Schmillen, Recreation & Senior Services Deputy Director
949-644-3160, jschmillen@newportbeachca.gov

TITLE: Community Service Award- Dr. Sean Boulton

RECOMMENDATION:

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission approve the Community Service Award recognition of Dr. Sean Boulton to be awarded at a future PB&R meeting.

DISCUSSION:

The Community Service Award is presented by the PB&R Commission in the spirit of showing their appreciation to those individuals who contribute to the community and improve the quality of life in Newport Beach.

An application was submitted (Attachment A) to recognize Dr. Sean Boulton for his 11 years of contribution and leadership serving as principal at Newport Harbor High School (NHHS). He has been instrumental in numerous projects, including the renovations of Davidson Field and Bill Barnett Swimming and Aquatics Center, and has been recognized by his peers and the district at large for creating programs that enrich students' lives.

Per the Community Service Award guidelines, this item is being brought forward after receiving support by a majority of the PB&R Commission Community Service Award Ad Hoc Committee.

NOTICING:

This agenda item has been noticed according to the Brown Act (72 hours in advance of the meeting at which the Commission considers the item).

ATTACHMENTS:

Community Service Award- Dr. Sean Boulton

December 02, 2025

Page 2

Attachment A – Parks, Beaches & Recreation Community Service Award Nomination
Form

Parks, Beaches & Recreation Commission Community Service Award Procedure

Community Service Award

The Community Service Award is presented by the Parks, Beaches & Recreation Commission (PB&R) in the spirit of showing their appreciation to those individuals who contribute to the community and improve the quality of life in Newport Beach.

Awarded to individuals, agencies, community organizations, foundations, businesses, or educational institutions for outstanding public service in the support of creating community through people, parks and programs. Recipients are chosen based upon their significant effort of time and/or monetary contributions to influence and improve the quality of the Newport Beach community through contributions towards programs in parks, recreation, beaches, senior and community services.

Procedure

Nominations will be accepted from Commissioners, staff and residents anytime when deemed appropriate throughout the year on the attached form. Anonymous nominations will not be accepted. A subcommittee consisting of three PB&R Commissioners will review the nominations. Nominations that receive a majority of the subcommittee vote will be presented to the full commission for final vote at a future PB&R meeting. Presentation to the award winner will be made at the earliest available Commission meeting that the award winner is able to attend.

Selection Criterion (at least 3 criteria must be met)

1. Be a resident of the City of Newport Beach or actively teaching or volunteering in the community.
2. Active in Newport Beach programs including recreation, parks, beaches, open space, senior or community programs for at least one year.
3. Contributed to the development or improvement of new equipment, apparatus, parks, maintenance, facilities or programs in Newport Beach.
4. Proven record of outstanding volunteer service to the Newport Beach community.

Parks, Beaches & Recreation Commission Community Service Award Nomination Form

Name of Nominee: Dr. Sean Boulton

Address: NHHS 600 Irvine Ave, Newport Beach, Ca

Phone: 949-419-5507 e-mail: sboulton@nmusd.us

Program involvement:

Principal, Newport Harbor High School

Explain why you are nominating this person / group / organization: (choose one)

I am nominating Dr Sean Boulton for his incredible contribution and leadership to the Newport Harbor High School community and the City of Newport Beach and beyond. Dr. Boulton is entering his 11th year as the Principal of the Newport Harbor Sailors. He is an inspiration for all students and parents at NHHS and throughout NMUSD.

His leadership is unwavering, and he is one of the most approachable administrators I have encountered. He genuinely cares for all young people and their pathways into the world. He has brought so much to NHHS and the students and staff. His door is always open. "Relationships are paramount!" Sean is always finding ways to better the school community while maintaining an inclusive feel for all students and families. His staff has a tremendous amount of respect for him, and they work together to ensure that all students receive the best education. He thinks outside the box and has the respect and support of the NMUSD Superintendent, Dr. Wes Smith. From the top down, at the district level, administrators and teachers throughout the district come to him for advice and guidance. He is a proud father of twins who recently graduated from NHHS.

Dr. Boulton has continued to lead NHHS and the community through many challenges. He has faced adversity throughout his tenure with grace and integrity. Dr. Boulton consistently rallies around the Harbor community; his genuine kindness and positivity towards all students, regardless of their diverse backgrounds, are admirable. Dr. Sean Boulton has a lengthy list of accomplishments over the years that could fill a book. With this nomination for his outstanding community service, it's his actions as a role model, principal, father, and friend that make him an incredible and well-deserving recipient of the PB&R Community Service Award!

Dr. Boulton has been instrumental in numerous projects and has been recognized by his peers and the district at large for creating programs that enrich students' lives.

The Anti-Defamation League (ADL), he raised awareness and created the ADL, recruited students from all backgrounds to participate and learn to recognize bias and the harm it inflicts, built understanding of the value and benefits of diversity, and organized all-school

Revised 3/16/2021

programming, including impactful, annual field trips to the Simon Wiesenthal Museum of Tolerance in Los Angeles.

Facilities: Dr. Boulton has played a leading role in ensuring that Newport Harbor, as well as other schools throughout the district, have quality facilities for all students. Working with district officials to completely renovate Davidson Field to a state-of-the-art performing arts theater that benefits the arts for the students' programs at NHHS, but also allows the community to have access to other events and speakers. He was very involved and focused with NHHS's newest facility, the Bill Barnett Swimming and Aquatics Center. In addition, the award-winning CTE Pathway in Culinary is getting a kitchen upgrade thanks to Dr. Boulton's perseverance, benefiting students who have gone on to renowned Culinary Schools throughout the United States and the world. These facilities have led NHHS to win several CIF Titles in both boys' and girls' sports. The CTE Culinary program has also won several National Titles.

Latinos Unidos: Thanks to Dr. Boulton's steadfast leadership, he helped to form a wonderful group on the NHHS campus called Latinos Unidos, promoting and including Latinos and all students. As many know, NHHS is the largest high school in Newport-Mesa. We pull in many students from both Newport and Costa Mesa, so this group has become very important to the community.

Education: During Dr. Boulton's tenure at Newport Harbor High School, the school has been nationally recognized as a National Blue Ribbon school, ranked as one of the best high schools in US News and World Report, and the national AP School Honor Roll. At the State Level and under Dr. Boulton's leadership, NHHS has been awarded and recognized as a California Distinguished School, and the California Positive Behavioral Intervention & Supports Coalition, and recognized as a California Honor Roll School.

(Please attach additional pages if necessary)

Your Name: Kate Malouf Phone: 415-699-5455 Relationship to Nominee: Community
Affiliation Your email: kate3m@gmail.com Address: 526 San Bernardino Ave, NB
92663

Please submit this application for consideration to:



Community Service Awards
c/o Recreation & Senior Services Department
100 Civic Center Drive
Newport Beach, CA 92660
For questions please call: 949-644-3151