



# **CITY OF NEWPORT BEACH PARKS, BEACHES AND RECREATION COMMISSION AGENDA**

**Council Chambers- 100 Civic Center Drive**

**Tuesday, February 3, 2026 - 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 Piridy, 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](mailto: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](mailto: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, February 2, 2026, 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. PRESENTATION**

**A. Presentation to Community Service Award Recipient Dr. Sean Boulton**

Recognizing 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.

**IV. 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.*

**V. PUBLIC COMMENTS ON CONSENT CALENDAR**

*This is the time in which PB&R Commissioners may pull items from the CONSENT CALENDAR for discussion (Items VI-A thru VI-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.*

**VI. CONSENT CALENDAR**

**A. Minutes of the Parks, Beaches and Recreation Meeting of December 2, 2025**

Waive reading of subject minutes, approved and order filed.

[12-02-2025 DRAFT PBR Minutes](#)

**B. MOD Activity Report**

Receive/File Report on past and upcoming project and events.

[MOD Activity Report](#)

**C. RSS Activity Report**

Receive/File Report on past and upcoming project and events.

[RSS Activity Report](#)



**VII. CURRENT BUSINESS**

**A. Reforestation Request - 2660 Vista del Oro (Front 1)**

Staff recommends that PB&R Commission consider the reforestation request of a Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to concerns with the current tree.

The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro), has provided the required association board meeting minutes along with the association board signature of approval to remove and replace the tree. If approved by the Commission, there will be a one-for-one replacement with a Forest Pansy (*Cercis canadensis* 'Forest Pansy') 36-inch box tree installed at the applicant's cost.

[Staff Report](#)

[Attachments A-E](#)

[Presentation](#)

**B. Community Service Award- Karen Yelsey**

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

[Staff Report](#)

[Attachment A](#)

**C. Reforestation Request - 1441 Sandcastle Dr - Front 4(a), 4(b), and 5**

Staff recommends that PB&R Commission consider the reforestation request of three Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) located at 1441 Sandcastle Drive due to various private property damage issues.

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

[Staff Report](#)

[Attachments A-E](#)

[Presentation](#)

**D. Proposed Revisions to Council Policy G-1 (Retention, Removal and Maintenance of City Trees)**

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission receive and file the proposed revisions to Council Policy G-1 (Retention and Removal of City Trees) (Council Policy G-1) and provide any additional comments or revisions.

[Staff Report](#)

[Attachment A](#)

[Presentation](#)

[Public Comment](#)

**VIII. ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

**IX. 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.*

**X. ADJOURNMENT**

**CITY OF NEWPORT BEACH**

**Parks, Beaches & Recreation Commission  
Regular Meeting  
December 2, 2025 – 5:00 p.m.**

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**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  
Diane Daruty, Commissioner  
Keira Kirby, Commissioner  
Kate Malouf, Commissioner  
Travis Pirdy, Commissioner

Absent: None

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 October 7, 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, and there was none.

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

**The motion carried by unanimous vote.**

## **VI. CURRENT BUSINESS**

### **A. Reforestation Request – 11 and 12 Cambria Drive**

*Recommendation: 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 Fariivar (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.*

City Arborist John Nelson reported that applicants Sirus and Afsaneh Fariivar live at 7 Goleta Point Dr. and are requesting the reforestation of two evergreen pear trees at 11 Cambria Dr. and one Brisbane box tree across the street at a fictitious address of 12 Cambria Dr. He photographically confirmed that the three trees are in a direct line of sight between the applicants’ home and the ocean and that the applicant has paid for supplemental trimmings in the past. He reported that the applicants propose to replace the evergreen pear trees with a pair of dwarf purple-leaf plums “purple pony” and the Brisbane box with a water gum tree, none of which will grow to where views are impeded.

City Arborist Nelson confirmed that all property owners within 500 feet of the trees were notified of the hearing and that the applicants have met all procedural requirements set forth in Policy G-1.

In response to Commissioner Kirby’s inquiries, City Arborist Nelson reported that the current trees are between 20-25 feet in height and are expected to continue to grow, particularly the Brisbane box. He estimated that the evergreen pear trees are about 30-35 years old and the Brisbane box tree is about 10-15 years old. He reported that the trees are in good to fair condition, prompting this reforestation hearing because the trees do not meet the criteria for removal.

In response to Commissioner Malouf’s inquiry, City Arborist Nelson stated that the new trees would complement the architecture of the street and existing trees in terms of style and aesthetics. Parks and Trees Superintendent Kevin Pekar added that the water gum tree is the same genus as the existing slope trees.

In response to Commissioner Malouf's inquiry, City Arborist Nelson reported receiving no public comments objecting to the request.

In response to Commissioner Daruty's inquiries, City Arborist Nelson stated that he is unaware of any plum trees on Cambria Dr. He reported that there are other trees of a different species in the area that are similar in height to the proposed replacement trees. He stated that his understanding is that the vast majority of the neighborhood's trees are evergreen pears and were planted when the community was first developed. He agreed that the neighborhood could possibly be as old as the 1960s or 1970s, but could not confirm its year of origin.

In response to Chair Yelsey's inquiries, City Arborist Nelson stated that the Brisbane Box tree could grow to a height of over 60 feet without crown reduction. He reported that evergreen pear trees can grow to a height of 40 feet, but these two are unlikely to reach this height as they are older and more mature. He stated that some trees have been removed from Cambria Dr. in the past due to attrition. Parks and Trees Superintendent Pekar confirmed that trees have been removed from Cambria Dr. in the past.

In response to Chair Yelsey's inquiry, City Arborist Nelson noted that he was not on staff when the neighborhood was developed but stated that often the eventual impact of a tree is not considered at the time of its planting. He theorized that the trees have outgrown the planter's original vision of preserving views.

Chair Yelsey opened public comment.

Mr. Farivar noted that there is also a fourth tree blocking their ocean view. He stated that he has worked with Parks and Trees Superintendent Pekar for a long time, commending his work. He reported that City Arborist Nelson came to his home and agreed that continued trimming of the trees will not solve the problem in the long term as they continue to grow, recommending this reforestation application. He reported that the application has the support of his community's Homeowners' Association (HOA). He confirmed that he is willing to pay the reforestation costs.

Spyglass Hill HOA President Bruce Horn clarified that the community was developed in the mid-1970s, making the trees in question about 50 years old. He reported that trees blocking views are a community-wide problem and are not limited to the applicants' house. He criticized the City's biennial tree-trimming for not removing enough tree growth, leaving obstructed view planes for many residents. He encouraged the Commission to approve the request, noting that the applicants will pay for the reforestation.

Cambria Dr. resident Laurie Horn stated Spyglass Hill is a view community with trees that have been unkept for years. She decried the mess left by berry-producing trees. She stated that the trees should be trimmed annually. She noted that their view is obstructed by a tree, which they have not complained about. She encouraged

the City to trim the trees annually, adding she has had one at her home removed but not replaced because it was lifting their sidewalk and a wall.

Chair Yelsey closed public comment.

Commissioner Kirby noted that they are volunteers with a duty to represent the public while balancing City policies. She stated that biennial trimming is intentional because some trees, if trimmed annually, will respond by growing faster, which is part of why these requests are heard on a case-by-case basis.

Chair Yelsey stated from the experience of hearing many similar applications that the City handles tree trimmings differently than outside vendors, with the latter set of trees dying much quicker and looking unhealthy. She commended the work of City Arborist Nelson, Parks and Trees Superintendent Pekar, and their team.

Commissioner Daruty noted that the health of the tree is one of the items to be considered per City policies. She added that the value of the replacement tree for the City's inventory can be less than the value of the existing tree. She expressed concerns about setting precedents, noting the prevalence of view issues in Spyglass Hill as espoused by Mr. Horn, along with other view communities in Newport Beach.

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

**The motion carried 6-1 with Commissioner Daruty voting against.**

#### **B. Reforestation Request – 2 Westcliff Park**

*Recommendation: 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.*

Parks and Trees Superintendent Pekar reported that this is a reforestation application at Westcliff Park by Claire Squire, project manager at a house at 1034 West Wind Way, for one stone pine and one Aleppo Pine. He presented images of the trees blocking the bay view from the site. He confirmed that the trees are trimmed every other year for crown reduction. He reported that the applicant's proposal includes payment for the removal of the two trees and shrubbery to be replaced by nine California native toyons in 24-inch boxes. He confirmed that there are other toyons on the slope at Westcliff Park, with this being the third reforestation request to come before the Commission for West Wind Way.

Parks and Trees Superintendent Pekar reported that the applicant has received permission from their HOA and has undergone a petition process because the trees are in a City park, receiving a sufficient percentage of approvals.

In response to Commissioner Malouf's inquiries, Parks and Trees Superintendent Pekar reported receiving no petitions, calls, or emails objecting to the reforestation. He confirmed that the trees are healthy, which is why this is a reforestation application and not a removal request. He expressed doubts that such large pine trees could be successfully relocated to another section of the park due to their vast root system.

In response to Commissioner Pirdy's inquiry, Parks and Trees Superintendent Pekar stated that the two trees have not reached their peak height, adding that they could grow to 75 feet from their current height of 20-25 feet.

In response to Commissioner Kirby's inquiries, Parks and Trees Superintendent Pekar stated that the applicant is attempting to match the lost tree canopy with the new trees. He clarified that if the trunk of a City tree is in the park, but the canopy covers private property, then the property owner can prune the overhanging portion if it does not destroy the tree.

In response to Vice Chair Waunch's inquiry, Parks and Trees Superintendent Pekar stated that the nine toyons will not impact the species diversity in the area, adding that the toyons were recommended by staff. He noted that it is a native tree.

Commissioner Daruty reported visiting the site and forming the opinion that the reforestation makes sense.

In response to Commissioner Pirdy's inquiry, Parks and Trees Superintendent Pekar reported that the area is not located in a Very High Fire Hazard Severity Zone. He added that the current goal is to avoid having trees within five feet of a structure, and these trees are likely out of this radius. He agreed that the toyons would be less of a fire hazard than the existing pines but could not provide a percentage estimate for the safety increase.

In response to Commissioner Archer's inquiry, Parks and Trees Superintendent Pekar reported that the toyons are a smaller tree and can be more readily trimmed by standard landscaping crews. He stated that toyons can be more easily managed to prevent view obstruction than the current pines.

Chair Yelsey opened public comment.

Ty Price, a licensed landscape architect who did design work for the house, noted that the house has a lot of glass with al fresco dining spaces and is built for the views. He stated that the pines block the views despite high-quality trimming, adding that the trees are nowhere near their full growth capacity. He added that the toyons



would be planted 10 feet farther down the slope to help eliminate future view concerns, while the applicant's plan also includes slope stabilization measures to help mitigate the loss of the two pines. He added that the applicant is not requesting the removal of the palm trees in the area.

Ms. Squire stated that the trees are problematic, adding that she has the full support of neighbors who also have view obstructions from the two trees. She reported that Parks and Trees Superintendent Pekar told her that trimming alone is not a good option to achieve the goal of a better view. She added that the nine toyons will look beautiful on the slope.

Chair Yelsey closed public comment.

Commissioner Kirby confirmed that the Commission saw the applicant's schematic drawing even though it was not shown on the screen during the presentation.

**Motion by Commissioner Malouf**, seconded by Commissioner Daruty, to approve the reforestation request as presented.

**The motion carried unanimously.**

**C. Community Service Award – Dr. Sean Boulton**

*Recommendation: Approve the Community Service Award recognition of Dr. Sean Boulton to be awarded at a future Parks, Beaches and Recreation Commission (PB&R) meeting.*

Recreation & Senior Services Deputy Director Justin Schmillen reported that the Community Service Award is presented by the Commission to individuals who contribute to improving the quality of life in Newport Beach. He reported receiving an application to recognize Dr. Sean Boulton for his 11 years of leadership as principal at Newport Harbor High School (NHHS). He noted that the application received majority support from the Community Service Award Ad Hoc Committee. He stated that, if approved, Dr. Boulton would be invited to an upcoming meeting to be presented with the award.

Chair Yelsey stated that she was happy to approve the application while serving on the Ad Hoc Committee. She lauded the positive personal effect that Dr. Boulton has on all of those around him.

Commissioner Kirby stated that Dr. Boulton is a great candidate for the award.

Commissioner Pirdy commended Dr. Boulton's positive message to the community in the face of a tragedy several years ago. He expressed his support for the item.

Vice Chair Waunch reported that the principal when she attended NHHS was not as engaging as Dr. Boulton. She expressed her appreciation that both of her children attended NHHS while he served as principal. She expressed her support for the item.

Chair Yelsey opened public comment, and there was none.

**Motion by Chair Yelsey**, seconded by Commissioner Kirby, to approve the Community Service Award recognition for Dr. Sean Boulton.

**The motion carried by unanimous vote.**

## **VII. ANNOUNCEMENTS/FUTURE AGENDA ITEMS**

Recreation & Senior Services Deputy Director Schmillen reported that the commissioners should have received the winter Newport Navigator in the mail, adding that registration is currently open with a few spots still available for the Youth Camp. He stated that the City has three upcoming holiday events – Jingles and Mingles at the Older Adult Social and Information Services (OASIS) Senior Citizen Center on December 3<sup>rd</sup>, the 10<sup>th</sup> anniversary of the opening of Marina Park on December 4<sup>th</sup>, and Breakfast with Santa on December 5<sup>th</sup>. He reported that the City's Family Fun Night will be held in Marina Park on December 19<sup>th</sup>, including the annual boat parade.

In response to Chair Yelsey's inquiry, Recreation & Senior Services Deputy Director Schmillen confirmed that the events are on the City's website and calendar.

Commissioner Kirby reported that the Lower Castaways and Aquatic Center Ad Hoc Committee met just before Thanksgiving. She reported that many residents are confused by the Committee's name and stated that a new aquatic center was not discussed for any location at the meeting. She reported that City staff was directed at the meeting to review previous plans for the use of Lower Castaways Park.

In response to Chair Yelsey's inquiry, Recreation & Senior Services Director Sean Levin clarified that the proposed Snug Harbor Surf Park would be located on private property. He clarified that the recent City Council item on the project was not approval of the project, but rather approval of a variance allowing for additional square footage for the proposed development.

Commissioner Malouf reported hearing regularly from residents hoping to save the Newport Beach Golf Course, even though it would continue to operate around the surf park. She encouraged the top City officials to better educate an under-informed public about the surf park project and its impacts through a public relations or marketing campaign.

Recreation & Senior Services Director Levin agreed and stated that he can pass along this request.

## **VIII. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

None.

**IX. ADJOURNMENT – 6:01 p.m.**

Submitted by: \_\_\_\_\_  
 Mariah Stinson, Administrative Support Specialist

Approved by: \_\_\_\_\_  
Anne Yelsey, Chair



== CITY OF ==

# NEWPORT BEACH

Municipal Operations Department Monthly Activities Report

To: Parks, Beaches & Recreation Commission

From: Municipal Operations Department

John Salazar, Acting Deputy Director



## Special Trimming for Special Trees – Annual Trimming on Marine Avenue



Every year the City of Newport Beach schedules tree trimming of the Special Landmark City Eucalyptus trees along Marine Avenue on Balboa Island. City Arborist helped oversee the annual trimming. Prior to trimming, pruning specifications for each tree were developed, showing where specific pruning cuts were to be made.

To reduce impacts to the businesses and residents, the pruning was conducted over the course of two days, from approximately 7:00am to 10:30am. Pole pruners and hand pruners were utilized to reduce downward, heavy growth at the outer tips of the trees. Chainsaws were only sparingly used for deadwood and strategic structural pruning, specifically for overextended limbs over the businesses.

The focus of the trimming was to lightly remove end weight and perform more intensive structural pruning in phases. This approach lessens the likelihood of limb breakages, and if breaks do occur, the size of the failed limb is much smaller. The recent pruning is in advance of potentially stronger winter storms and will go a long way to prevent possible damage to the public, property, or the Landmark Trees themselves.

## Balboa Island – Annual Christmas Tree Installation

Department staff and contractors helped trim and install the Christmas tree at Fire Station #4 on Balboa Island in late November.

This annual tradition dates to the 1940s when Tony and Mina Hershey began placing a Christmas tree at the corner of their gas station during the holiday season. This tradition continued through to the 1960s and was sporadically observed until the site was converted to the current Fire Station #4. Since then, the annual Christmas lighting ceremony has been a staple since the early 1990s.

*Photo from the early 1950s*



*Installation Photo from November 2025*



## Cleanup From Recent Storms

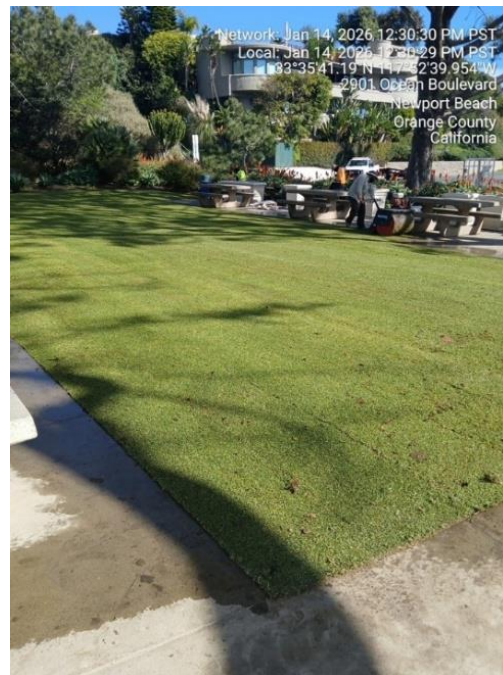
Recently MOD staff spent the better part of two weeks cleaning up debris brought in from the recent winter storms. High tide combined with high winds and heavy rain had a high volume of sea debris and trash washing on shore, as well as sand blowing onto the boardwalk. Crews were deployed using heavy equipment, dump trucks, and staff on the ground to remove the issue. In November MOD staff installed wind fencing along the boardwalk to help combat heavy sand intrusions during wind events. This effort significantly decreased the volume needed to be removed. It is estimated city crews removed close to 150 tons of debris.





## Corona Del Mar State Beach Picnic Area Sod

The Parks Division, in conjunction with Merchants Landscapes, renovated the picnic area at Corona Del Mar State Beach. The first step in the process was to remove all the trampled and worn-out sod from the busy summer season. The soil was then rototilled and graded, and necessary irrigation modification were completed. The next phase Merchants Landscape laid approximately 8,000 square feet of St. Augustine sod, rolled it, followed by watering. This process is performed every year to ensure that picnic area users have the best possible view and experience in one of our most sought after picnicking areas.



## Special Tree Removals

On January 8 2026, a Public Works contractor conducted emergency removal of Special City Desert Gum *Eucalyptus (Eucalyptus rudis)* tree located at 432 Poppy Avenue.

A field inspection discovered the presence of a fungal conk on the trunk of the tree, which indicated the presence of internal decay. The conk was located at the main crotch of the tree which dramatically increases the likelihood of whole canopy failure. Moreover, impending winter storms further necessitated the emergency removal. A letter was sent to the property owner to allow them to select the tree replacement species.



## Trees Maintenance

During the months of November and December, Great Scott Tree Service (GSTS) trimmed trees in Grid 17 Balboa Peninsula, the Purple Orchids in Grid 12 (CDM), and responded to 12 tree-related emergencies during one inclement weather event, plus completed nine service requests.

Month of:	# of Trees Trimmed:	# of Trees Removed:	# of Trees Removed Because a Problem Tree:	# of Trees Planted:
November	955	15	0	33

### **Prepared By:**

Kevin Pekar, Superintendent  
Parks and Trees Section

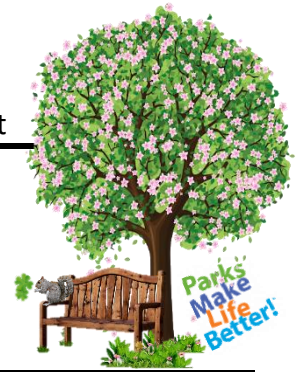




CITY OF

# NEWPORT BEACH

Recreation & Senior Services Department Monthly Activities Report



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

## Breakfast with Santa

On Friday, December 5, Santa kicked off the holiday season at Newport Coast Community Center's annual Breakfast with Santa event, welcoming 130 community members. Santa made a special arrival on a fire engine, courtesy of the City of Newport Beach Fire Department. Mayor Joe Stapleton and RSS Director Sean Levin greeted families to start the event. Guests enjoyed pictures with Santa, breakfast burritos, waffles on a stick, festive arts and crafts, bounce houses, and a train ride. Our contract instructors Tumble N Kids, Skyhawks Sports Academy, and Pregoni Fútbol Training were on site interacting with guests and showcasing their programs. Everyone had a fabulous time, making it a perfect opening to the holidays!





## Jingles and Mingles

Our seniors gathered for a warm and festive Jingles & Mingles celebration, enjoying fresh coffee, hot cocoa, and delicious donuts while holiday music filled the courtyard. It was a wonderful time of connection, laughter, and togetherness, everyone truly enjoyed each other's company. What a fantastic way to wrap up our special events at OASIS, spread the holiday spirit, and kick off the Christmas season!



## Harbor View Elementary School Field Trip to OASIS

The second-grade classes from Harbor View Elementary recently enjoyed a meaningful field trip to the OASIS Senior Center. Prior to the visit, students thoughtfully wrote and illustrated beautiful Christmas and Hanukkah cards to share. During the visit, students were given the special opportunity to read their cards aloud to the seniors, creating many smiles and joyful moments. It was truly heartwarming to see how much happiness this experience brought to both the students and the seniors.

Melissa Gleason, Senior Services Manager, welcomed the students and gave them a tour of the facility. The second graders were especially interested in learning about all that OASIS provides to the senior community, including social activities, transportation, lunch, and a place to mingle with friends—something the students could definitely relate to!





### **Boat Parade Fun at Marina Park**

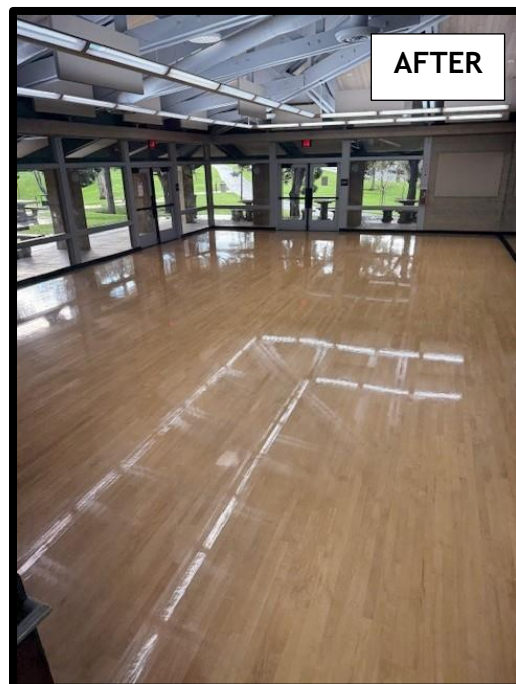
Marina Park celebrated the 117th Newport Beach Christmas Boat Parade with multiple events. Opening Night kicked off with spectacular fireworks display at Newport Pier. Locals and visitors enjoyed the full evening of festivities hosted by Visit Newport Beach and the Newport Beach Chamber of Commerce that included opening ceremony, front-row parade viewing and a Holiday Market. The Holiday Market featured dozens of local makers serving hand-crafted goods, food vendors, entertainment, photo ops and family-friendly activities.

The 9th Annual Family Fun Night took place on Friday, December 19. The sold-out event was filled with fun festivities for the family. Activities included sugar cookie decorating, ornament making, games, airbrush tattoos and more! Mario's, Lighthouse Café, Love at First Bite and Newport Rib Company served a delicious dinner, beverages and desserts. Santa joined the fun for photos and was available for those last-minute requests by the kids. The highlight of the night was viewing the Boat Parade from the Marina Park deck.



### **Resurfaced Wood Floors - NCCC Gym & Large Classroom and CYC Dance Room**

Over the holiday closure, essential floor maintenance was completed at the Newport Coast Community Center (NCCC) and the Community Youth Center (CYC). The wood floors in the NCCC gym and large classroom, as well as the CYC dance room were refinished to support the heavy use of these spaces. These spaces accommodate a wide range of activities, from recreation leagues and instructional classes to drop-in programs and private events. The work was completed over the span of two days and delivered excellent results, leaving the facilities feeling refreshed and ready for a busy year ahead!



## OASIS Blood Drive

On January 14, in partnership with Sage Hill High School and the American Red Cross, the OASIS Senior Center proudly hosted a community blood drive. The event produced 21 standardized, transfusable blood components, enough to help dozens of individuals in need. According to the American Red Cross, a single blood donation can potentially save up to three lives, making this drive a powerful example of our community coming together to give the gift of life.

## Upcoming Wellness Lectures at OASIS

The OASIS Senior Center, in partnership with Hoag, is pleased to offer two upcoming educational presentations focused on health and wellness. Using Insights from Continuous Glucose Monitoring to Make Better Dietary Choices will take place on Tuesday, February 24 at 9:00 a.m., where a Hoag diabetes specialist will explain how CGM provides real-time insights to support healthier dietary choices and stable blood sugar levels. Understanding Spine Care: Thoracolumbar Compression Fractures will be held on Tuesday, February 17 at 8:00 a.m., featuring Dr. Nathan Han of the Hoag Spine Institute, who will discuss common spine concerns, treatment options, and personalized approaches to care that support comfort, mobility, and overall quality of life.

**Using Insights From Continuous Glucose Monitoring To Make Better Dietary Choices**

**Tuesday, February 24**  
**9:00 a.m. - 10:00 a.m.**  
**OASIS Senior Center Room 1**

Please RSVP by calling 949-644-3244 or email [OASIScenter@newportbeachca.gov](mailto:OASIScenter@newportbeachca.gov)

**Understanding Spine Care: Thoracolumbar Compression Fractures**

**Tuesday, February 17**  
**8:00 a.m. - 9:00 a.m.**  
**OASIS Senior Center Room 1**

Please RSVP by calling 949-644-3244 or email [OASIScenter@newportbeachca.gov](mailto:OASIScenter@newportbeachca.gov)

## Upcoming Playground Remodels

Spyglass Hill Park playground and Bonita Canyon Sports Park (East) playground are set to begin construction in the early spring 2026. The new playground at Spyglass Hill Park will feature Landscape Structure Smart Play™ Volo structure with built-in shade sails. This new playground structure features a multitude of obstacle courses, providing kids of all abilities with a diverse range of play experiences and access to all levels of Volo. In addition, the playground will host toddler bucket swings, a club house, SuperScoop sand digger, talk tubes, OmniSpin Spinner, and learning wall.

Bonita Canyon Sport Park (East) playground will have a patriotic-sports theme, given its proximity to the baseball fields. The playground's footprint will be slightly expanded and will have two post and deck structures, one for ages 2-5 and the other for ages 5-12, with interactive and decorative sports panels



throughout. The playground will also be home to two SuperScoop sand diggers, a ReviRock® Bouncer, two bucket swings for ages 2-5, one belt swing for ages 5-12, and an ADA swing and completed by themed Pour in Place rubber surfacing.



## AEDs in Our Parks

In partnership with local youth sports organizations, the City has installed AED units across athletic fields, positioning us ahead of the Nevaeh Youth Sports Safety Act, which mandates AED access for youth sports organizations by January 1, 2028.

15 AED units have now been installed providing immediate access to life saving equipment after a cardiac arrest. AED units are now available at: Bonita Canyon Sports Fields (#1, #2, #5, #6), Bob Henry Park, Bonita Creek Football Field, Buffalo Hills Park, Coastal Peak Park, Grant Howald Park, Eastbluff Park, Irvine Terrace Park, Mariners Park, Peninsula Park, San Miguel Park, and Sunset Ridge Park. Installed AED units are equipped with pediatric pads and clearly labeled with their site address. The portable AEDs are available to coaches, players and the public in the event of an emergency. Users can access the device by calling 911 to receive a code to access the lockbox.



## 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 **November & December**, Park Patrol completed the following:

<b>PATROL CHECKS</b>	
Youth Sports Groups	28
Field related issues/checks	456
Park/Picnic/reservation issues/checks	28
Community Center issues/checks	187
Playground checks	377
Other	420
<b>PUBLIC CONTACTS</b>	
Education	3
Alcohol	10
Dog related	446
Written Warnings Issued	2
Citations Issued	5

## Special Event Permits

As of December 15, 2025, there were 164 Special Event Permit processed and issued for the year. Those events of note for this period are:

<b>Event Name</b>	<b>Dates</b>	<b>Attendance</b>
2025 Optimism Cal Tri	November 1, 2025	200
Family Health Fair	November 15, 2025	800
Tree Lighting Ceremony	November 30, 2025	1,000
46 Annual Corona Del Mar Christmas Walk	December 7, 2025	4500
Tree Lighting and Snow	December 7, 2025	200
Salty Crew NB Boardriders Surf Series	December 13, 2025	100
Boat Parade Drone Show	December 17, 2025	250
117th Annual Newport Beach Christmas Boat Parade	December 17, 2025	50,000
Patrick's Purpose Walk With Us	December 20, 2025	350

## Facility Use

During the period of November 16, 2025-January 15, 2026, were:

<b>FACILITY USE (Indoor)</b>	
Civic Center Community Room	29
Community Youth Center (CYC)	9
Junior Lifeguard Building	14
Marina Park Event Room	30
Marina Park Classrooms	14
Newport Coast Community Center	36
Newport Coast Community Center Gym	44
OASIS Event Room	7
OASIS Classrooms	10
<b>FACILITY USE (Outdoor)</b>	
Marina Park Picnic/Park Area	4
Picnic/Park Area	22
Fields	15



## OASIS Senior Center - November 2025

<b>TOTAL PARTICIPANTS</b>	<b>7,760</b>
RECREATIONAL CLASSES (unpaid)	923
FITNESS CENTER	6,386
PERSONAL TRAINING SERVICES	451
<b>TRANSPORTATION RIDES PROVIDED</b>	<b>682</b>
New clients	9
<b>MEALS PROVIDED</b>	<b>2,242</b>
Congregate Meals	82
Meals on wheels	2,160
<b>MEDICAL EQUIPMENT LOANS</b>	<b>18</b>
<b>TOTAL RENTALS</b>	<b>12</b>
Private	1
Commercial	0
Non-Profit	8
NMUSD	1
Internal	2
<b>VOLUNTEER SERVICE HOURS PROVIDED @ OASIS</b>	<b>730</b>
Congregate Meals	30
Greeters	152
General membership meeting	20
Gift Shop	132
Home delivered meals	160
Library	28.5
Travel Office	207.25
<b>SOCIAL SERVICES &amp; RESOURCES PROVIDED</b>	<b>981</b>
Counseling	190
SHARP	2
Employment	8
HICAP	15
Housing	21
Information and Referral	580
Telephone reassurance	140
Senior assessment	5
Legal assessment	5
Caregiver Referrals	15
<b>FRIENDS OF OASIS TRIPS &amp; PARTICIPANTS</b>	<b>50</b>
Reagan Library 11/19	50
<b>SPECIAL EVENTS/SCREENINGS/LECTURES PARTICIPANTS</b>	<b>172</b>
Mind Fit 11/6	24
Pursuit of Beauty 11/16	45
Perfect blend 11/12	19
Music for your Mind 11/13	26
Tech Tutoring 11/13	3
Veteran's Social Group 11/18	44
Alzheimer's OC-Memory Screening 11/20	5
Tech Tutoring 11/20	6





## OASIS Senior Center - December 2025

<b>TOTAL PARTICIPANTS</b>	<b>7,372</b>
RECREATIONAL CLASSES (unpaid)	885
FITNESS CENTER	6,050
PERSONAL TRAINING SERVICES	437
<b>TRANSPORTATION RIDES PROVIDED</b>	<b>706</b>
New clients	5
<b>MEALS PROVIDED</b>	<b>2,634</b>
Congregate Meals	81
Meals on wheels	2,553
<b>MEDICAL EQUIPMENT LOANS</b>	<b>24</b>
<b>TOTAL RENTALS</b>	<b>11</b>
Private	1
Commercial	0
Non-Profit	8
NMUSD	1
Internal	1
<b>VOLUNTEER SERVICE HOURS PROVIDED @ OASIS</b>	<b>642</b>
Congregate Meals	32
Greeters	166.75
General membership meeting	20
Gift Shop	132
Home delivered meals	105
Library	21.5
Travel Office	164.5
<b>SOCIAL SERVICES &amp; RESOURCES PROVIDED</b>	<b>830</b>
Counseling	150
SHARP	1
Employment	3
HICAP	15
Housing	10
Information and Referral	500
Telephone reassurance	140
Senior assessment	3
Legal assessment	3
Caregiver Referrals	5
<b>FRIENDS OF OASIS TRIPS &amp; PARTICIPANTS</b>	<b>30</b>
Viejas Casino 12/3	30
<b>SPECIAL EVENTS/SCREENINGS/LECTURES PARTICIPANTS</b>	<b>68</b>
Blood Pressure Test 12/5	3
Refashioned 12/10	4
Art 4 Healing 12/11	12
Music 4 Your Mind 12/11	20
Tech Tutoring 12/11	2
Pefect blend 12/17	25
Tech Tutoring 12/18	2



== CITY OF ==

# NEWPORT BEACH

## PB&R Commission Staff Report

Agenda Item **VII-A**  
February 3, 2026

**TO:** Parks, Beaches & Recreation Commission

**FROM:** Municipal Operations Department  
John Salazar, Acting Municipal Operations Deputy Director  
949 644-3055, [jsalazar@newportbeachca.gov](mailto:jsalazar@newportbeachca.gov)

**PREPARED BY:** Kevin Pekar, Parks and Trees Superintendent  
949-644-3069, [kpekar@newportbeachca.gov](mailto:kpekar@newportbeachca.gov)

**TITLE:** Reforestation Request – 2660 Vista del Oro (Front 1)

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**RECOMMENDATION:**

Staff recommends that PB&R Commission consider the reforestation request of a Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to concerns with the current tree.

The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro), has provided the required association board meeting minutes along with the association board signature of approval to remove and replace the tree. If approved by the Commission, there will be a one-for-one replacement with a Forest Pansy (*Cercis canadensis* 'Forest Pansy') 36-inch box tree installed at the applicant's cost.

**DISCUSSION:**

The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro), contacted the City to request the removal of a Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to view blockage from the street to the applicant's home, poor aesthetics, seedpod drop and the potential of public sidewalk damage.

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

Mr. Brawley has provided the required association board meeting minutes along with the association board signature of approval to remove and replace the tree. Additionally, Mr. Brawley has agreed to pay for the removal and replacement of the tree with a Forest Pansy (*Cercis canadensis* 'Forest Pansy') 36-inch box tree.

**NOTICING:**

Mr. Brawley, Council Member Robyn Grant, and North Bluff Park Community Association have received a copy of this report. The tree was posted with information regarding the reforestation request, and postcard notifications were sent by the City to property owners within 500 feet of the subject tree's location. The agenda item has also been noticed according to the Brown Act (72 hours in advance of the meeting at which PB&R Commission considers the item).

**ATTACHMENTS:**

- A. Reforestation Application
- B. North Bluff Park Community Association Meeting Minutes/Approval
- C. Tree Removal Report/Review
- D. Info Sheet – Forest Pansy
- 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.

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

In front of home on the street as requested with the  
Location of tree(s) long seed pods.

Please be as specific as possible

#### Requestor

- ☒ Property Owner  
☐ Community Association  
☐ Other \_\_\_\_\_

#### Address/ Phone (Daytime) / Email

2658 Vistadel Pro  
Newport Beach, CA 92660  
(714) 824-9256  
onebrawley@gmail.com

Signature: Greg Brawley

Date: 1/15/26

Print Name: Greg Brawley

### 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:**

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

### **Check all items applicable:**

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

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

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

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

### **REQUESTOR COMMENTS:**

Have been in discussions with John Nelson  
for some time to replace this tree with a redbud. I believe  
he knows the variety. The existing tree has the long seed  
pods that have dropped on my wife's head when walking under  
it. Additionally, at full height will block the view of my home  
and our crops myrtle tree in front of the house

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

**NORTH BLUFF PARK COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 17, 2025**

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**NOTICE OF MEETING**

A General Session meeting of the North Bluff Park Association Board of Directors was held on Monday, November 17, 2025 by Zoom Meeting.

**Directors Present:**

Darren Foster, President  
Glenn Sobotka, Vice President & Treasurer  
David Cook, Secretary  
Ginny Davidson, Member at Large  
Frances Ouellette, Member at Large  
Kyle Schneekluth, Member at Large  
Robert Hinkel, Member at Large

**Management in Attendance:**

Elva Reinholtz, Community Manager – Powerstone

**CALL TO ORDER**

The General Session meeting was called to order at 6:35 p.m. by Board President, Darren Foster.

**EXECUTIVE SESSION DISCLOSURE**

It was generally noted that the Board met in the Executive Session prior to the General Session Meeting on November 17, 2025 to review minutes, discuss legal matters, delinquency matters, and violations.

**HOMEOWNER FORUM**

There were no homeowners in attendance.

**SECRETARYS REPORT:** A motion was made, seconded, and carried to approve October 20, 2025 General Session Meeting Minutes with a noted edit. Abstain: David Cook

**FINANCIAL COMMITTEE REPORT**

**Glenn Sobotka (Chair) | Members: Darren Foster, David Cook**

Glenn Sobotka provided an overview of the year-to-date expenses reflected in the October Financial statement.

**Financial Statement:** A motion was made, seconded, and unanimously carried to approve the October Financial Statement and ratified the review by the individual board members and all transfer of funds made in this period and reflected in the financial statement.

**NORTH BLUFF PARK COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 17, 2025**

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Certificate of Deposit Investment Discussion: A motion was made, seconded and unanimously carried to approve the purchase of Certificate of Deposits with Morgan Stanley per the following ladder schedule:

- 9 Month CD (~3.7%) - \$45,000
- 1 Year CD (~3.65%) - \$25,000
- 2.5 Years CD (~3.65%) - \$25,000
- 3 Years CD (~3.65%) - \$25,000

Resolution to Lien – C479-00360-01: A motion was made, seconded, and unanimously carried to approve the Resolution to Lien against the property with account number C479-00360-01 that is presently delinquent and has caused authorization for a lien to be recorded in accordance with the Association's Collection Policy.

Reclassification of Operating Expenses to Reserves: A motion was made, seconded and unanimously carried to reclass the balance of \$1,383.48 from Landscape Extras GL 5210 and \$1,095.54 from Tree Maintenance GL 5245 to Landscape Reserve GL 3004.

Draft 2026 Budget: The Board reviewed the budget presented by Management and the Finance Committee. A motion was made, seconded, and unanimously carried to approve the Finance Committee's 2026 Budget reflecting a 5.8% increase, \$420 per month. In addition, upon motion duly made and seconded the Board confirms its policy that with the approval of the budget, it authorizes the transfers of the approved expenses including but not limited to utilities, insurance payments, monthly reserve transfers and approved contracts that may be in excess of \$10,000 or 5% of the total reserves and operating funds, whichever is lower.

Draft 2026 Reserve Study: A motion was made, seconded and unanimously carried to approve Advanced Reserve Solution version 003 2026 Reserve Study as presented.

### **COMMITTEE REPORTS**

**Architectural: Rich Bonkosky (Chair) | Members: Justin Rydalch, Frances Ouellette**  
**Board Liaison: David Cook**

Architectural Application Log: The Board reviewed the Architectural Application Log. No action was required by the Board. There are two applications under review by the Committee.

Air Conditioner Unit Screening Applications: The Architectural Committee reported three applications have been submitted and approved for the screening of air conditioner units per the landscape proposals provided by Bemus. All owners have approved to reimburse the Association for the associated costs for their application.



**NORTH BLUFF PARK COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 17, 2025**

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A motion was made, seconded and unanimously carried to approve Bemus to proceed with proposal #436963 in the amount of \$448.63 (444 Vista Roma), proposal 436937 in the amount of \$272.53 (315 Vista Suerte) and 436936 in the amount of \$544.89 (442 Vista Roma) and be reimbursed by each respective homeowner.

Architectural Design Guideline Rewrite Update: An update draft will be provided at the December meeting.

**Communications/Website: David Cook (Chair) | Members: Nigel Pilkington, Rob Hinkel**

No report. Dave Cook to coordinate with Association Management to establish annual billing for web hosting/domain fees to be sent directly to Management for payment.

**Landscape – Darren Foster (Chair) | Members: Justin Rydalch, Kyle Schneekluth, June Marchigiani**

Chairman Darren Foster reported the Committee will be meeting to finalize the concept for the corner section of the pool planter and tot lot area over the next few weeks. The Cool Season trimming scheduled for November 20<sup>th</sup> and 24<sup>th</sup> will be reschedule due to the weather. New dates will be announced once confirmed by Bemus.

**Bemus Proposals:** A motion was made, seconded and unanimously carried to ratify the approval of the following Bemus proposals to be funded from Landscape Reserves:

- **Proposal #469723** in the amount of \$228 for additional clover seed application.
- **Proposal #473230** in the amount of \$490.78 for planting improvements to the planter outside of 2610 Vista Del Oro.
- **Proposal #473237** in the amount of \$148.41 to install a one five-gallon plant at 404 Vista Roma.

**Homeowner Request (2658 Vista Del Oro) – Tree Removal:** A motion was made, seconded, and unanimously carried to approve the homeowner's request and provide Association approval to allow the homeowner to submit a request/application to the city of Newport Beach for a tree replacement that's endorsed by Bemus and the Landscape Committee. All associated costs with the application process and tree replacement to be covered by the homeowner.

**Parking: Kyle Schneekluth (Chair)**

No Report

**Pool Oversight/Maintenance Committee: Justin Rydalch (Chair) | Members: Dave Cook, Alexander Vakulenko**

Pool heat turned off on November 15, with winter maintenance to be accomplished after that date. Pool area may still be used for other purposes during winter months.

**NORTH BLUFF PARK COMMUNITY ASSOCIATION  
MEETING OF THE BOARD OF DIRECTORS  
GENERAL SESSION MINUTES  
November 17, 2025**

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**Newsletter – Board of Directors**

The Board will provide input to Management on articles to include for the upcoming newsletter.

**Social – Robert Hinkel (chair) | Members: Alycia Schneekluth, Hayley Hockinson**

No Report. Rob to follow-up with Management and Board with potential concept and proposed dates/budget for a December seasonal gathering.

**NEW BUSINESS**

**Tot Lot Update:** Director Frances Ouellette reported the tot lot equipment and play surface have been completed. The chain link fence will remain until the play surface is fully cured and the new grass seed begins to fill in. Management will circulate an announcement once the tot lot is ready to be open for use.

**Concrete Grinding/Replacement Proposal Update:** A motion was made, seconded, and unanimously carried to approve Concrete Hazard Solutions proposal in the amount of \$45,570 for community wide concrete grinding, replacement and patching to be funded from Reserves.

**Site Consulting Specialists Proposal:** A motion was made, seconded, and unanimously carried to table the proposal for discussion at the December and/or January 2026 meeting.

**Update on Record Digitization:** Management reported the scanning of older architectural records is still in progress and anticipates being completed by the first part of December.

**NEXT MEETING**

The next General Session meeting will be held on Monday, December 15, 2025 with Executive Session starting at 6:00 pm followed by the General Session at 6:30 pm.

**ADJOURNMENT**

There being no further business to come before the Board of Directors, a motion was made, seconded, and unanimously carried, to adjourn the General Session Meeting at 7:39 pm.

**SECRETARY'S CERTIFICATE**

I, David Cook, of the North Bluff Park 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 held on the above date as approved by the Board of Directors of the North Bluff Park Community Association.

**ATTEST:**

*Dave Cook*

Dave Cook (Dec 25, 2025 23:19:18 PST)

**Signature**

12/25/25

**Date**



North Bluff P...



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**NORTH BLUFF PARK COMMUNITY ASSOCIATION**

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November 20, 2025

Gregory Brawley  
Darci D. Kinney  
2658 Vista Del Oro  
Newport Beach CA 92660

Re: City Tree Removal Request

Dear Gregory Brawley:

The Board of Directors for the NORTH BLUFF PARK COMMUNITY ASSOCIATION has requested that you be contacted regarding the following matter.

The Board of Directors has approved your request for the Association's approval to proceed with your application process with the City of Newport Beach for the replacement of a city tree outside your home. The Board of Directors further approves and support the city's tree option replacement for its location with either a Gold Medallion, Forest Pansy or Purple Orchid. As explained by the city all costs related to the application process would be at your cost.

Please proceed with the application process and explained to you by Kevin Parker, City of Newport Beach Parks and Trees Superintendent and provide this letter of conditional approval. Should your application be approved by the City please notify our office so the City can coordinate with our office as needed on the tree removal and replacement planting work.

If you have any questions, please contact Executive Director of Community Management, Elva Reinholdt, via email at [ereinholdt@powerstonepm.com](mailto:ereinholdt@powerstonepm.com).

Sincerely,

The Board of Directors  
NORTH BLUFF PARK COMMUNITY ASSOCIATION



## North Bluff P...

**NORTH BLUFF PARK COMMUNITY ASSOCIATION**

November 20, 2025

Gregory Brawley  
Darci D. Kinney  
2658 Vista Del Oro  
Newport Beach CA 92660

Re: City Tree Removal Request

Dear Gregory Brawley:

The Board of Directors for the NORTH BLUFF PARK COMMUNITY ASSOCIATION has requested that you be contacted regarding the following matter.

The Board of Directors has approved your request for the Association's approval to proceed with your application process with the City of Newport Beach for the replacement of a city tree outside your home. The Board of Directors further approves and support the city's tree option replacement for its location with either a Gold Medallion, Forest Pansy or Purple Orchid. As explained by the city all costs related to the application process would be at your cost.

Please proceed with the application process and explained to you by Kevin Parker, City of Newport Beach Parks and Trees Superintendent and provide this letter of conditional approval. Should your application be approved by the City please notify our office so the City can coordinate with our office as needed on the tree removal and replacement planting work.

If you have any questions, please contact Executive Director of Community Management, Elva Reinholtz, via email at [ereinholtz@powerstonepm.com](mailto:ereinholtz@powerstonepm.com).

Sincerely,

The Board of Directors  
NORTH BLUFF PARK COMMUNITY ASSOCIATION



## Municipal Operations Department

January 12, 2026

**TO:** Landscape Manager

**FROM:** City Arborist

**SUBJECT:** *Tree Removal Review*

### PROPERTY OWNER(S) / REQUESTER INFORMATION:

**Name:** Greg Brawley

**Tree Location:** 2660 Vista del Oro / Front 1

The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro) contacted the City to request the removal of one (1) Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to view blockage from the street to the applicant's home, poor aesthetics, seedpod drop and the potential of public sidewalk damage.

A field inspection determined the Gold-Medallion tree is in good condition and does not meet the criteria for removal referenced in the G-1 Policy. Staff denied the removal request of the Gold-Medallion tree and advised Mr. Brawley of the appeal process.

Mr. Brawley provided the required HOA board meeting minutes along with the HOA board signature of approval and has agreed to pay for the removal and replacement of the tree with a Forest Pansy (*Cercis canadensis* 'Forest Pansy') 36-inch box tree.

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

### REPLACEMENT TREE(S):

Forest Pansy (*Cercis canadensis* 'Forest Pansy')

### LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS:

Signature: 

Date: 1-14-2026





# Municipal Operations Department

## TREE INSPECTION REPORT

**Name:** Greg Brawley

**Location(s) of tree(s):** 2660 Vista del Oro / Front 1

**Request:** The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro) contacted the City to request the removal of one (1) Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to view blockage from the street to the applicant's home, poor aesthetics, seedpod drop and the potential of public sidewalk damage.

**Botanical/Common Names:** *Cassia leptophylla* / Cassia - Gold Medallion Tree

**Estimated Tree Value:** \$6,080.00

**Replacement Street Tree:** Forest Pansy (*Cercis canadensis* 'Forest Pansy')

**Damage:** N/A


**Parkway:** Concrete Brick Turf (X) Other

**Comments:** The applicant, Mr. Greg Brawley (residing at 2658 Vista del Oro) contacted the City to request the removal of one (1) Gold-Medallion tree (*Cassia leptophylla*) located at 2660 Vista del Oro due to view blockage from the street to the applicant's home, poor aesthetics, seedpod drop and the potential of public sidewalk damage.

A field inspection determined the Gold-Medallion tree is in good condition and does not meet the criteria for removal referenced in the G-1 Policy.

Mr. Brawley is willing to pay for the tree removal and the planting of a Forest Pansy (*Cercis canadensis* 'Forest Pansy') 36-inch box replacement tree.

**Inspected by:**

  
John J. Nelson, City Arborist

**Date:** January 12, 2026

**Recommendation:** Staff denied the removal request of the Gold-Medallion tree (*Cassia leptophylla*) and advised Mr. Brawley of the appeal process.

**Reviewed by:**

  
Kevin Pekar, Landscape Manager

**Date:** January 12, 2026

- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

Tree ID

973479

Old Tag #

Save

District

1

Area

1

Address

2660 VISTA DEL ORO

Side/Site

Front - 1

Alt Address

Tree Species

Cassia leptophylla / Cassia - Gold Medallion Tree

Common Name

Gold Medallion Tree

Size

0-6

Height

01-15

DBH

2.00

Condition

FAIR

Pruning Frequency

Grow Space

Space Size

Overhead Utility

Sidewalk Damage

Note:

Irrigation Flag

Yes

No

Monitor Flag

Yes

No

Service Type

Grid Pruning

Season

JAN/APR

Estimated Value

\$6,080.00

Next Date



Latitude: 33.644329933 Longitude: -117.880084829 [\(edit\)](#)

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	56203	2025 - Grid 1 (Eastbluff)(Broadleaves) - FINAL	GSTS	3/03/25	3/03/25	Grid Pruning	67.06
Invoiced	48547	2023 - Grid 1 Eastbluff (Broadleaves) - (Jan. Progress)	GSTS	1/27/23	1/31/23	Grid Pruning	57.99
Invoiced	42751	2020 - GRID 1 (Eastbluff) - Broadleaves (Jan. Progress)	GSTS	1/07/21	1/28/21	Grid Pruning	55.20
Invoiced	36319	2019 - GRID 1 (Broadleaves) - March Progress	GSTS	3/14/19	3/29/19	Grid Pruning	52.53
Invoiced	28619	2017 - Grid 1 (Eastbluff) - Broadleaves	GSTS	3/13/17	3/31/17	Grid Pruning	50.13
Invoiced	21603	2015 - Service Request (WR36278) - Vista Del Oro	GSTS	6/12/15	6/30/15	Service Request	58.00
Invoiced	17698	2014 - Grid 1 - Eastbluff (Revised)	GSTS	2/14/14	3/07/14	Grid Pruning	48.00
Work History			WCA	10/27/12		Other	0.00
Work History			WCA	3/01/10		Other	0.00
Work History			WCA	5/23/08		Other	0.00
Work History			WCA	4/09/07		Other	0.00
Work History			WCA	8/31/03		Other	0.00
Work History			WCA	9/07/00		Other	0.00
Work History			WCA	12/08/99		Other	0.00





**NO**  
**PARKING**  
**9:30 AM TO 12:30 PM**  
**FRIDAY**  
←→  
**STREET SWEEPING**





NO  
PARKING  
9:30 AM - 12:30 PM  
FRIDAY  
← →  
STREET CLOSING

2658

2656





NO  
PARKING  
9:30 AM TO 12:30 PM  
FRIDAY  
STREET SWEEPING

2660













## City of Newport Beach: Trees Section – Tree Info Sheet

### ‘Forest Pansy’ Eastern Redbud (*Cercis canadensis* ‘Forest Pansy’)

‘Forest Pansy’ Eastern Redbud is a moderate to rapid-grower, 15 to 20 feet in height, which has red twigs and beautiful, shimmering, purple/red new leaves, which fade to purple/green during the summer. The veins on the backs of the leaves are a deep maroon and make a striking contrast with the light grey/green leaf. The splendid, purple/pink flowers appear all over the tree in spring, just before the leaves emerge. ‘Forest Pansy’ Eastern Redbud has an irregular growth habit when young but forms a graceful, flat-topped, vase shape as it gets older.

#### Description

Height: 15 to 20 feet

Spread: 10 to 20 feet

Crown uniformity:

Irregular outline or silhouette

Crown shape:

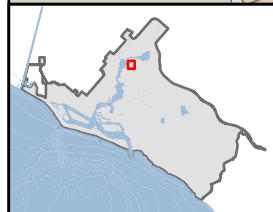
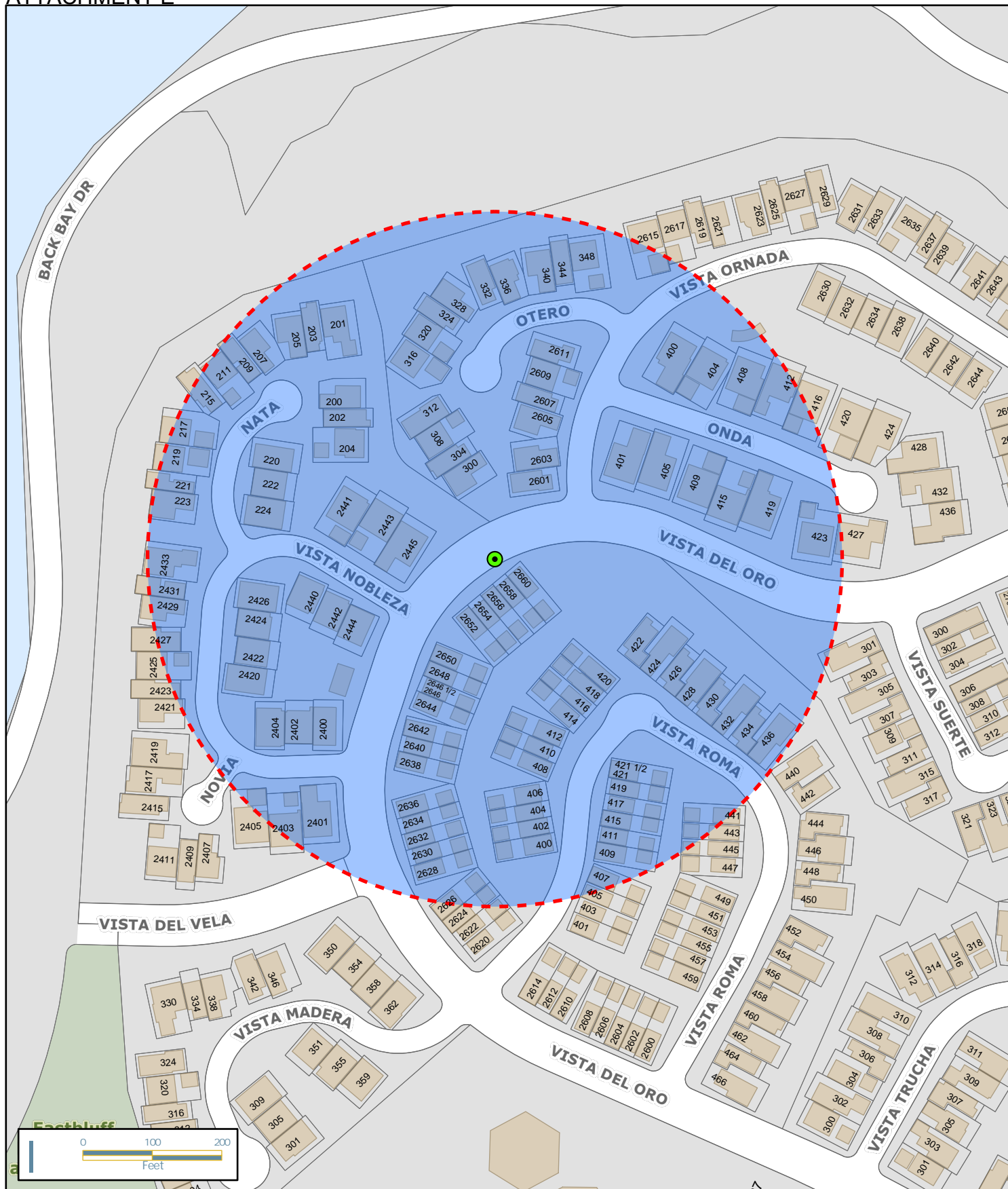
Round; vase shaped

Growth rate:

24-inch per year

Deciduous foliage





# Tree Reforestation 2658 Vista del Oro

- Tree Location
- Properties Notified
- 500 Feet



# Reforestation: 2660 Vista del Oro

Parks, Beaches & Recreation Commission

February 3, 2026





# BACKGROUND



■ Applicant

Greg  
Brawley  
(residing at  
2658 Vista  
del Oro)



Tree  
Location

2660 Vista  
del Oro  
(Front 1)  
(ID# 973479)



Tree  
Species

Gold  
Medallion /  
Cassia  
leptophylla



# SITE CONDITIONS

Applicant  
2658 Vista del Oro

Eastbluff Elementary School  
Eastbluff Park & Boys and Girls Club

47

2658 Vista del Oro



# SITE CONDITIONS

Applicant

2658 Vista del Oro



Block view of property's landscape



# SITE CONDITIONS



Seed Pod Drop





# SITE CONDITIONS

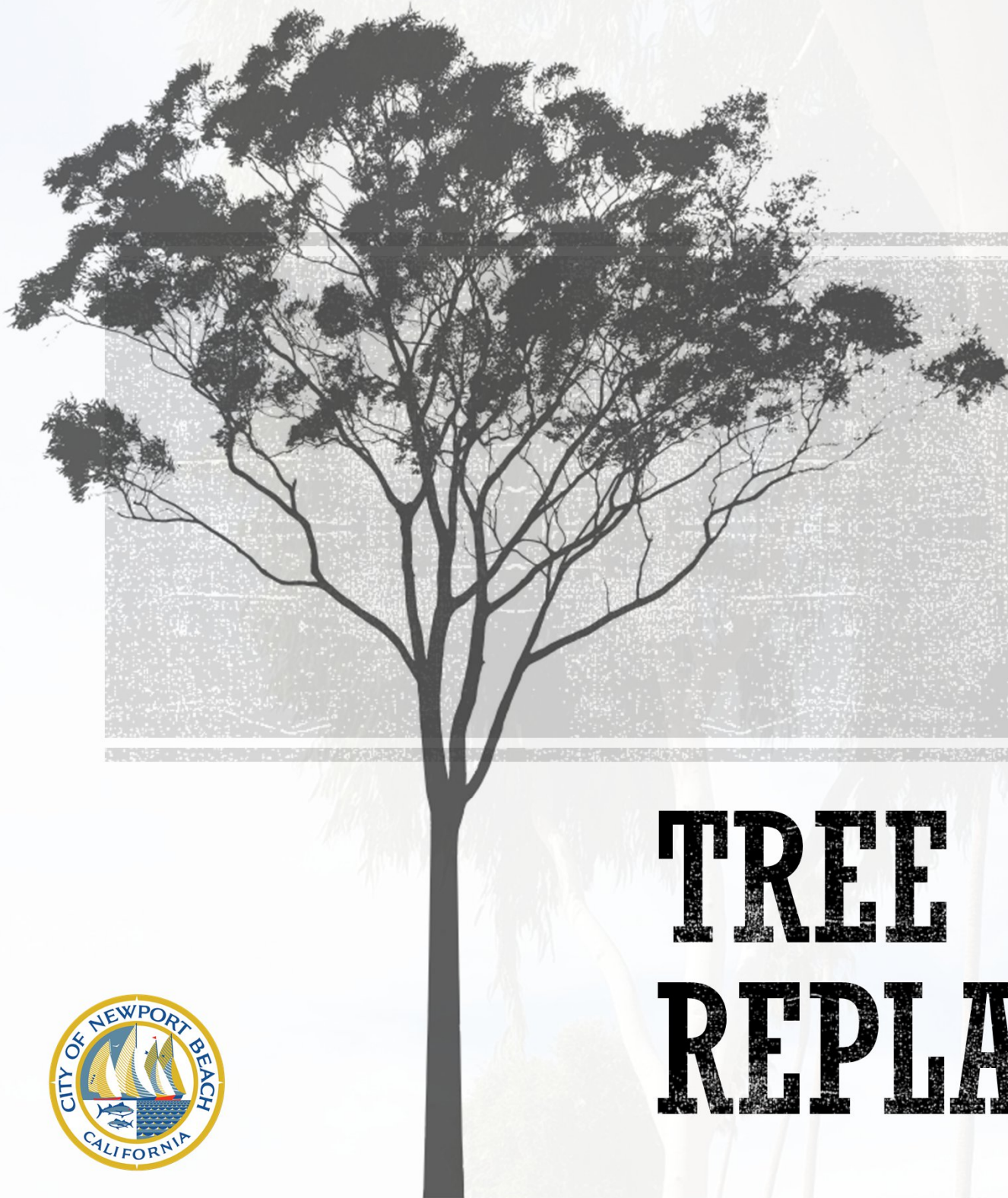


Poor aesthetics



Potential to cause sidewalk damage





# TREE REPLACEMENT





## City of Newport Beach: Trees Section – Tree Info Sheet



### 'Forest Pansy' Eastern Redbud (*Cercis canadensis* 'Forest Pansy')

'Forest Pansy' Eastern Redbud is a moderate to rapid-grower, 15 to 20 feet in height, which has red twigs and beautiful, shimmering, purple/red new leaves, which fade to purple/green during the summer. The veins on the backs of the leaves are a deep maroon and make a striking contrast with the light grey/green leaf. The splendid, purple/pink flowers appear all over the tree in spring, just before the leaves emerge. 'Forest Pansy' Eastern Redbud has an irregular growth habit when young but forms a graceful, flat-topped, vase shape as it gets older.

#### Description

Height: 15 to 20 feet

Spread: 10 to 20 feet

Crown uniformity:

Irregular outline or silhouette

Crown shape:

Round; vase shaped

Growth rate:

24-inch per year

Deciduous foliage





# Notifications

- Tree Postings
- Postcard mailers to all property owners within 500 feet
- Applicant has met procedural requirements set forth in G-1 Policy for PB&R Commission's consideration of the request.

## CITY OF NEWPORT BEACH PUBLIC NOTICE

THE PARKS, BEACHES AND RECREATION COMMISSION WILL  
CONSIDER A REFORESTATION REQUEST DURING THE  
February 3, 2026 (5:00 p.m.) MEETING HELD AT THE  
CIVIC CENTER COUNCIL CHAMBERS  
100 CIVIC CENTER DRIVE, NEWPORT BEACH CA 92660



PUBLIC WORKS DEPARTMENT  
MUNICIPAL OPERATIONS DIVISION  
(949) 644-3055



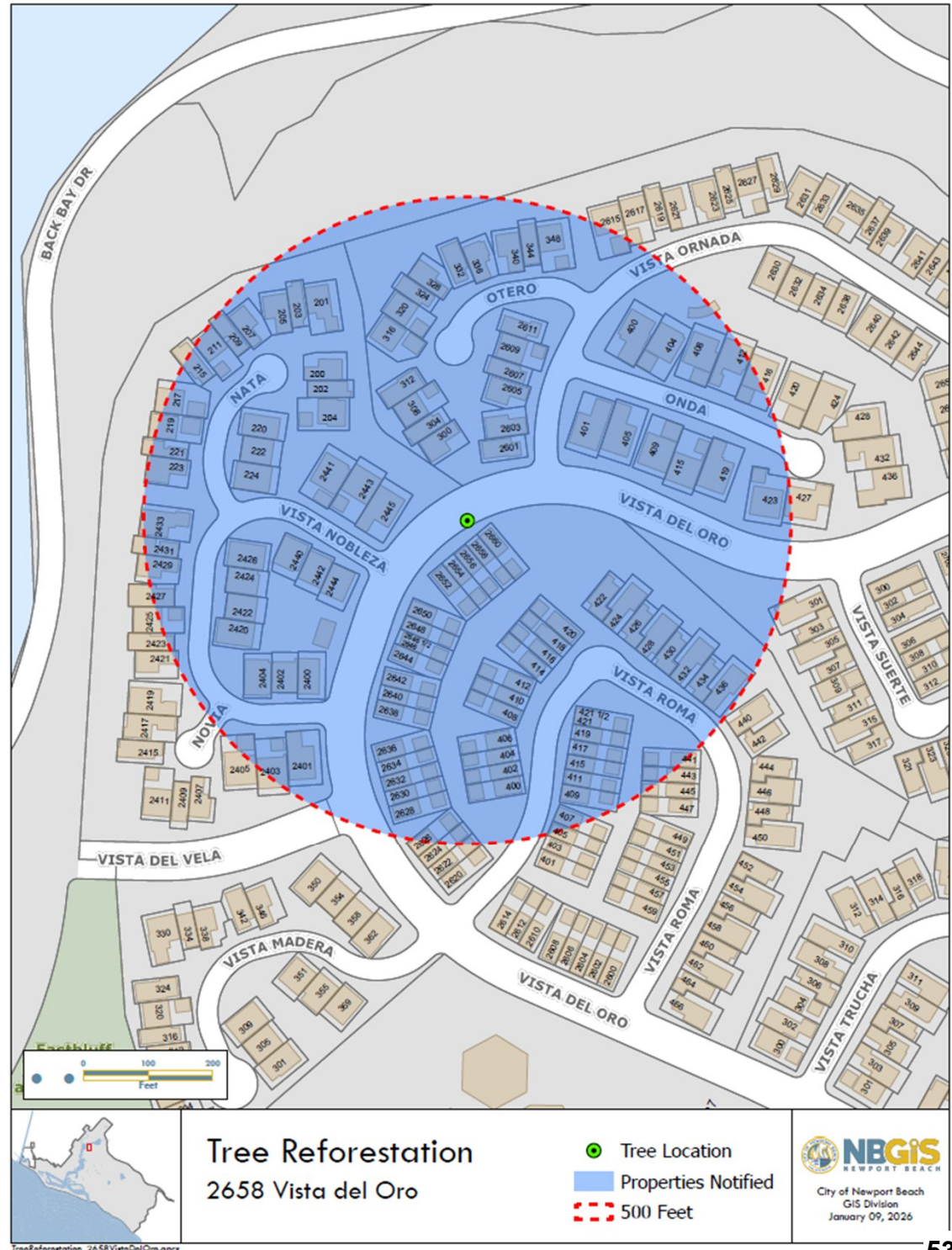
CITY OF NEWPORT BEACH  
Parks, Beaches & Recreation Commission  
February 3, 2026 - 5:00 p.m.

## **PUBLIC NOTICE**

On Tuesday, February 3, 2026 at 5:00 p.m., the Parks, Beaches & Recreation Commission will meet to consider the Tree Reforestation Request at 2658 Vista Del Oro. The meeting will be held at the Civic Center Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660.

For more information, please call the Municipal Operations Department at 949-644-3055.

The Agenda Report will be available on the City's website on January 30, 2026: [www.newportbeachca.gov](http://www.newportbeachca.gov).





# Questions?

Parks, Beaches & Recreation Commission

February 3, 2026







== CITY OF ==

# NEWPORT BEACH

## PB&R Commission Staff Report

February 3, 2026  
Agenda Item No. VII-B

**TO:** Parks, Beaches & Recreation Commission

**From:** Sean Levin, Recreation & Senior Services Director - 949-644-3159,  
[SLevin@newportbeachca.gov](mailto:SLevin@newportbeachca.gov)

**PREPARED BY:** Justin Schmillen, Recreation & Senior Services Deputy Director -  
949-644-3160, [jschmillen@newportbeachca.gov](mailto:jschmillen@newportbeachca.gov)

**TITLE:** Community Service Award- Karen Yelsey

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### **RECOMMENDATION:**

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission approve the Community Service Award recognition of Karen Yelsey to be awarded at a future Parks, Beaches and Recreation Commission 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 to recognize Karen Yesley for her leadership, service and contributions to the community through the Parent Teacher Association (PTA), Newport Mesa Unified School District (NMUSD), and Newport Beach Police Foundation (NBPF) over the last four decades (Attachment A).

Karen Yelsey's impact to the community started as a PTA volunteer and evolved from PTA President to NMUSD Board Member. Serving as a NMUSD Board Member for 16 years, including 4 years as President, Karen was an advocate and active liaison for community programs such as Mayor's Youth Council, Spirit Run and Newport Beach Hometown Special Olympics. Over the years, she was instrumental in many NMUSD accomplishments including the School Resource Officer partnership with Newport Beach Police Department (NBPD) to ensure student and campus safety. After retiring from the



NMUSD school board, Karen also joined and chaired the NBPF Board, generating funding to support community outreach and internal NBPD programs.

Per the Community Service Award guidelines, this item is being brought forward after receiving unanimous support by 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:**

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

# **Attachment A**

## **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: Karen Yelsey

Address: 1907 Bayadere Terrace, CDM, CA 92625

Phone: 949 500-4051 e-mail: karen@mediaspot.com  
Program involvement:

- Decades of service to the PTA at every level from classroom volunteer to leadership
- As a PTA volunteer, rose to Chair the 1994 Spirit Run for all participating schools
- As a PTA volunteer, instrumental in helping Corona del Mar High (CDM) become recognized as a California Distinguished School and National Blue Ribbon School
- PTA President for Lincoln Elementary and CDM for 2 years each
- Board Member, including 4 terms as President, for the Newport Mesa Unified School District (NMUSD)for 16 years
- As an NMUSD Board Member, in 2016, served on the Newport Beach Hometown Special Olympics Committee
- As an NMUSD Board Member, from 2011 until retirement, was a very active liaison for Spirit Run
- As an NMUSD Board Member, was a very active liaison to our Mayor's Youth Council Chairman of Board of Newport Police Foundation

Explain why you are nominating this person / group / organization: (choose one)  
A Newport Beach resident for more than 45 years, Karen Yelsey and her husband Arthur raised three children here. Two of her adult children still reside in the City, and Karen and Arthur were also proud to welcome Newport Beach grandchildren. Over these many years, Karen has served her community in many capacities. She is highly respected throughout the community for her professionalism and work ethic. In the words of a close and knowledgeable friend, "Karen always puts those she serves first. It's never about her."

The list of Karen's service and accomplishments is lengthy. Below are a few highlights.

Revised 3/16/2021

As a NMUSD Board President and Member, Karen was committed to helping make NMUSD a high achieving, welcoming and safe environment for more than 19,000 students and 3,500 employees. A few of her contributions specific to Newport Beach included:

--being a very active liaison to Mayor's Youth Council, an unpaid internship program for high school students comprised of three different parts: education, service, and outreach. Youth members (1) learn, in depth, about the different career paths in the City; (2) plan, organize, and implement recreation special events as well as community outreach programs to share their knowledge with their peers; (3) create and enact charitable works; and (4) participate in a mock City Council meeting on a relevant topic to the community.

-- as a member of the Newport Beach Hometown Special Olympics Committee, connecting Orange County Special Olympics with NMUSD Special Education to begin the Young Athletes Program (YAP) and thereafter hold an annual NMUSD Special Olympics.

-- being instrumental in the construction of the new CDM track, turf fields, and lights, a lengthy process that involved a tremendous amount of community engagement. These features improved student athlete safety and enabled school teams to practice at night rather than off site.

--working closely with the school resource officers to help all members of the Newport Beach Police Department (NBPD). Through the School Resource Officer program, a partnership between the NBPD and NMUSD, Karen played a large role in ensuring all campuses were safe including the installation of perimeter fencing.

After retiring from the NMUSD school board, Karen continued her support of the NBPD. She joined and eventually became Chair of the Board of the Newport Beach Police Foundation, a non-profit dedicated to funding community outreach programs and internal department programs. A few accomplishments included and/or continue to include:

- funding the mounted force including recently bringing a second mounted horse;
- funding the K-9 activities;
- raising funds for officers' families when tragedy strikes;
- providing on duty meals for major holidays;
- sponsoring the Baker to Vegas relay race competition;
- sponsoring college scholarships for children of the NBPD.

(Please attach additional pages if necessary)

Your Name: Diane Daruty Phone: 949 322-7949 Relationship to Nominee: Friend, Your  
email: Your email address Address: Your address

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**





== CITY OF ==

# NEWPORT BEACH

## PB&R Commission Staff Report

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

**TO:** Parks, Beaches & Recreation Commission

**FROM:** Municipal Operations Department  
John Salazar, Acting Municipal Operations Deputy Director  
949 644-3055, [jsalazar@newportbeachca.gov](mailto:jsalazar@newportbeachca.gov)

**PREPARED BY:** Kevin Pekar, Parks and Trees Superintendent  
949-644-3069, [kpekar@newportbeachca.gov](mailto:kpekar@newportbeachca.gov)

**TITLE:** Reforestation Request – 1441 Sandcastle Dr – Front 4(a), 4(b), and 5

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**RECOMMENDATION:**

Staff recommends that PB&R Commission consider the reforestation request of three Lemon-Scented Gum Eucalyptus (*Corymbia citriodora*) located at 1441 Sandcastle Drive due to various private property damage issues.

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

**DISCUSSION:**

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

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

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

**NOTICING:**

Mr. Alselham, Mayor Laura Kleiman, and Harbor View Hills South Community Association have received a copy of this report. The tree was posted with information regarding the reforestation request, and postcard notifications were sent by the City to property owners within 500 feet of the

subject tree's location. The agenda item has also been noticed according to the Brown Act (72 hours in advance of the meeting at which PB&R Commission considers the item).

**ATTACHMENTS:**

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



# CITY OF NEWPORT BEACH

## Public Works Department

### Municipal Operations Division

## Tree Removal or Reforestation Application

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

Three Eucalyptus trees

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

Infront of our house next to the side walk

*Location of tree(s)*

*Please be as specific as possible*

### Requestor

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

### Address/ Phone (Daytime) / Email

1441 Sandcastle Dr, Corona Del Mar, CA 92625

714-316-9446

ammer.selham@selholding.com

bellagiohomeimprovement@gmail.com

Signature: Ammer Selham

Date: 10/28/2025

Print Name: Ammer Alselham

## REFORESTATION REQUESTS: Please proceed to Section B.

### Section A. For Tree Removal Requests Only

#### Removal Criteria (Check one or more)

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

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Proven and repeated history of <b>damaging</b> public or *private, sewers, water mains, roadways, sidewalks, curbs, walls, fences, underground utilities or foundations. (*Greater than \$500)   |
| <input type="checkbox"/> | <b>Repeated history of significant interference</b> with street or sidewalk drainage.  |
| <input type="checkbox"/> | <b>Dying</b> Has no prospect of recovery.  |
| <input type="checkbox"/> | <b>Diseased</b> Cannot be cured by current arboricultural methods. In advanced state of decline with no prospect of recovery.  |
| <input type="checkbox"/> | <b>Hazardous</b> 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"/> | <b>Beautification Project</b> In conjunction with a City Council-approved City, commercial, neighborhood, or community association beautification program.   |



**Section B. For Reforestation Requests Only**

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

**As initiated by:**

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

**Check all items applicable:**

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

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

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

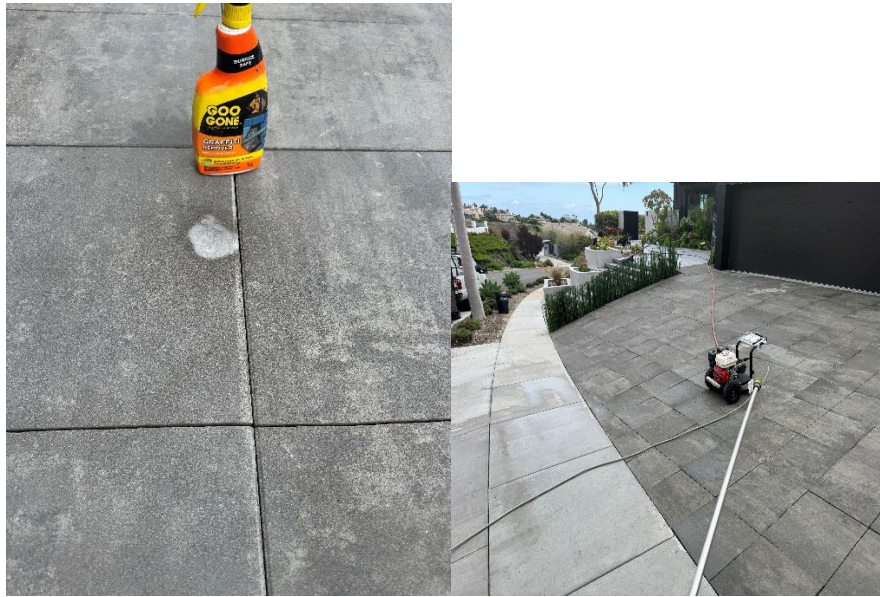
**This form does not replace the requirements of any of the City tree policies. Its use is intended to expedite the tree removal or reforestation requests and to ensure compliance with all City requirements. Please refer to individual City Council Policy G-1 for additional information.**

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

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



### Tree Damage Photos



### Driveway and sidewalk stains



### Car Damage





Car Damage



Outdoor Furniture damage





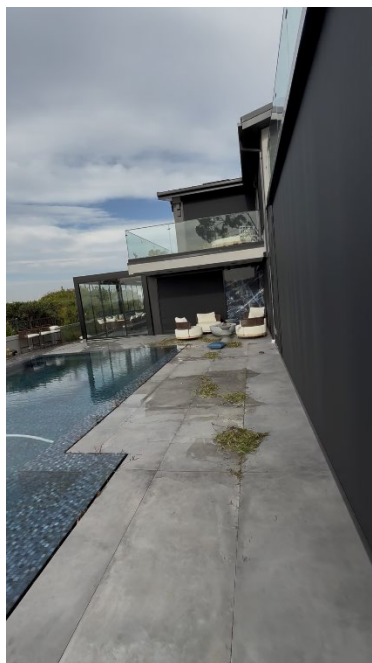
Outdoor Furniture damage







Broken Fireplace stone



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



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

**Notice of Meeting**

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

**Roll Call**

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

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

Directors Absent:     David Madison, Vice President

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

**Call to Order General Session**

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

**Executive Session Disclosure**

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

**Secretary's Report / Minutes**

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

**COMMITTEE REPORTS**

**Landscape Committee**

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

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

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



### Architectural Committee

The Committee Chair reported the following application approvals and denials.

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

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

### Committee Organization

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

### Tree View Committee

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

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

### Communications Committee

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

### Monument Committee

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

### Homeowner Forum

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

### Financial

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



### **New/Pending Business**

#### **Flock Camera Update**

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

#### **Kiosk Shelter**

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

#### **Park Green Staircase**

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

#### **Next Meeting**

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

#### **Adjourn General Session**

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

### **SECRETARY'S CERTIFICATE**

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

ATTEST:

\_\_\_\_\_  
Appointed Secretary

\_\_\_\_\_  
Dated

*Treasurer Signature*

*Stephen Bright*

*Treasurer*

*Harbor View Hills South HOA*

*11/19/25*





## Municipal Operations Department

January 12, 2026

**TO:** Landscape Manager

**FROM:** City Arborist

**SUBJECT:** *Tree Removal Review*

### PROPERTY OWNER(S) / REQUESTER INFORMATION:

**Name:** Ammer Alselham

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

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

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

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

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

### REPLACEMENT TREE(S):

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

### LANDSCAPE MANAGER – COMMENTS / RECOMMENDATIONS:

Signature: 

Date: 1-16-2026





# Municipal Operations Department

## TREE INSPECTION REPORT

**Name:** Ammer Alselham

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

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

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

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

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

**Damage:** N/A

**Parkway:** Concrete Brick Turf Other (X)

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

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

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

**Inspected by:**

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

**Date:** January 12, 2026

**John J. Nelson, City Arborist**

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



Reviewed by: \_\_\_\_\_

**Date:** January 12, 2026

**Kevin Pekar, Landscape Manager**











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

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



- Detail
- Notes
- Images
- Documents
- Observations

Inventory Detail

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



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

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



DetailNotesImagesDocumentsObservations

Inventory Detail

Tree ID3513742Old Tag #Save

District8

Area8

Address1441 SANDCASTLE DR

Side/SiteFront - 5

Alt Address

Tree SpeciesCorymbia citriodora / Eucalyptus - Citriodora

Common NameLemon-Scented Gum

Size13-18

Height60+

DBH

ConditionFAIR

Pruning Frequency

Grow Space

Space Size

Overhead Utility

Sidewalk Damage

Note:

Irrigation FlagYesNo

Monitor FlagYesNo

Service TypeGrid Pruning

SeasonJAN/APR

Estimated Value\$6,080.00

Next Date09/25

Seacrest Dr

Castle Dr

3513742

Map data ©2026 Google Report a map error

Latitude: 33.604126077 Longitude: -117.856259398 (edit)

Service History							New
Scope	WO Ref #	Description	Who	Service Date	Invoice Date	Service	Price
Invoiced	58108	2025 - Eucalyptus Trimming (Grids 1, 8, 12, 16, 18) Oct Progress	GSTS	10/28/25	10/30/25	Grid Pruning	69.07
Invoiced	52985	2024 - GRID 8 (BROADLEAVES) - (Final)	GSTS	5/01/24	5/06/24	Grid Pruning	59.44
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Work History			WCA	4/08/08		Other	0.00
Work History			WCA	7/07/06		Other	0.00

https://www.greatscotttreeservice.com/gsts/WebPortal/Client-InventoryDetail-Zoom.cfm?ZInventoryDetailID=3079636&ZWebUserID=4531

79

1.





## City of Newport Beach: Trees Division – Tree Info Sheet

### Magnolia grandiflora ‘Little Gem’

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

#### Description

Height: 20 to 25 feet

Spread: 8 to 15 feet

Crown uniformity: symmetrical

Crown shape: upright/erect, pyramidal

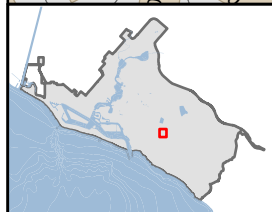
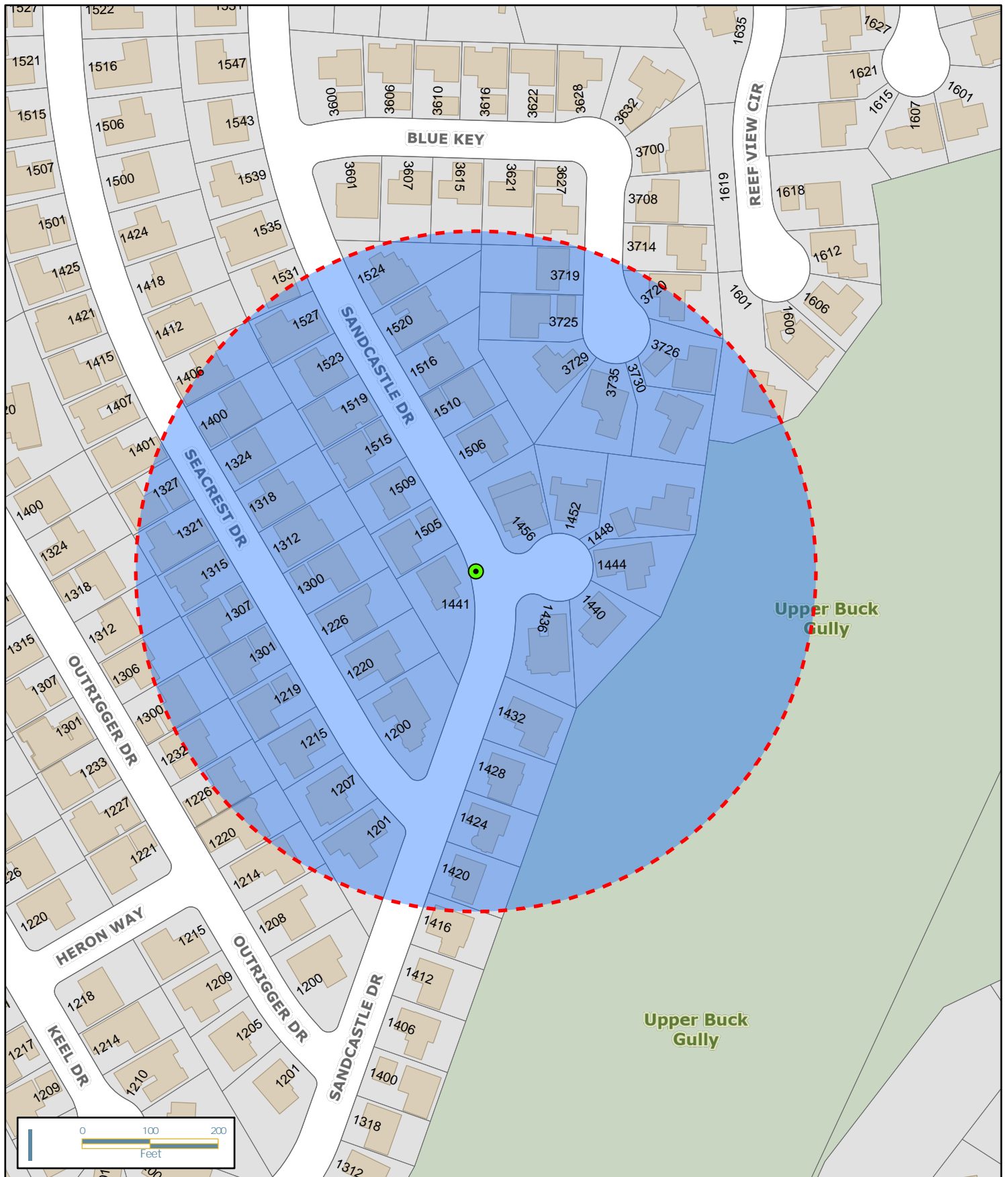
Crown density: dense

Growth rate: slow

Texture: coarse







## Tree Reforestation 1441 Sandcastle

- Tree Location
- Properties Notified
- 500 Feet



City of Newport Beach  
GIS Division  
January 13, 2026



# REFORESTATION:

## 1441 Sandcastle Dr

Parks, Beaches & Recreation  
Commission

February 3, 2026





# BACKGROUND



**Applicant: Mr. Ammer Alselham**



**Tree Location: 1441 Sandcastle Dr (3x trees)**



**Tree Species:** Lemon-Scented Gum Eucalyptus  
(*Corymbia citriodora*)



**\*Home extensively  
remodeled and newly  
occupied in 2025**

**1441 Sandcastle Dr  
Applicant's Address\***



# 1441 SANDCASTLE DR





# VIDEO — TAKEN ON 10/22/2025

## **Shows:**

- Leaf Drop
- Concrete staining
- Stains on cars









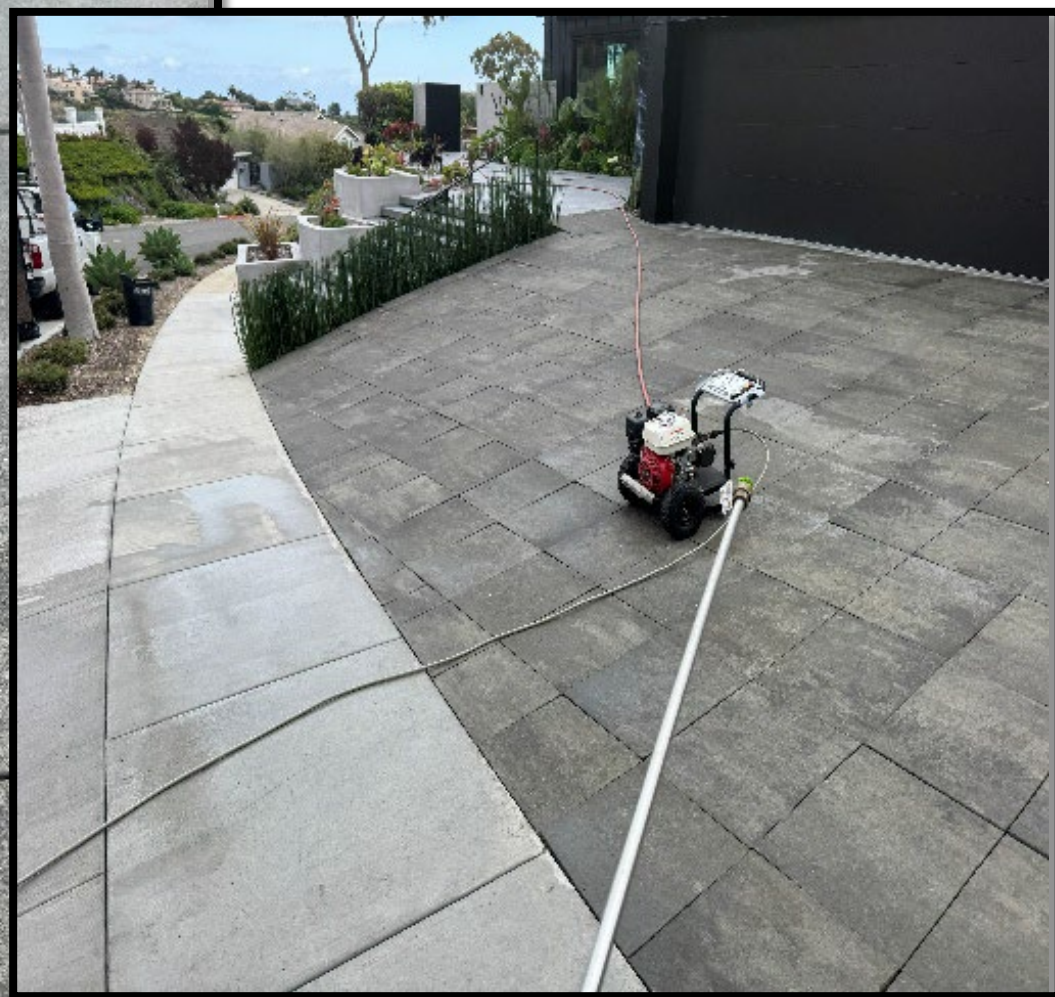


Branch













# TREE REPLACEMENT



## City of Newport Beach: Trees Division – Tree Info Sheet



### *Magnolia grandiflora* 'Little Gem'

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

#### Description

Height: 20 to 25 feet

Spread: 8 to 15 feet

Crown uniformity: symmetrical

Crown shape: upright/erect, pyramidal

Crown density: dense

Growth rate: slow

Texture: coarse



\* Required Tree Species for Harbor View Hills South HOA – per G-1 Policy



# Notifications

- Tree Postings
- Postcard mailers to all property owners within 500 feet
- Applicant has met procedural requirements set forth in G-1 Policy for PB&R Commission's consideration of the request.

## CITY OF NEWPORT BEACH PUBLIC NOTICE

THE PARKS, BEACHES AND RECREATION COMMISSION WILL  
CONSIDER A REFORESTATION REQUEST DURING THE  
February 3, 2026 (5:00 p.m.) MEETING HELD AT THE  
CIVIC CENTER COUNCIL CHAMBERS  
100 CIVIC CENTER DRIVE, NEWPORT BEACH CA 92660



PUBLIC WORKS DEPARTMENT  
MUNICIPAL OPERATIONS DIVISION  
(949) 644-3055



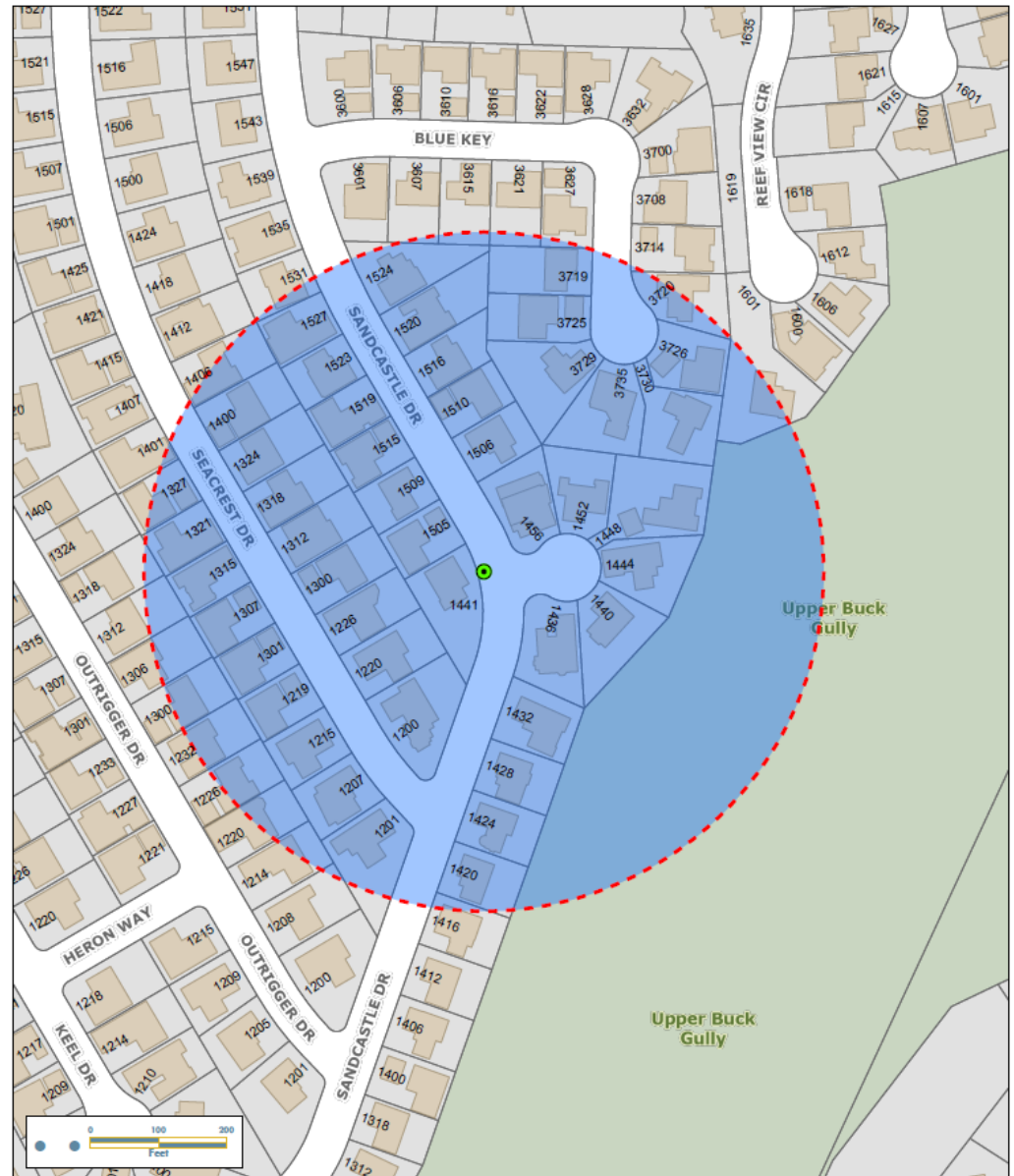
CITY OF NEWPORT BEACH  
Parks, Beaches & Recreation Commission  
February 3, 2026 - 5:00 p.m.

## PUBLIC NOTICE

On Tuesday, February 3, 2026 at 5:00 p.m., the Parks, Beaches & Recreation Commission will meet to consider the Tree Reforestation Request at 1441 Sandcastle Drive. The meeting will be held at the Civic Center Council Chambers, 100 Civic Center Drive, Newport Beach, CA 92660.

For more information, please call the Municipal Operations Department at 949-644-3055.

The Agenda Report will be available on the City's website on January 30, 2026: [www.newportbeachca.gov](http://www.newportbeachca.gov).



## Tree Reforestation 1441 Sandcastle

- Tree Location
- Properties Notified
- 500 Feet



City of Newport Beach  
GIS Division  
January 13, 2026



# Questions?

**Parks, Beaches & Recreation Commission**

**February 3, 2026**



















== CITY OF ==

# NEWPORT BEACH

## PB&R Commission Staff Report

February 3, 2026  
Agenda Item No. VII-D

**TO:** Parks, Beaches & Recreation Commission

**FROM:** Municipal Operations Department  
John Salazar, Acting Municipal Operations Deputy Director  
949 644-3055, [jsalazar@newportbeachca.gov](mailto:jsalazar@newportbeachca.gov)

**PREPARED BY:** Kevin Pekar, Parks and Trees Superintendent  
949 644-3055, [kpekar@newportbeachca.gov](mailto:kpekar@newportbeachca.gov)  
  
Yolanda M. Summerhill, Assistant City Attorney  
949-644-3131, [ysummerhill@newportbeachca.gov](mailto:ysummerhill@newportbeachca.gov)

**TITLE:** Proposed Revisions to Council Policy G-1 (Retention, Removal and Maintenance of City Trees)

---

### **RECOMMENDATION:**

Staff recommends that the Parks, Beaches and Recreation (PB&R) Commission receive and file the proposed revisions to Council Policy G-1 (Retention and Removal of City Trees) (Council Policy G-1) and provide any additional comments or revisions.

### **BACKGROUND:**

The City Council established the Ad Hoc Council Policy Review Committee last year to review and recommend revisions to the City Council Policy Manual. Council Policy G-1 was originally adopted on May 9, 1966, and amended multiple times, with the most recent amendment on May 9, 2023. As the City receives and processes requests for tree removals, it is apparent that amendments to Council Policy G-1 would provide greater clarity to applicants, staff and the Commission. Additionally, the existing Council Policy G-6 contains provisions that are more appropriate in Council Policy G-6 (Maintenance and Planting of Parkway Trees). Therefore, Sections VI (Tree Maintenance), Section VIII (Tree Trimming Standards) and Section IX (Supplemental Tree Trimming) are proposed to be relocated to Council Policy G-6.

### **DISCUSSION:**

Most of the City's permit processes lay out a comprehensive application process. For example, in the case of land use decisions, Chapters 20.50 (Permit Application Filing and Processing) and 20.52 (Permit Review Procedures) of the Newport Beach Municipal Code (NBMC) lay out the permit application requirements, notice of public hearing requirements, and findings necessary to approve or deny a project. Similarly, in the case of harbor development permits, Sections 17.50.020 (Applications), 17.50.030



(Processing of Application) and 17.50.040 (Rendering of Decision) of the NBMC lay out the review authority, notice of public hearing requirements, required materials, and criteria necessary to approve or deny a harbor development permit, approval in concept or variance.

A *reorganization* of Council Policy G-1 is set forth in the attachment, with limited substantive revisions, that lays out a similar structure including definitions, basis for removal of city trees, application process, findings necessary to remove trees, reforestation/appeals process, and public hearing/notification requirements.

## **Definitions**

Section I (Definitions) of the proposed amendment to Council Policy G-1 consolidates definitions that were previously dispersed throughout the policy into one section. The definitions are the same with the exception of the definition of Reforestation which was augmented to include appeals by a homeowners' association and/or private property owner of the Landscape Manager's decision to deny removal of a Standard or Problem Tree.

## **Basis for Removal of a Tree**

While the existing policy describes in various places the scenarios where a tree removal request may be made, Section II (Basis to Remove a City Tree) of the proposed amendment to Council Policy G-1 describes at the outset the scenarios where a tree removal request may be made. This includes:

- Dead, diseased, dying, or hazardous trees, including imminent failure,
- Impact on infrastructure,
- City Council–approved beautification or capital improvement projects,
- Development projects with approved encroachment or demolition permits requesting removal in conjunction with the project, or
- Departmental determination by the City Manager upon advice of designated officials to resolve claims or safety issues.

That said, the amendment to Council Policy G-1 continues to maintain that excessive leaves, fruit, flowers, petals, bees, birds, and other animals, or insects are not a basis for tree removal.

## **Application Process**

Section III of the proposed amendment to Council Policy G-1 lays out the application materials required depending upon whether the request for removal is for Standard, Special and Problem Trees. A summary of the application process is described as follows:



- Initiation: The Public Works/Municipal Operations Department, a homeowners' association (HOA), or a private property owner may initiate removal by submitting the City Tree Removal form to the City Arborist/City Clerk via the Municipal Operations Department website and paying the applicable fee set by Council resolution, if applicable.
- Required Reports: Upon receipt of an application, the City Arborist prepares a (a) Tree Inspection Report; (b) mitigation analysis; (c) Level 2 Basic Tree Risk Assessment for hazard requests; and for Landmark Trees, a Tree Risk Assessment including Level 3 testing.
- Standard City Trees and Problem Trees: Standard Trees and Problem Trees' initial approval is at the staff level. Once the application materials are complete, the City Arborist recommends to the Landscape Manager whether findings can be made. If approved, notice of removal is provided in accordance with Section VII (Notifications); if denied, the applicant may appeal to the Commission pursuant to Section VI (Reforestation/Appeal).
- Special City Trees: In the case of Special Trees, the HOA or property owner must provide HOA Board approval or a petition signed by 60% of property owners within a 500' radius with the application to remove the tree. Once the required reports are completed, staff publishes notice and agendizes a Commission hearing with the Commission either approving or denying the request. If the request for removal is approved, the tree is posted with notice prior to its removal. Notwithstanding the foregoing, in the case of an emergency, emergency removals of dead or hazardous Special Trees may proceed upon Manager or City Arborist recommendation.

### **Findings Necessary to Support Removal**

Section IV (Findings Required for Removal of a City Tree) of the proposed amendment G-1 consolidates the findings required to remove based on the type of tree and circumstances warranting its removal. It includes:

- Hazardous/Dead/Diseased/Dying: The findings for removal of a Standard, Special or Problem Trees are based on whether the reports described above determines that the tree is hazardous, dead, diseased and/or dying as those terms are defined in Section I (Definitions).
- Impact on Infrastructure: If a tree has a repeated history of damage or interference with various utilities or infrastructure, findings may support removal of the tree. However, Special Trees are evaluated further to determine whether an alternative to removal is available.
- Problem Trees: Findings for removal of a Problem Tree are supported if the tree has a repeated history of damage or drainage interference; unresolved view impediments; repeated, significant damage to private property from Tuliptree scale; and/or maintaining the tree jeopardizes the homeowner's insurance.
- Beautification/Capital Improvement: Findings for removal can be made if removal of the tree is required in conjunction with Council-approved projects.



- Private Development Projects Necessitating Encroachments and/or Demolition Permits: In the case of development projects that require an encroachment or demolition permit, findings for removal can be made if the tree unreasonably impedes the planned construction as demonstrated by the plans submitted with the permit application materials.
- Departmental Determination/Claims and Safety Issues: City Manager authority upon advice of designated officials.

### **Reforestation/Appeals Procedure**

The current policy lumps Reforestations of Special Trees with appeals of decisions related to Standard and Problem Trees. With that in mind, Section VI (Reforestation/Appeal) of the proposed amendment G-1 differentiates incorporates appeals into the reforestation section. Special Trees versus appeals to Commission for the removal of Standard or Problems Trees. A Reforestation application, may be initiated by a Department, HOA, or property owner by submitting the City Tree Removal form via the Municipal Operations Department website:

- Signature Requirements: Petitions must be signed by at least 60% of property owners within 500 feet of the proposed removal(s) while HOA members subject to mandatory associations must proceed through their Board with a resolution and member notice.
- Staff Report and Hearing: Once the required reports are completed, staff publishes notice and agendizes a Commission hearing with the Commission either approving or denying the request.
- Commission Considerations: In addition to required findings, the Commission may consider health/condition, degree of property damage, degree of view impairment, whether the species is a Problem Tree, community support/opposition, comparative value, species/location appropriateness and notice in its decision to remove the tree.
- Final Decision: Whereas the current policy provides that the decision of the Commission may be appealed and/or called for review by the City Council, the proposed amendment to Council Policy G-1 now has the Commission as the final decision-making authority.
- Reforestation Work Upon Approval: Prior to removal of a tree, notice is provided in accordance with Section VII (Notifications).

### **Public Hearing/Notification Procedures**

Section VII delineates the two types of noticing requirements. The first is notification required prior to removal, while the second is the notice of public hearing requirements to consider a tree removal.

In the case of tree removal notifications, the prior notice is set forth as follows:

- Standard and Problem Trees: Prior to the removal of a Standard or Problem Tree that is not an emergency, the tree is posted with an 8" x 5" placard at least seven



days before removal along with provide advance written notification, as applicable, to adjacent property owner, the HOA, and district Councilmember.

- Special Trees: Prior to the removal of a Special Tree, the tree is posted with an 8" x 5" placard at least 30 days before removal along with provide advance written notification, as applicable, to adjacent property owner, the HOA, and district Councilmember. Staff seeks the Commissions' input on reducing the 30 day notice requirement for removal of Special Trees.

For public hearings on reforestations and/or appeals of decisions related to Standard and Special Trees, the notice requirements are set forth as follows:

- Standard or Problem Trees: A Standard or Problem Tree is posted with an 8" x 5" placard at least 14 days before the Commission meeting including posting date, meeting date/time/location, and staff contact information.
- Special City Trees (Before Commission Meeting): A Special Tree is posted with an 8" x 5" placard at least 30 days before the Commission meeting including posting date, meeting date/time/location, and staff contact information.

### **Environmental and Urban Forest Considerations**

Approvals under the updated policy require a finding that removals will not adversely impact inventory, diversity, or age structure of the City's Urban Forest, and promote a stable, sustainable urban forest through efficient use of City resources and reforestation commitments.

### **Substantive changes**

There were a few recommended substantive revisions. First, trees infested with Tuliptree Scale to a degree of property damage and trees preventing property owners gaining fire insurance were included as Problem Trees. Secondly, property owners appealing through reforestation and in a dense community will have the petition area set at a maximum of 100 properties. Next, notifications on Standard and Problem Trees that are not of an emergency nature will be seven days advance notice versus 14. Additionally, Special tree inventory numbers were updated with removals and additions since the last amendment. Finally, appeals or reforestations will end with the PB&R Commission's decision.

### **Conclusion**

In conclusion, the proposed updates to Council Policy G-1 consolidate and add definitions, streamline application and appeal processes, consolidate findings necessary to approve or deny an application, and incorporates appeals into the reforestation standards. Additionally, provisions associated with tree care and maintenance are proposed to be relocated to Council Policy G-6. The recommended streamline the standards while preserving the City's Urban Forest.



**FUNDING REQUIREMENTS:**

Costs and responsibilities for removal and replacement are allocated per the policy, including City responsibility for certain removals and applicant-funded removals in connection with private development or reforestation appeals.

**NOTICING:**

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

**ATTACHMENTS:**

Attachment A – Council Policy G-1 Amendments



RETENTION, REMOVAL OF CITY TREESTABLE OF CONTENTS**Purpose**

To establish and maintain appropriate diversity in tree species and age classes to provide a stable and sustainable urban forest with an inventory that the City can reasonably maintain in a healthy and safe condition through the efficient use of City resources. To educate the public of the protections of the City's Urban Forest and guide, in a user-friendly way, the mechanisms in place for tree replacements. With the passage of time, adjustments in the City's tree inventory may be necessary. Therefore, this policy also establishes definitive standards for the retention, removal, maintenance, and reforestation of City trees. City trees are an important part of the character and charm of the entire City and provide environmental benefits as well. Regular care, trimming, root pruning, maintenance, and programmed replacement are necessary to preserve this charm while at the same time protecting public views consistent with City Council Policy G-3, providing personal safety, and preventing public and private property damage and providing a sustainable urban forest.

**I. DEFINITIONS**

- A. "Diseased" or "Diseased tree" is defined as a tree that cannot be cured by current arboricultural methods, in an advanced state of decline, and has no prospect of recovery.
- B. "Commission" is defined as the Newport Beach Parks, Beaches and Recreation Commission.
- C. "Dying" or "Dying tree" is defined as a tree that have no prospect of recovery.
- D. "Hazardous" or "Hazardous tree" is defined as a tree that is defective, has a potential to fail, and would cause damage to persons and property upon failure.
- E. "Problem Tree" is defined as a tree that by virtue of its species is known to cause excessive hardscape or utility damage due to its excessive root system.

The following trees are defined as Problem Trees:

- 1. *Ficus nitida* (Indian Laurel Fig)
- 2. *Ficus rubiginosa* (Rusty Leaf Fig)
- 3. *Ficus benjamina* (Weeping Fig)
- 4. *Fraxinus uhdei* (Shamel Ash)
- 5. *Cupaniopsis anacardioides* (Carrotwood)
- 6. *Liquidambar styraciflua* (American Sweet Gum)
- 7. A tree that the City Arborist determines is infested with Tuliptree scale (*Toumeyella liriodendri*)
- 8. A City Tree that causes the private property owner to lose their fire insurance.

Problem Trees exclude City parkway trees on the Street Designation Tree List of City Council Policy G-6 unless they are Special Trees.



- F. "Reforestation" when initiated by the City is defined as the concept of systematically replacing Problem or Standard 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 trees for the planted location. When initiated by a homeowners' association or property owner, reforestation is otherwise defined as an appeal.
- G. "Special City Tree" is defined as a Landmark, Dedicated, or Neighborhood tree, that has historical significance, and/or contributes to, and gives character to, a location or to an entire neighborhood. A Landmark, Dedicated, and Neighborhood tree are identified by species in Exhibit A and shall hereinafter be collectively referred to as Special Trees. Trees within these three (3) categories shall be identified, mapped, recorded and administered by staff for the Commission. When staff propose modifications, the Commission shall review the Special Tree list and forward recommendations for additions or deletions to the City Council for approval.
1. *Landmark Trees* are identified as those individual Special Trees that possess historical significance by virtue of their size, age, location, or species.
  2. *Dedicated Trees* are Special Trees donated in the memory of specific individuals or organizations. Updates will be made annually to the City tree inventory system that corresponds to the amended B-17 Policy: Parks, Facilities, and Recreation Program Donations. Exhibit A of this Policy will be updated annually to reflect updates.
  3. *Neighborhood Trees* are Special Trees that by their unusual size, number, species, or location lend a special character to a residential, commercial, or business area.
- H. "Standard City Tree" is defined as a tree that is located on City real property (parkways, parks, other City-owned property) and not designated as a Special or Problem Tree.

## II. BASIS TO REMOVE A CITY TREE

- A. Dead, diseased or dying trees. The tree is dead, diseased or dying as those terms are defined above or is subject to imminent tree failure.
- B. Impact on Infrastructure. The tree is impacting infrastructure based on the criteria set forth below.
- C. Beautification or Capital Improvement Projects. Standard, Special, and/or Problem Trees may be considered for removal in conjunction with a City Council-approved beautification project or capital improvement project.
- D. Development Projects. Approval of an encroachment or demolition permit that requests removal of a tree in conjunction with a commercial, residential or other development project.



- E. Departmental Determination. The City Manager, upon the advice of the Municipal Operations Director, City Attorney, or Traffic Engineer, shall have the authority to remove individual Problem or Standard Trees to resolve claims or safety issues.

Notwithstanding the foregoing, excessive leaves, fruit, flowers, petals, bees, birds, and other animals, or insects shall not constitute a finding for removal of a tree covered by this policy.

### III. PROCESS FOR REQUESTS FOR REMOVAL OF A CITY TREE

The Municipal Operations Department, homeowners' association or private property owner may request removal of a City Tree. A homeowners' association or private property owner may initiate the process for removal by submitting an application to the City Clerk, utilizing the City Tree Removal form available on the Municipal Operations Department website: [www.newportbeachca.gov/government/departments/public-works/municipal-operations](http://www.newportbeachca.gov/government/departments/public-works/municipal-operations) and paying the applicable fee as set by resolution of the City Council.

- A. Tree Removal Reports. After receiving the application, the City Arborist shall prepare the following reports and analysis for the removal of a Standard, Special or Problem Tree:

1. Tree Inspection Report that includes structural defects of the tree, parts of the tree most likely to fail, targets where imminent personal injury or property damage may result in tree failure. For Special Trees, a Tree Removal Review will also be prepared.
2. A mitigation analysis to determine whether mitigation measures may be implemented to maintain the tree provided the costs are reasonable.
3. Performance of a Level 2: A Basic Tree Risk Assessment ("Level 2 Risk Assessment") for requests to remove based on a hazard, the Level 2 Risk Assessment should identify structural defects of the tree, parts of the tree most likely to fail, targets where imminent personal injury or property damage may result with tree failure, and determine whether mitigation measures will eliminate the hazard.
4. For Landmark Tree(s), a Tree Risk Assessment that includes a Level 3 Testing: Advanced Techniques shall be prepared to confirm the presence of any potential risks. Where Tree Risk Assessment and Level 3 Testing: Advanced Techniques are required, the full costs of such testing and associated report will be the sole responsibility of the applicant if the application is made by a homeowners' association or property owner.

- B. Standard City Trees.

1. Upon completion of the above reports for a Standard Tree, the City Arborist shall make a recommendation to the Landscape Manager, or his/her designee as to whether findings for removal set forth in Section IV (Findings Required for Removal of a City Tree) can be made. If the Manager approves removal of the tree, the City shall provide notice in accordance with Section VII (Notifications) prior to removal of the tree.
2. If the Manager determines the application does not meet the findings set forth in Section IV (Findings Required for Removal of a City Tree), the application is denied



and the applicant may appeal to the Commission in accordance with Section VI (Reforestation/Appeals).

#### C. Special City Trees

1. The homeowners' association or private property owner shall provide the Homeowners Association Board approval or Petition, respectively, as provided in Section VI(A) (Appeal of Standard or Problem Trees or Requests for Removal of Special Trees).

Upon receipt of the board approval or requisite signatures and completion of the above required Tree Removal Reports, except in the case of an emergency, the City Arborist shall publish notice of the hearing in accordance with Section VII (Notifications) and agendaize the Special Tree removal request for a hearing before the Commission to determine whether findings can be made for removal of the tree. The reports shall also be provided to the Councilperson of the district in which the Special Tree is located. In the case of a dead tree or in an emergency, once a recommendation to remove a Special Tree is made by the City Arborist to the Landscape Manager, or designee, and the Manager agrees with the recommendation, the City may immediately remove the tree.

2. After holding the hearing and considering all evidence, the Commission shall approve or deny the application for removal. The Commission shall be the final decision-making authority.
3. If the Commission approves removal of the tree, the City shall post notice in accordance with Section VII (Notifications) prior to removal of the tree.

#### D. Problem Trees

1. Upon completion of the above reports for a Problem Tree, the City Arborist shall make a recommendation to the Landscape Manager, or his/her designee as to whether findings for removal set forth in Section IV (Findings Required for Removal of a City Tree) can be made. If the Manager approves removal of the tree, the City shall provide notice in accordance with Section VII (Notifications) prior to removal of the tree.
2. If the Manager determines the application does not meet the findings set forth in Section III (Findings Required for Removal of a City Tree), the application is denied and the applicant may appeal to the Commission in accordance with Section V (Reforestation/Appeals).

### IV. FINDINGS REQUIRED FOR REMOVAL OF A CITY TREE

City Trees may be removed in each of the following circumstances if the tree removal request will not adversely impact the overall inventory, diversity and age of the City's Urban Forest and the following findings can be made based on the Tree Removal Reports:



- A. Hazardous (Standard, Special And Problem Trees) – As to Standard, Special, and/or Problem Trees, the City Arborist has determined that the tree is dead, diseased, dying, or hazardous as those terms are defined above.
- B. Impact On Infrastructure (Standard And Special Trees) – The Standard or Special Tree has a repeated history of damaging public or private sewers, water mains, roadways, sidewalks, street or sidewalk drainage, curbs, walls, fences, underground utilities, or foundations based on City records or other competent and reliable authority. Water or sewer blockage that results from City tree roots and causes significant public or private property damage (greater than \$1,000.00) may be sufficient criterion for tree removal.
- C. Problem Trees – Problem Trees that are not designated as Special Trees. Problem Trees may be removed if any of the following findings are made:
  - 1. The tree creates, in the opinion of the City Arborist, a view impediment that cannot be resolved by normal nor alternative tree trimming procedures;
  - 2. The tree has a repeated history of significant documented private property damage (greater than \$1,000) due to Tuliptree scale (*Toumeyella liriodendri*) infestation; or
  - 3. Maintaining the City Tree jeopardizes the property owner's homeowners insurance.

Notwithstanding the foregoing, excessive leaves, fruit, flowers, petals, bees, birds, and other animals, or insects shall not constitute a finding for removal of a tree covered by this policy.
- D. Beautification or Capital Improvement Projects (Standard, Special and Problem Trees) – Removal of the tree is required in conjunction with a City Council-approved beautification project or capital improvement project.
- E. Development Projects Requiring an Encroachment and/or Demolition Permit (Standard and Problem Trees) – The project plans including construction plans demonstrate that the City tree must be removed in conjunction with the project.
- F. Departmental Determination - The City Manager, upon the advice of the Municipal Operations Director, City Attorney, or the Traffic Engineer, finds that removal of an individual Problem or Standard Trees is necessary to resolve claims or safety issues.

## V. TREE STANDARD CONDITIONS AND OTHER RELATED REQUIREMENTS

In the event of tree removal, the following serve as standard conditions for replacement.

- A. The City will replace all trees removed in accordance with Council Policy G-6. If 36-inch boxed trees are not available or if funding or space constraints prevent planting of a 36-inch boxed tree, then the largest tree available for the space available will be planted. The full costs of removal and replacement of all City Trees will be the sole responsibility of the City, unless an applicant voluntarily pays for a new tree, or desires to upgrade to a box



- size larger than a 36-inch box as a replacement (if available), then the resident will be responsible for the difference in price.
- B. Special Trees will be replaced one-for-one with the same species or the closest equivalent whenever practical. An alternate species may be recommended by Staff if the same species is unavailable and will be subject to approval by the Commission detailing the necessity of removal and any specific previous treatment of the tree.
  - C. Private Development Projects. If the Standard or Problem Tree removal is approved in conjunction with a private development project, the property owner shall pay for all related tree removal and one-for-one replacement costs and meet all provisions of City Council Policies L-2 and L-6 and City Municipal Code Sections 13.08 and 13.09, or any successor policies or sections.
  - D. Problem Tree Standard.
    - 1. Problem Trees - No more than fifty (50) Problem Trees may be removed per year by staff under the above criteria without special approval of the Commission. If there are no removal criteria other than it being a Problem Tree species, then no more than one of three problem parkway trees in a continuous row may be removed in a one-year period unless part of a reforestation is approved by the Commission.
    - 2. The City Arborist shall report the removal of Problem Trees under the above criteria monthly to the Commission.
    - 3. The cost to remove and replace Problem Trees will be the sole responsibility of the City based on funding, availability, and growth space, except for removals related to views and/or that jeopardizes a property owner's homeowners insurance.
  - E. Tree Care During Infrastructure Repairs. During normal sidewalk, curb, and street repair activity requiring root pruning, sufficient timing in advance must be planned to ensure that pruning will not destabilize or kill the tree. If both sides of a Special City Tree's roots are to be pruned, one side should be pruned at minimum two (2) years in advance of the other side depending upon the species and other related factors. If root pruning methods are not practical and/or critical to the health of the tree, then alternate or special hardscape improvements should be considered by the City to retain the tree providing that these measures are practical, costs are reasonable, and that they comply with Americans with Disabilities Act standards. All proposed root pruning or other tree treatment shall be evaluated and approved by the City Arborist.

Additionally, if steps taken for Special City Trees under the provision above are proven to be impractical, the Special City Tree removal request shall go through Reforestation.

## VI. REFORESTATION/APPEALS

An appeal otherwise known as an application for Restoration may be initiated by a Department, homeowners' association or a private property owner. In the case of a



homeowners' association or private property owner, the appeal shall be initiated by submitting an application to the City Clerk, utilizing the City Tree Removal form available on the Municipal Operations Department website: [www.newportbeachca.gov/government/departments/public-works/municipal-operations](http://www.newportbeachca.gov/government/departments/public-works/municipal-operations) and paying any applicable fee as set by resolution of the City Council.

A. Appeals of Standard and Problem Trees or Requests for Removal of Special Trees by Homeowners' Associations and Private Property Owners.

Private property owners and/or homeowners' associations shall meet the following signature requirements with the application.

1. Petitions. Private property owners, residential communities, neighborhoods, or business organizations who apply for tree removals must submit a petition signed by a minimum of 60% of City of Newport Beach property owners within a radius of 500 feet from the location of the proposed tree removal to a maximum of 100 properties/parcels. The 60% threshold is based on the number of properties, not the number of property owners. The petition content must be approved and dated by City staff prior to distribution by the applicant. The staff-approved petition must be distributed by the applicant to all private property owners within the 500-foot radius. Signatures by non-property owners shall be invalid and only one signature per property shall be counted towards the 60% threshold. All petition signatures shall be verified by City staff for property owner status of the person or persons signing the petition. (Petitions that are submitted more than ninety (90) days past the date stamped by staff before distribution shall be invalid and the request shall not be forwarded to the Commission for consideration. The Landscape Manager may extend this timeframe at his or her discretion); or
  2. Homeowner Association Boards. Private property owners who are mandatory members of a homeowners' association must submit reforestation requests through their association. The request shall include a resolution of the Board of Directors formally requesting a reforestation with a statement that all members of the homeowners' association have been officially notified and given an appropriate opportunity to respond before the Board voted on the request. The homeowners' association is responsible for notification of the outcome of the Board's vote to all association members, pursuant to their established procedure.
- B. The requestor agrees, in writing, 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 replacement work will be performed by a City contractor coordinated by the Municipal Operations Department. The total costs for removal and replacement work shall include only the contractor's costs and be paid in advance of any removal actions.
- C. Notice of the hearing shall be published in accordance with the California Government Code Section 54950 et seq. and Section VII(B) (Public Hearing Notification Requirements).
- D. The Municipal Operations Director, or a designee, shall prepare a full staff report for a regularly scheduled Commission meeting of all trees recommended for removal.



E. In addition to the findings set forth in Section IV (Findings Required for Removal of a City Tree), the Commission may consider any and all relevant circumstances, including but not limited to the following:

1. Health or overall condition of the tree(s);
2. Degree of verifiable public or private property damage from the tree(s);
3. Degree of verifiable view impairment from the tree(s);
4. Whether the tree species is a Problem City Tree (See Definitions);
5. The level of community support and/or opposition;
6. The value of the existing tree(s) versus the value of the replacement tree(s);
7. Whether the tree species is inappropriate for the location or does not conform to the current treescape; and/or
8. Efforts made to ensure adequate notification.

F. The decision of the Commission shall be final and not appealable and/or subject to call for review.

G. Reforestation Work Upon Commission Approval.

If the Commission approves the reforestation request, the following criteria apply to the completion of the reforestation work.

1. Prior to removal of the tree, the notification requirements set forth in Section VII(A) (Tree Removal Notification Requirements).
2. There shall be a minimum of a one-for-one replacement of all trees. Replacement trees must comply with City Council Policy G-6 unless the Commission approves a different tree designation and shall be a minimum size of 36-inch boxed trees and species, unless the parkway space will not accommodate a 36-inch boxed tree or a tree cannot be planted due to planting restrictions contained in City Council Policy G-6. Per the Landscape Manager's discretion, a larger sized box tree may be planted if it is replacing a tree of significant size or value in the City's inventory and ample planting space is available. If there is no room for the replacement tree(s) at a specific site as designated by City Council Policy G-6, then the replacement tree(s) shall be planted in a public area in the same neighborhood at the option of the requestor.
3. The requestor shall be responsible for watering and fertilizing the replacement trees to ensure their proper growth and development as outlined in City Council Policy G-6. Section 13.09.030 of the Municipal Code also requires property owners to water and fertilize parkway trees adjacent to their property.

## VII. NOTIFICATIONS

### A. Tree Removal Notification Requirements



1. Emergency – Dead trees and trees considered so hazardous as to necessitate an emergency removal shall be exempt from this provision. In the case of emergency removals, the Landscape Manager or the City Arborist shall have the authority to direct the removal of a hazardous tree.
2. Non-Emergency – For non-emergencies, the City shall post a Standard or Problem Tree that is not a hazard with an 8" x 5" placard at least seven (7) calendar days prior to the scheduled removal trees. The placard shall also note a Staff contact number and a date on which it was posted.

Staff shall also provide advance written notification, as applicable, to the adjacent property owner, the legally established homeowners' association, and the Councilperson of the district where the removal is proposed of the intent to remove a Standard Tree.

3. Following Commission approval for removal of a Special Tree that is not a hazard, the tree will be posted with a new 8" x 5" placard at least thirty (30) days prior to the removal notifying the public that they have the right to appeal. The placard shall also note a Staff contact number and a date on which it was posted.

#### B. Public Hearing Notification Requirements

1. Prior to Commission hearing on a tree removal request, the City shall post the Standard Tree or Problem Tree proposed for removal with an 8" x 5" placard at least fourteen (14) calendar days prior to the scheduled Commission meeting. An 8" x 5" placard will be posted on a Special Tree considered for removal at least thirty (30) days before the Commission meeting. The placard will include the following information: the date of its posting, the date, time and location of the Commission meeting, and a City contact number. The placard will include the date it was posted, the date, time and location of the Commission meeting and a City contact number.
2. For requests from a homeowner's association: City staff shall notify private property owners within a 500-foot radius of the tree requested for reforestation via postcard at least fourteen (14) calendar days and thirty (30) calendar days for Special Trees prior to the Commission meeting. The postcard will include the date, time and location of the Commission meeting and a City contact number.

[Attachment – Exhibit A Special City Trees]

#### *History*

Action	Policy #	Date Enacted
Adopted	1-9	05-09-1966
Reaffirmed	1-9	08-30-1966
Amended	1-9	08-14-1967
Reaffirmed	1-9	11-12-1968
Reaffirmed	1-9	03-09-1970



Reaffirmed	1-9	02-14-1972
Amended	1-9	11-09-1976
Amended	1-9	11-12-1985
Amended	1-9	11-28-1988
Amended	1-9	03-14-1994 (changed to G-1)
Amended	G-1	04-11-1994
Amended	G-1	02-26-1996
Amended	G-1	07-14-1997
Amended (Administratively)	G-1	11-24-1997
Amended	G-1	08-10-1998
Amended	G-1	01-25-1999
Amended	G-1	02-22-2000
Amended	G-1	04-23-2002
Amended	G-1	04-27-2004
Amended	G-1	10-11-2011
Amended	G-1	09-08-2015
Amended	G-1	08-08-2017
Amended	G-1	02-09-2021
Amended	G-1	05-09-2023

**EXHIBIT A**  
**SPECIAL CITY TREES**

TYPE	LOCATION	SPECIES	#
LANDMARK	Balboa Boulevard Median	Araucaria heterophylla	1
	Bob Henry Park	Ficus rubiginosa	1
	Castaways Park	Phoenix canariensis	1
	Lido Hotel Site	Ficus microcarpa 'Nitida'	2
	Dover Drive east of Irvine Avenue	Erythrina caffra	1
	Dover Drive at Westcliff	Liquidambar styraciflua	3
	John Wayne Park	Erythrina caffra	1
	Lido Isle Medians	Pinus pinea	4
	Main Street	Ficus microcarpa 'Nitida'	1
	Marine Avenue (Balboa Island)	Eucalyptus (Various Species)	47
	Ocean Blvd. (Corona del Mar)	Phoenix canariensis	5
	Wedge Area	Myoporum laetum	2
	West Jetty View Park (near Historical Marker)	Phoenix canariensis	2
	Westcliff & Dover (Groves) Bike Trail	Eucalyptus globulus	23
DEDICATED TREES	Bayside Park (Newport-Irvine Rotary Club)	Pyrus calleryana	
	Bayview Park (Gene Atherton)	Cinnamomum camphora	
	Bayview Park (Thomas Edward Mansfield & Owen Thomas Vatter)	Cassia leptophylla	



Begonia Park (Dr. Leo V. Turgeon)	Bauhinia blakeana
Begonia Park (Cheryl Bailey Ringwald)	Prunus cerasifera
Bob Henry Park (Bob Henry)	Ficus rubiginosa
Bonita Canyon Sports Park (Elaine Linhoff)	Melaleuca linarifolia
Bonita Canyon Sports Park (Fern Pirkle)	Melaleuca linarifolia
Buffalo Hills Park	Erythrina caffra
(Bahia Community Earth Day Celebration)	
Buffalo Hills Park	Stenocarpus sinuatus
(North Beach Sunrise Rotary Club)	
Castaways Park (Kevin Murphy)	Pinus torreyana
Castaways Park (Mary Louise Romine)	Pinus torreyana
Castaways Park (Joe Clarkson)	Platanus racemosa
Castaways Park (Michael F. Gustin)	Platanus racemosa
Castaways Park (Robert W. Hanley)	Populus Fremontii
Castaways Park (Arthur Grant Kidmann Jr.)	Platanus racemosa
Castaways Park (Grover Stephens, Ph.D.)	Platanus racemosa
Castaways Park (John D. Woodruff)	Platanus racemosa
Castaways Park (Nancy Bergeson)	Quercus agrifolia
Castaways Park (Logan David Burley)	Quercus agrifolia
Castaways Park (Sawyer Dean Burley)	Quercus agrifolia
Castaways Park (Sawyer Dean Burley)	Quercus agrifolia
Castaways Park (Gregory Caurteau)	Quercus kelloggii
Castaways Park (Bob & Susan Caustin)	Quercus agrifolia
Castaways Park (Joe Clarkson)	Quercus agrifolia
Castaways Park (Yen Chu Kuo)	Quercus agrifolia
Castaways Park (Ryan Lemmon)	Quercus agrifolia
Castaways Park (Virginia Najera)	Quercus agrifolia
Castaways Park (Eva Victoria Najera)	Quercus agrifolia
Castaways Park (David Rapp)	Quercus agrifolia
Castaways Park (Sheldon Powell Riley)	Populus Fremontii
Castaways Park (Nancy & Jack Skinner)	Quercus agrifolia
Castaways Park (Staycee Stone)	Quercus agrifolia
Castaways Park (Jason Stradman)	Quercus agrifolia
Castaways Park (Robert T. Talbot)	Quercus agrifolia
Castaways Park (Jan Vandersloot)	Quercus agrifolia
Castaways Park (Jean Watt)	Quercus agrifolia
Cliff Dr. Park (Susan Benz)	Bauhinia blakeana
Cliff Dr. Park (Francis P. Hemenway)	Cassia leptophylla
Cliff Dr. Park (Gary Lovell)	Quercus agrifolia
Cliff Dr. Park (Dr. Vandersloot)	Quercus agrifolia
Coastal Peak Park (Jared Romine)	Quercus agrifolia
Eastbluff Park (Lucy Huntsman)	Hymenosporum flavum
Eastbluff Park (Billy Covert)	Ficus macrophylla
Galaxy View Park (Trey Hunter)	Cupaniopsis anacardiodes
Galaxy View Park (Dylan Ayres)	Metrosideros excelsa
Galaxy View Park (Virginia Roberts)	Cassia leptophylla



Grant Howald Park (Jean & Coalson Morris)	<i>Cassia leptophylla</i>
Grant Howald Park (Skipper Mark Howes)	<i>Hymenosporum flavum</i>
Grant Howald Park (Mark Munro)	<i>Metrosideros excelsa</i>
Grant Howald Park (Pete Munro)	<i>Metrosideros excelsa</i>
Grant Howald Park (Cara Lee)	<i>Spathodea campanulata</i>
Irvine Terrace Park (Beckett Glycer)	<i>Platanus racemosa</i>
Irvine Terrace Park (U.S. Bicentennial Freedom Tree)	<i>Platanus racemosa</i>
Irvine Terrace Park (California Bicentennial)	<i>Pinus Pinia</i>
Irvine Terrace Park (Dana Harmon)	<i>Liquidambar styraciflua</i>
Irvine Terrace Park (Sister City of Okazaki)	<i>Pinus nigra</i>
L Street Park (Tim Van Ostenbridge)	<i>Cassia leptophylla</i>
Las Arenas Park (Ed Healy)	<i>Melaleuca linarifolia</i>
M Street (median) (Walter Knott)	<i>Pinus pinea</i>
Mariners Park (Sierra Beth)	<i>Bauhinia variegata</i>
Mariners Park (Dr. Anthony & Madeline DeCarbo)	<i>Cedrus deodara</i>
Mariners Park (Isy Pease)	<i>Pinus halepensis</i>
Mariners Park (Christopher & Marisha Thompson)	<i>Pinus eldarica</i>
Mariners Park (Meghan & Camielle Thompson)	<i>Pinus eldarica</i>
Mariners Park (Frank Tallman)	<i>Pinus radiata</i>
Mariners Park (North Beach Sunrise Rotary Club)	<i>Senocarpus sinuatus</i>
Mariners Park (Graci Lee Henry)	<i>Magnolia 'Little Gem'</i>
Mariners Park (Susana Lee Niederhaus)	<i>Bauhinia variegata</i>
North Mariners Park (Marcie Schrauder)	<i>Pinus radiata</i>
Newport Pier / 24 <sup>th</sup> Street Bike Path (Marie "Maxine" Louchis)	<i>Chamaerops humilis</i>
Old School Park (Mary Jo Tyler)	<i>Bauhinia variegata</i>
Old School Park (Jean & Coalson Morris)	<i>Cassia leptophylla</i>
Peninsula Park (Gray Lunde Tree)	<i>Chamaerops humilis</i>
Peninsula Park (Don Perdue)	<i>Ravenea rivularis</i>
San Miguel Park (Jon Walters)	<i>Schinus molle</i>
Spyglass Hill Park (Dennis George Brice)	<i>Acacia baileyana</i>
Spyglass Hill Park (Edith Mary Brice)	<i>Acacia baileyana</i>
Veterans Park (Rosemary Rae Hill Hansen)	<i>Lagenstoemia indica fauriei</i>
WCH & Superior Ave City Parking Lot (Louise Greeley)	<i>Cassia leptophylla</i>
West Newport Park (Russell Marc Beaumont)	<i>Erythrina caffra</i>
West Newport Park (Jeff Steven Reinker)	<i>Erythrina caffra</i>
West Newport Park (Brownie Girl Scout Troop 2072)	<i>Spathodea campanulata</i>
Various locations:	<i>Quercus agrifolia</i>
Castaways Park and Cliff Drive Slopes (Dr. Jan David Vandersloot & Family)	



## NEIGHBORHOOD

TREES	Along Avon Ave	Eucalyptus globulus	8
	Buena Vista and Lindo Ave	Erythrina caffra	1
	Candlestick Lane (Baycrest)	Eucalyptus citriodora	10
	Clay St. (Irvine Ave to St. Andrews Rd.)	Ficus microcarpa 'Nitida'	21
	Cliff Drive (north side, west of Dover Dr.)	Agathus robusta	4
	Cliff Drive Park (Scout House)	Ficus benamina	1
	Commodore Rd.	Eucalyptus citriodora	2
	Corona del Mar State Beach	Washingtonia robusta	74
	601 Dover Drive	Eucalyptus ficifolia	1
	Dover Drive (Mariners Drive to Irvine Ave)	Eucalyptus globulus	6
	Eastbluff Park	Ficus macrophylla	6
	Glenwood Lane	Eucalyptus citriodora	2
	Goldenrod Ave (Ocean Blvd. to Fifth Ave.)	Washingtonia robusta	144
	Heliotrope Ave (Corona del Mar)	Pinus radiata	2
	Irvine Ave (17 <sup>th</sup> St. to Dover Dr.)	Phoenix dactylifera	30
	Irvine Ave (17 <sup>th</sup> St. to Dover Dr.)	Spathodea campanulata	39
	128 Kings Place	Roystonea regia	1
	L Street Park	Quercus suber	36
	Leeward Lane	Fraxinus uhdea 'Tomlinson'	38
	M Street Park	Pinus pinea	1
	Margaret Drive (median)	Erythrina caffra	1
	Marguerite Ave. (Ocean Blvd. to Fifth Ave.)	Phoenix canariensis	70
	Mariners Drive	Jacaranda mimosifolia	44
	Newport Center Drive	Washingtonia robusta	363
	Poppy Ave (Corona del Mar)	Eucalyptus rudis	24
	Rhine Wharf Park	Archontophoenix cunninghamiana	12
	Along Riverside Ave (adjacent to Cliff Dr Park)	Schinus terebinthefolius	10
	725 St. James Rd.	Eucalyptus ficifolia	1
	Sandalwood Lane	Eucalyptus citriodora	2
	Santa Ana Ave.	Eucalyptus robusta	39
	Seaview Ave (Corona del Mar)	Pinus radiata	1
	Shorecliffs Entrance	Erythrina caffra	46
	Starlight Circle	Eucalyptus citriodora	5
	Via Lido Bridge	Eucalyptus globulus	16
	Waterfront Drive (Avocado Ave to Acacia Ave)	Schinus molle	16
	West Newport Park	Metrosideros excelsus	55



# PARKS BEACHES AND RECREATION COMMISSION

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Council Policy G-1

February 3, 2026



CITY OF  
**NEWPORT BEACH**



# NEWPORT BEACH TREE INVENTORY





# NEWPORT BEACH TREE INVENTORY





# COUNCIL POLICY G-1

Establishes standards for retention and removal, reforestation of City trees.

- Types of City trees:
  - Special City trees: Landmark, Dedicated, and Neighborhood trees
  - Problem City trees
  - Standard City trees



# COUNCIL POLICY G-1 AMENDMENTS

- Policies updates every 2 years
- Ad Hoc Council Policy Review Committee
- Staff experience





# BASIC CHANGES

- The G-1 Policy was reorganized with limited substantive revisions.
- The new framework lays out a similar structure to the City's other permit processes including:
  - definitions, basis for removal of city trees,
  - application process,
  - findings necessary to remove trees,
  - reforestation/appeals process, and
  - public hearing/notification requirements.



# OTHER CHANGES

SUBJECT	PROPOSED CHANGE
Problem Trees	Trees infested with Tuliptree Scale to a degree of property damage and trees preventing property owners gaining fire insurance
Petition Signatures	Property owners appealing through reforestation and in a dense community will have the petition area set at a maximum of 100 properties
Notifications	Notifications on Standard and Problem Trees that are not of an emergency nature will be seven days advance notice versus 14
Final Decision	PB&R is the final decision-making authority on appeals and reforestations
Inventory	Special tree inventory numbers were updated with removals and additions since the last amendment.



# G- 6 POLICY (MAINTENANCE & PLANTING OF PARKWAY TREES)

Existing Council Policy G-6 contains provisions that are more appropriate in Council Policy G-6 (Maintenance and Planting of Parkway Trees).

- Section VI (Tree Maintenance)
- Section VIII (Tree Trimming Standards)
- Section IX (Supplemental Tree Trimming)



# RECOMMENDATION

- Commission receive and file the proposed revisions to Council Policy G-1 (Retention and Removal of City Trees) (Council Policy G-1)
- Provide any additional comments/revisions



# QUESTIONS





## February 3, 2026, PB&R Agenda Comments

These comments on a Newport Beach [Parks, Beaches & Recreation Commission agenda item](#) are submitted by: Jim Mosher ( [jimmosher@yahoo.com](mailto:jimmosher@yahoo.com) ), 2210 Private Road, Newport Beach 92660 (949-548-6229).

### ***Item No. VII.D. Proposed Revisions to Council Policy G-1 (Retention, Removal and Maintenance of City Trees***

An effort to improve the [existing Council Policy G-1](#) is likely welcome despite the many previous efforts to do so (which this suggests have been less than complete).

But the “Background” section of the [staff report](#) begins by mentioning an Ad Hoc Council Policy Review Committee, which turns out to have been created by Council [Resolution No. 2025-5](#) on January 14, 2025, and whose term ended on December 31 with no public report of any recommendations. Since there are no further references to the committee, it is unclear what role, if any, they played in the proposals before the Commission.

As to the Commission’s role in this, the “Recommendation” section at the beginning of the staff report implies the Commission is mostly a spectator, providing “*additional comments or revisions*” if it has any to suggest. This seems to ignore, or at least downplay the [City Charter Section 709\(c\)](#) responsibility placed on the Commission to “*Establish policies for the acquisition, development and improvement of parks, beaches and playgrounds and for the planting, care and removal of trees and shrubs in all parks, playgrounds and streets, subject to the rights and powers of the City Council.*” At the very least, it would seem the Commission needs to make a recommendation to the Council as to whether the proposal, with or without revisions, should be approved by it.

As to the proposed revisions, they primarily seem to involve a reorganization of the existing policy. However, there is also a suggestion that existing “*Sections VI (Tree Maintenance), Section VIII (Tree Trimming Standards) and Section IX (Supplemental Tree Trimming)* are proposed to be relocated to [Council Policy G-6](#)” (Maintenance and Planting of Parkway Trees). There are several problems with that. First, the referenced sections are not limited to parkway trees, so moving them to a policy about parkway trees does not seem correct. Indeed, some seem more closely related to [existing Policy G-3](#) (Preservation of Views). At least equally importantly, it seems unwise to remove sections unless the relocation is ensured as part of a comprehensive effort to simultaneously revise all three policies, making clear where and how they will be continued into the future.

Before getting into the other proposed substantive amendments to the existing policy G-1, it does not appear to me from even a casual examination, that the present attempt to streamline the existing policy is quite ready for prime time. For example:

1. One has to suspect one is in for a difficult read when on the very first line, one sees the proposed new policy title is “**RETENTION, REMOVAL OF CITY TREESTABLE OF CONTENTS.**” Shouldn’t “TABLE OF CONTENTS” be removed from the title (or an actual Table of Contents provided? And shouldn’t the comma be an “AND”?



2. Following that, why does what looks like a paragraph under “**Purpose**” begin with two sentences that aren’t sentences? Shouldn’t those two purpose statements be made into sentences or separated from what follows, perhaps as bullet points?
3. And why does this paragraph continue to refer to “maintenance,” “trimming,” etc., when the staff report says one of the intents of the revision is to remove such matters from this policy?
4. In Section I (“DEFINITIONS”), what is the difference between “*diseased*” and “*dying*”? It appears that by definition, anything that is “diseased” is also “dying.”
5. In the definition of “Problem Tree” in Subsection I.E, aren’t there trees that are disfavored due to their tendency to propagate uncontrollably, at least as much as the damage their roots cause?
6. Why has “*Schinus terebinthifolius* (Brazilian Pepper)” been removed from the list?
7. Why does proposed Subsection I.G require modifications to the Special Tree List to originate with City staff? Shouldn’t the Commission or the public be able to request changes?
8. Despite the directive in proposed Subsection I.G.2 to update at least the list of Dedicated Trees annually, EXHIBIT A (“SPECIAL CITY TREES”) does not appear well maintained.
9. Why does it propose a Section II (“BASIS TO REMOVE A CITY TREE”) which not only does not seem to be referenced anywhere else in the revised policy, but appears to be redundant with the latter Section IV (“FINDINGS REQUIRED FOR REMOVAL OF A CITY TREE”)?
10. The preamble to Section III (PROCESS FOR REQUESTS FOR REMOVAL OF A CITY TREE) refers to a “*City Tree Removal form available on the Municipal Operations Department website.*” It might be noted: (1) the URL could change with the pending redesign of the City website, and (2) the [presently posted form](#), last “Revised August 27, 2020,” gives the wrong PB&R meeting time and may or may not be consistent with this policy as revised.
11. In Subsection III.A.1, shouldn’t “*may result in tree failure*” be “*may result from tree failure*”? And what is a “Tree Removal Review”? The term does not seem to be explained elsewhere in the policy.
12. How does Subsection III.A.3 “*for requests to remove based on a hazard*” differ from what is required for all requests in Subsection III.A.1?
13. In Subsection III.A.4, after “*the full costs of such testing and associated report will be the sole responsibility of the applicant,*” what is the reason to add “*if the application is made by a homeowners’ association or property owner*”? The preamble to Section III suggests those are the only two possible applicants. But if the City, or some other entity were to apply, wouldn’t they, too, be responsible for the cost?
14. In Subsection III.B.2, why is there no opportunity to appeal staff’s denial of a tree removal request without initiating a separate reforestation request?
15. In Subsection III.C.1, the provision providing Special Tree removal reports “*to the Councilperson of the district in which the Special Tree is located*” appears to be a



carryover from the existing policy, but it was inappropriate there and remains inappropriate here. Under our City Charter, Council members are *from* districts, not *for* districts. None of them is the only or even primary representative of the district they live in. All Council members represent, and are supposed to be concerned about, all districts equally.

16. In Subsection III.C.2, why is the Commission's decision on Special Tree removals not appealable to the City Council?
17. If there is no appeal, what is the point of posting notice of the Commission's decision in Subsection III.C.3?
18. Why does proposed Subsection III.D.2 refer to Sections "III" and "V" when it seems to mean "IV" and "VI"?
19. Why does Section IV ("FINDINGS REQUIRED FOR REMOVAL OF A CITY TREE") require six different findings to be made before a tree can be removed. Isn't any one sufficient?
20. Why is proposed Subsection IV.B regarding infrastructure damage made applicable only to Standard and Special Trees, while for Problem Trees (in Subsection IV.C.2) only property damage from Tuliptree scale is recognized as a valid reason for removal?
21. If Problem Trees were intended to be included in the scope of Subsection IV.B, wouldn't that make calling out Tuliptree scale damage in Subsection IV.C.2 redundant with it?
22. Why is proposed Subsection IV.C, listing special findings applicable only to Problem Trees in the middle of findings applicable to all? Shouldn't they be at the end, or separately listed?
23. Why is the proposed new clarification that "*Notwithstanding the foregoing, excessive leaves, fruit, flowers, petals, bees, birds, and other animals, or insects shall not constitute a finding for removal of a tree covered by this policy*" confined to Subsection IV.C regarding Problem Trees? Isn't it applicable to all of Section IV? And how is "*Notwithstanding*" to be read if any of these conditions are causing damage?
24. The title of Section V (TREE STANDARD CONDITIONS AND OTHER RELATED REQUIREMENTS) is difficult to read. Is "Tree Standards" or "Standard Conditions" of something?
25. Subsection V.A seems to require all trees removed must be replaced as parkway trees. Why would there not be more flexibility, especially if the tree removed is not a parkway tree?
26. Also in Subsection V.A, the language about "*The full costs of removal and replacement of all City Trees will be the sole responsibility of the City, unless an applicant voluntarily pays for a new tree, or desires to upgrade ...*" seems inconsistent with the Section III language about the applicant for removal being responsible for the full costs.
27. The Subsection V.D title (Problem Tree Standard) is as confusing as the overall Section V title. What does "Standard" add to this, and what does it refer to?
28. Subsection V.D.3 provides yet another contradictory statement about who pays costs for tree removal.



29. Subsection V.E about root pruning procedures seems to be the sort of provision the staff report said should be relocated to maintenance-oriented policies. Why is this one retained in Policy G-1?
30. In the first line under Section VI (REFORESTATION/APPEALS), wasn't "Restoration" intended to read "Reforestation"?
31. Again, as to Section VI, the conflation of appeals of a denial of a tree removal request with voluntary requests for reforestation seems fundamentally wrong. Why can't people contest staff's decision that a tree does not meet the criteria for City-paid removal?
32. Subsection VI.A.1 widens the range of applicants for tree removals to include "residential communities, neighborhoods, or business organizations" in addition to "private property owners" and "homeowners associations." This is inconsistent with previous sections, and the sentence immediately preceding this subsection, that appear to single out the latter two as the only possible applicants.
33. Why are parts of the last two sentences of Subsection VI.A.1 in parenthesis?
34. Subsection VI.A.2 does not seem to recognize there are mandatory HOA's that exist solely to administer a common area, and whose Boards do not exercise control over landscaping or other architectural issues. This also does not appear to address situations in which an HOA board controls only a small area within the 500-foot radius, or where, for example, one HOA controls one side of a street and a different HOA controls the other.
35. Subsection VI.C refers to "*the hearing*" before describing any requirement for a hearing.
36. Subsection VI.E fails to clarify if the Commission has to make the Section IV "required findings," or can offset them with other considerations. That has been a matter of contention at prior hearings, and should be clarified since the Section IV findings are for staff to approve a removal request, which, as this seems to be intended to explain, are stricter than those needed for the Commission to justify reforestation.
37. The declaration in Subsection VI.F that Commission decisions are unappealable seems misguided and inconsistent with the "advisory" role assigned to the Commission by the City Charter. Not even the Planning Commission's decisions are unappealable. Where did the direction to make this change come from?
38. The sentence comprising Subsection VI.G.1 is incomplete. Was it meant to end "*shall be met*"?
39. Why is Subsection VI.G.2 assuming, again, that all tree removals are for parkway trees?
40. In Subsection VII.A.2, the requirement for notice of plans for non-emergency tree removals is helpful, but I can find nothing in the policy how or even if the public has a way to appeal a staff decision to remove a tree. Is a citizen's only recourse to apply for reforestation? How would that prevent the removal?
41. Again, in that same subsection, the notice to "the Councilperson **of** the district where the removal is proposed" is inappropriate. There is no Councilperson **of** any district. The system of government chosen by the people in our Charter is one in which all Council members represent all districts equally.



42. Proposed Subsection VII.A.3 “*notifying the public that they have the right to appeal*” a Commission-sanctioned Special Tree removal is inconsistent with Subsection VI.F’s (misguided) declaration that Commission decisions are unappealable.
43. In the places where Subsection VII.B mentions a “meeting,” was that intended to read “hearing”?
44. In the “History” section, starting on page 9, of the proposed policy, the name of the original policy was “I-9” not “1-9.”

**Regarding the “Substantive changes” highlighted in the brief paragraph on page 5 of the staff report:**

1. I agree with the addition of trees infested with Tuliptree Scale and trees preventing property owners gaining fire insurance to the list of Problem Trees
2. I agree with the concept of limiting the scope of a reforestation petition to maximum of the 100 properties, but I do not think the proposed policy makes it clear the petitioner would be provided with a list of the *nearest* 100 properties.
3. I do not understand the reason for the proposal to reduce the advance notification for the removal for the removal Standard and Problem Trees from 14 to 7 days. Seven days seems too short to me. I would stay with 14.
4. While it is possible the “*Special tree inventory numbers were updated with removals and additions since the last amendment*,” reliance on the last amendment being accurate seems misplaced (see “About Special City Trees”).
5. I absolutely **disagree** with the proposal to make Commission decisions unappealable. It is fundamental to my concept of local government that “the buck” stops with our elected representatives, and I believe there needs to be a path for all City decisions to be appealable to them.

## ***About Special City Trees***

Those interested in the history of what we now call Council Policy G-1 may wish to know the City Clerk’s Office maintains an [online archive](#) of most of the prior revisions.

The [earliest copy](#) they have is from 1968, and that tasked PB&R with developing a list of trees of special importance (including ones worthy of being saved through replacement of concrete sidewalks with asphalt ones – a solution that later seems to have fallen out of favor).

The list first appears attached to the [1988 revision](#) and included the still-current division into Landmark, Dedicated and Neighborhood trees, although at that time it took less than a single page to list them. By the [1994 revision](#), it had grown to a page and a half, almost entirely through the designation of additional Neighborhood Trees. By [1999](#), the originally short list of Dedicated Trees had grown to where it, by itself, filled nearly a page. It now fills nearly three pages, and the list of Neighborhood Trees has also grown, while the list of Landmark Trees has grown the least.



I think one of the major defects of both the existing and proposed Policy G-1 is they provide no clear guidance on how these lists change, other than vague assurances that staff will propose revisions to the Commission for approval by the City Council. There does not appear to be any mechanism for the public to petition for changes, or even for the Commission, on its own, to initiate them.

In the 15 years I have been paying attention to PB&R meetings, I recall its approval of the removal of Landmark and Neighborhood Trees. I do not recall its designating any new ones. I am not even sure if the current tree donations, unmarked by a dedication plaque and recognized only by an online notation, continue to be added to the list of Dedicated Trees. I am pretty sure two trees dedicated in Mariners Park at the February 6, 2018, PB&R meeting were the last to be added to the list attached to Policy G-1 (and one dedicated on May 1, was not).

Even a casual review of the lists attached to the proposed new policy reveals what appear to be problems with it. For example, it lists a Dedicated Tree at "Las Arenas Park," even though I do not believe we have a park of that name anymore.

And if one tries to correlate the list with the promised mapping, still more problems become apparent, the first of which is to discover where the mapping is. The City's [Parks & Trees](#) webpage provides a link to a [Landmark Trees Map](#), but that is only for the Landmark Trees. Finding the others seems to require discovering and checking an obscure, grayed-out "Donations Inventory" layer (which does not include the separately-mapped Landmark Trees) within the City's [General Information Map](#) accessed from its [GIS Mapping](#) page:



Even then, there does not seem to be any "search" function to locate a particular Special Trees, but the correlation between the map and the list appears to be imperfect: some trees on the list cannot be found on the map, and some on the map do not appear on the list. For example, the list indicates a Dedicated Tree in the L Street Park, but the map shows none. The map shows trees at Bob Henry Park dedicated to Eleanor Dunn and Glen Wetherell, yet neither is in the G-1 list. And I am not aware of where one can find the Neighborhood Trees mapped.

Improvement seems possible.