



**CITY OF SOUTH PASADENA
NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION**

**REGULAR MEETING AGENDA
TUESDAY, MARCH 28, 2023 at 7:00 p.m.**

**CITY COUNCIL CHAMBERS
1424 MISSION STREET, SOUTH PASADENA, CA 91030**

**South Pasadena Natural Resources and Environmental Commission
Statement of Civility**

As your appointed governing board, we will treat each other, members of the public, and city employees with patience, civility and courtesy as a model of the same behavior we wish to reflect in South Pasadena for the conduct of all city business and community participation. The decisions made today will be for the benefit of the South Pasadena community and not for personal gain.

NOTICE ON PUBLIC PARTICIPATION & ACCESSIBILITY

The South Pasadena Natural Resources and Environmental Commission Meeting will be conducted in-person from the Council Chambers, Amedee O. "Dick" Richards, Jr., located at 1424 Mission Street, South Pasadena.

The Meeting will be available:

- In Person: City Council Chambers, 1424 Mission Street
- Via Zoom: **Webinar ID: 889 0298 4203**
Passcode: 844464

To maximize public safety while still maintaining transparency and public access, members of the public can observe the meeting via Zoom in one of the three methods below.

1. Go to the Zoom website, <https://zoom.us/join> and enter the Zoom Meeting information; or
2. Click on the following unique Zoom meeting link:
<https://us06web.zoom.us/j/88902984203?pwd=STVmdVlhMmEzZFZzRXBOL1dDMWZRZz09>; or
3. You may listen to the meeting by calling: +1-669-900-6833 and entering the Zoom Meeting ID and Passcode when prompted to do so.

CALL TO ORDER Chair Casey Law

ROLL CALL Chair Casey Law
Vice-Chair Michelle Hammond
Commissioner Rona Bortz
Commissioner Ella Hushagen
Commissioner Amy Davis Jones
Commissioner Michael Siegel
Commissioner Richard Tom

COUNCIL LIAISON: Councilmember Michael A Cacciotti

STAFF PRESENT: Ted Gerber, Public Works Director
Arpy Kasparian, Environmental Services & Sustainability Manager
Melanis Stepanian, Water Conservation & Sustainability Intern
Domenica Megerdichian, Deputy City Manager

PLEDGE OF ALLEGIANCE Chair Casey Law

PUBLIC COMMENT GUIDELINES *(Public Comments are limited to 3 minutes)*

The City welcomes public input. If you would like to comment on non-agenda items and an agenda item, members of the public may participate **by means of one of the following options:**

Option 1:

Participants will be able to “raise their hand” using the Zoom icon during the meeting, and they will have their microphone un-muted during comment portions of the agenda to speak for up to 3 minutes per item.

Option 2:

Email public comment(s) to nrecpubliccomment@southpasadenaca.gov.

Public Comments received in writing will not be read aloud at the meeting, but will be part of the meeting record. Written public comments will be uploaded online for public viewing under Additional Documents and available at the City Clerk’s Counter for viewing. There is no word limit on emailed Public Comment(s). Please make sure to indicate:

- 1) Agenda item you are submitting public comment on.
- 2) Submit by no later than **12:00p.m., March 28, 2023**

NOTE: Pursuant to State law, the Commission may not discuss or take action on issues not on the meeting agenda, except that members of the Commission or staff may briefly respond to statements made or questions posed by persons exercising public testimony rights (Government Code Section 54954.2). Staff may be asked to follow up on such items.

1. Public Comment

PRESENTATIONS:

- 2. **Updates from City Manager’s Office** – Domenica Megerdichian, Deputy City Manager
- 3. **Efficient San Gabriel Valley** – Johanna Read, SGV COG
- 4. **Building Electrification Policy Updates** - Michael Rochmes, Climate Reality

PUBLIC HEARING:

- 5. **Tree Hearing – 702 Fremont Ave.**

Recommendation

Staff recommends that the Natural Resources and Environmental Commission approve the removal of selected trees at 702 Fremont Avenue.

ACTION ITEMS:

- 6. **Approval of Minutes of December 5, 2022 NREC Special Meeting**

Recommendation

It is recommended that the Commission review and approve the December 5, 2022, Special Meeting Minutes.

- 7. **Approval of Minutes of January 24, 2023 NREC Meeting**

Recommendation

It is recommended that the Commission review and approve the January 24, 2023, Meeting Minutes.

- 8. **Selection of Officers**

COMMUNICATIONS:

- 9. **City Council Liaison Communications**

- 10. **Commissioner Communications**

- 11. **Staff Liaison Communications**

12. Upcoming Events


- FREE Electric Leaf Blower Demonstration and Raffle: Thursday, April 6, 9am-1pm, Garfield Park
(<https://www.southpasadenaca.gov/Home/Components/Calendar/Event/10223/716?curm=4&cury=2023>)
- Spring Bulky Item Pick-Up: Saturday, April 15, 7am-1pm, Arroyo Drive
(<https://www.southpasadenaca.gov/Home/Components/Calendar/Event/10217/716?curm=4&cury=2023>)
- Arroyo Seco Water Reuse Project – Community Open House: Thursday, April 27, 6pm-8pm, South Pasadena Library Community Room
- Spring Compost & Mulch Giveaway: Saturday, April 22, 9am-1pm, Arroyo Golf Course Parking Lot
(<https://www.southpasadenaca.gov/Home/Components/Calendar/Event/10219/716?curm=4&cury=2023>)
- LA County Smart Gardening Webinars- Various dates
(<https://www.ladpw.org/epd/sg/webinars.cfm>)
- MWD Turf Removal + CA Native Landscape Webinars- Various dates
(<https://greengardensgroup.com/turf-transformation/>)

ADJOURNMENT

PUBLIC ACCESS TO AGENDA DOCUMENTS

The complete agenda packet may be viewed on the City’s website, www.southpasadenaca.gov. Meeting recordings will be available for public viewing after the meeting. Recordings will be uploaded to the City’s YouTube Channel no later than the next business day after the meeting. The City’s YouTube Channel may be accessed at:
https://www.youtube.com/channel/UCnR169ohzi1AlewD_6sfwDA/featured

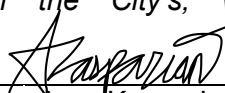
ACCOMMODATIONS

 The City of South Pasadena wishes to make all of its public meetings accessible to the public. If special assistance is needed to participate in this meeting, please contact the City Clerk's Division at (626) 403-7230 or CityClerk@southpasadenaca.gov. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities. Notification at least 48 hours prior to the meeting will assist staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting (28 CFR 35.102-35.104 ADA Title II).

CERTIFICATION OF POSTING

*I declare under penalty of perjury that I posted this notice of agenda for the meeting to be held on **March 28, 2023**, on the bulletin board in the courtyard of City Hall at 1414 Mission Street, South Pasadena, CA 91030, and on the City’s, website as required by law, on the date listed below.*

3/23/2023
Date



Arpy Kasparian, Environmental Services & Sustainability Manager

ITEM 5

Tree Hearing – 702 Fremont Ave.



Natural Resources & Environmental Commission Agenda Report

ITEM NO. _____

DATE: March 28, 2023
FROM: H. Ted Gerber, Public Works Director
SUBJECT: **Proposed Removal of Trees at 702 Fremont Avenue**

Recommendation

It is recommended that the Natural Resources and Environmental Commission approve the removal of ten non-native trees and one mature native oak tree at 702 Fremont Avenue.

Background

On December 12, 2022, the applicant submitted a private property tree removal/replacement permit application. (Attachment 1). Through the application process and visits to the site with City staff, the applicant identified eleven trees for removal, including one significant non-native tree, nine non-significant non-native trees, and one mature oak tree. Initially the submitted application included fewer trees, however the applicant identified additional trees while reviewing the site with staff. All eleven trees are identified in the application inventory and arborist report. Staff recommended approval of all eleven trees. A draft replacement plan is included in the attached documents. A public notice was mailed to owners and tenants within a 100-foot radius of the subject property to receive comments and the City received one objection during the notification period.

Discussion/Analysis

Per SPMC 34.9(a)(6), staff requested an arborist report to identify the condition of all trees on the property. An arborist report was received on January 30, and is included as Attachment 2. Tree removals associated with development shall only be conditionally approved subject to the applicant receiving their development building permit, paying all fees associated with the tree removal as established by resolution of the city council, and paying a deposit in the amount of \$2,345 for the seven (7) replacement trees. Upon the planning review authority's approval of the development application and satisfaction of all conditions of approval, and payment of all required fees, the applicant shall be issued a tree removal permit, SPMC 34.10(5).

Fiscal Impact

The applicant has paid the initial tree removal inspection fee of \$134.00 and will be required to pay any permit fees for the permit.

Attachments

1. Tree Removal Application
2. Arborist Report and Supporting Documents
3. Received Letter

Attachment 1
Tree Removal Application

CITY OF SOUTH PASADENA
 PUBLIC WORKS DEPARTMENT
 ENGINEERING DIVISION
 1414 Mission Street - South Pasadena - CA 91030 - 626-403-7240

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION

Please submit site plan if more than three (3) trees are involved.

Inspection Fee: \$134

PERMIT NO. _____

Permit Fee: \$346; 4 or more \$480

All fees are nonrefundable

Job Site: 702 FREMONT AVE.

Property Owner's Name(S): KYLE & MIMI AHN Phone: 626-233-9138

Address: 1231 CORDOVA AVE. GLENDALE, CA 91207

Contractor's Name: PARADISE GENERAL CONTRACTORS, INC. (SAM HERNANDEZ)

Address: 1416 INDIANA AVE. SOUTH PASADENA Phone: 626-255-7341

City Business License No: 061001237

**Trees 4" in diameter or greater are Mature Trees - Include all conditions warranting the removal
 Please Submit plan if more than three (3) trees are involved**

Tree(s) Diameter	Type of Tree(s)	Location of Tree	Reason for Removal
1 8"	oak	FRONT	NEW PARKING & ENTRY
2 8"	ASH	Rear Property Line	NEW ADU
3 10"	Ash.	Rear of Buil.	FOUNDATION ISSUES
4 8	Podocarpus	Rear of Property	"Dead."

Office Use Only:

Application Received: _____ Tree Removal and Replacement Plan: _____ Arborist Report: _____

Project Narrative: _____ Proposed Development Plan: _____ Site Plan: _____ NREC Hearing Date: _____

Comment Period Begins: _____ Comment Period Ends: _____ Permit Ready: _____

**CITY OF SOUTH PASADENA
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
1414 Mission Street - South Pasadena - CA 91030 - 626-403-7240**

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT APPLICATION

Please submit site plan if more than three (3) trees are involved.

Inspection Fee: \$134

PERMIT NO. _____

Permit Fee: \$346; 4 or more \$480

All fees are nonrefundable

Job Site: _____

Property Owner's Name(S): _____ Phone: _____

Address: _____

Contractor's Name: _____

Address: _____ Phone: _____

City Business License No: _____

**Trees 4" in diameter or greater are Mature Trees - Include all conditions warranting the removal
Please Submit plan if more than three (3) trees are involved**

Tree(s) Diameter	Type of Tree(s)	Location of Tree	Reason for Removal
5	Ash.		
6	Podocarpus.		
7	Jacaranda		
8	Podocarpus		

9 Rubber Tree

Office Use Only:

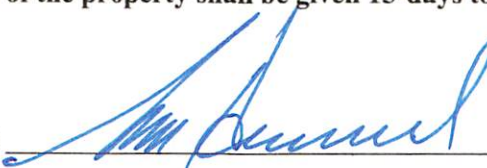
Application Received: _____ Tree Removal and Replacement Plan: _____ Arborist Report: _____

Project Narrative: _____ Proposed Development Plan: _____ Site Plan: _____ NREC Hearing Date: _____

Comment Period Begins: _____ Comment Period Ends: _____ Permit Ready: _____

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS:

- (1) Conditions must exist to warrant the removal of any mature tree. Healthy trees which are not causing a hardship on the property owner shall not be approved for removal.
- (2) Tree removals will include complete removal of the stump and backfill of the hole.
- (3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planted in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is (are) based on the diameter of the trunk and the type of tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
- (4) Replacement trees must be planted within 90 days of the **issuance date on the permit**.
- (5) Prior to planting the replacement trees, a final inspection must be conducted by the City inspector to verify conformance with tree replacement requirements. Please call to schedule an appointment at (626) 403-7370, Monday through Thursday, 7:30 a.m. to 4:00 p.m.
- (6) **A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.**

APPLICANT SIGNATURE:  DATE: 12/12/2022

City use only

1. Recommended for Approval or Denial Type/Variety Inspected: Oak.

Size of Tree: 8" Replacement Tree Size: _____ Qty: _____ Due by: _____

Comments: Tree ~~is~~ has outgrown space - in planter against fence.

Inspected By: Catrina Peguero Date Inspected: 12/13/22.

2. Recommended for Approval or Denial Type/Variety Inspected: Ash

Size of Tree: 3" Replacement Tree Size: _____ Qty: _____ Due by: _____

Comments: - Dead Tree.

Inspected By: Catrina Peguero Date Inspected: 12/13/22

3. Recommended for Approval or Denial Type/Variety Inspected: ASH

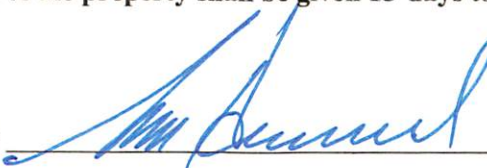
Size of Tree: 10" Replacement Tree Size: _____ Qty: _____ Due by: _____

Comments: Tree has outgrown space: Canopy spread growing into 2 neighboring properties

Inspected By: Catrina Peguero Date Inspected: 12/13/22.

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS:

- (1) Conditions must exist to warrant the removal of any mature tree. Healthy trees which are not causing a hardship on the property owner shall not be approved for removal.
- (2) Tree removals will include complete removal of the stump and backfill of the hole.
- (3) For every tree approved for removal, multiple replacement trees must be planted anywhere on the owner's property or on City's property upon City's approval. For replacement tree(s) planted in the parkway, root barriers will be required to control the root system. The size of the replacement tree(s) is (are) based on the diameter of the trunk and the type of tree(s) for removal. The replacement tree(s) must be a minimum of 24" box size or as specified by the Engineering Division.
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APPLICANT SIGNATURE:  DATE: 12/12/2022

City use only

1. Recommended for Approval or Denial Type/Variety Inspected: Podocarpus

4

Size of Tree: 8" Replacement Tree Size: _____ Qty: _____ Due by: _____

Comments: Tree is 1/2 Dead. = double TRUNK 4" + 4"

Inspected By: Catrina Peguero Date Inspected: 12/13/22.

2. Recommended for Approval or Denial Type/Variety Inspected: Ash.

5

Size of Tree: 11" Replacement Tree Size: _____ Qty: _____ Due by: _____

Comments: Dead Tree.

Inspected By: Catrina Peguero Date Inspected: 12/13/22.

3. Recommended for Approval or Denial Type/Variety Inspected: Podocarpus.

6.

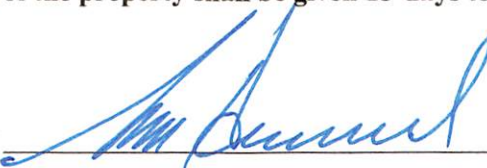
Size of Tree: _____ Replacement Tree Size: _____ Qty: _____ Due by: _____

Comments: Tree has an unnatural curve - Not in the proper growing condition/placement.

Inspected By: Catrina Peguero Date Inspected: 12/13/22.

PRIVATE PROPERTY TREE REMOVAL/REPLACEMENT PERMIT CONDITIONS:

- (1) Conditions must exist to warrant the removal of any mature tree. Healthy trees which are not causing a hardship on the property owner shall not be approved for removal.
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- (6) **A 100-foot radius map and mailing labels shall be required to provide public notice of the tree removal. Residents within a 100-foot radius of the property shall be given 15-days to comment on the tree removal prior to issuance of the permit.**

APPLICANT SIGNATURE:  DATE: 12/12/2022

City use only

1. Recommended for Approval or Denial Type/Variety Inspected: Jacaranda

Size of Tree: 17" Replacement Tree Size: _____ Qty: _____ Due by: _____

7.

Comments: -Tree outgrown space leaning against house - missing leader-

Inspected By: Catrina Peguero Date Inspected: 12/13/22

2. Recommended for Approval or Denial Type/Variety Inspected: Podocarpus

Size of Tree: 2" Replacement Tree Size: _____ Qty: _____ Due by: _____

8.

Comments: - volunteer - growing against fence line - out grown space.

Inspected By: Catrina Peguero Date Inspected: 12/13/22

3. Recommended for Approval or Denial Type/Variety Inspected: Rubber Tree

Size of Tree: 6" Replacement Tree Size: _____ Qty: _____ Due by: _____

9.

Comments: uneven dual stem - leaning too close to foundation

Inspected By: Catrina Peguero Date Inspected: 12/13/22

Attachment 2
Arborist Report and Supporting Documentation

TREE INVENTORY INDEX 702 Fremont Avenue South Pasadena, CA

Please note – north/south and east/west canopy widths are measured at the widest diameter of the living portion of the crowns and are only approximately in the directions listed.

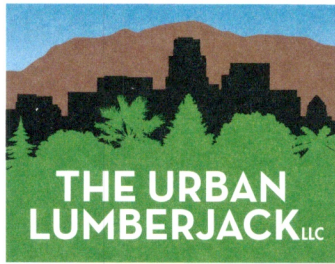
Letter	Species	DSH	Height	Diameter		Notes
				North/ South	East West	
A	Canary Island Palm <i>Phoenix canariensis</i>	29.4"	48'	21'	21'	Robust. Retain.
B.	Mexican Fan Palm <i>Washingtonia robusta</i>	18.3"	61'	14'	14'	Robust. Retain.
C.	Rubber tree <i>Ficus elastica</i>	8.9"	29'	16'	19'	Volunteer, offspring of TREE K. Robust. To be eliminated.
D.	Mexican Fan Palm <i>Washingtonia robusta</i>	19.2'	69'	15'	15'	Robust. Retain.
E.	Coast Live Oak <i>Quercus agrifolia</i>	11.7"	28'	30'	27'	Thriving Juvenile Oak. To be eliminated.
F.	Pecan <i>Carya illinoensis</i>	6.1"	21'	15'	19'	Volunteer, offspring of TREE O. To be eliminated.
G.	Jacaranda <i>Jacaranda mimosifolia</i>	11.3"	24'	19'	26'	Topped previously, trunk manifests 90 degree bend. Abuts structure, malformed. To be eliminated
H.	Mexican Fan Palm <i>Washingtonia robusta</i>	14.9	18'	15'	15'	Juvenile specimen. To be retained.

TREE INVENTORY INDEX 702 Fremont Avenue South Pasadena, CA

Page 2

I.	Black Acacia <i>Acacia melanoxylon</i>	13.3	33'	18'	18'	Over-close to the foundation, shows sign of loss of co-dominant leader in earlier tear-out event. To be eliminated.
J.	Black Acacia <i>Acacia melanoxylon</i>	4.6", 5.8"	24'	11'	17'	Vigorous young twin-leader tree. To be eliminated.
K.	Rubber tree <i>Ficus elastica</i>	9.2", 10.4", 10.7", 11.6", 12.0"	41'	44'	49'	Sprawling giant, the dominant tree on the property. Extensive basal rot, unsafe. To be eliminated.
L.	Black Acacia <i>Acacia melanoxylon</i>	12.7"	27'	20'	14'	Immediately adjacent to 2 failed specimens of same species, roots suspect and exhibiting extensive Crown dieback. To be eliminated.
M.	Black Acacia <i>Acacia melanoxylon</i>	16.7"	17'	NA	NA	Standing dead stump. To be eliminated.
N.	Black Acacia <i>Acacia melanoxylon</i>	10.9"	NA	NA	NA	Toppled over but supporting on living limb. Extensive root rot. To be eliminated.
O.	Pecan <i>Carya illinoensis</i>	10.2"	32'	20'	22'	Twice topped, unusually horizontal for this species. Dormant. To be eliminated.

1/26/2023



Report on existing tree stock
702 Fremont Avenue
South Pasadena, CA 91030
Portion of Lot 1, Block 4
Division No. 1 of Raymond Improvement Co. Tract
M.R. 24, Page 3

To Whom It May Concern:

INTRODUCTION

On Tuesday, January 24th 2023 I visited the above-referenced property in order to inventory and evaluate the existing tree stock so as to prepare this Report and the accompanying Index of Trees wherein the individual specimens are assigned a code letter, are described as to species, diameter at standard height (DSH), height, spread and condition as well as two Modified Tree Site Plans, one of which shows the location of each of the existing specimens and another that represents the tree population that will remain after the proposed removals.

Those documents will collectively constitute a component of the application for permits to develop this property as per the plans already in the City's possession.

OVERVIEW

Onsite we find a total of 14 trees that may be separated into 3 divisions:

- I. Healthy trees requiring removal for the projected development to proceed:
 - TREE C, a Rubber Tree (*Ficus elastica*).
 - TREE E, a Coast Live Oak (*Quercus agrifolia*).
 - TREES F and O, both Pecans (*Carya illinoensis*) and
 - TREE J, an immature Black Acacia (*Acacia melanoxydon*).

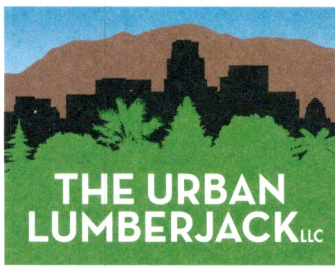
- II. Dead, toppled, decayed or structure-challenging trees destined to be removed:
 - TREE G, a Jacaranda (*Jacaranda mimosifolia*) abutting the structure.
 - TREE K, a sprawling Rubber Tree (*Ficus elastica*) with extensive basal decay
 - TREE I, a Black Acacia (*Acacia melanoxydon*) sited over-close to the foundation and
 - TREES L, M and N, Black Acacias (*Acacia melanoxydon*), all evincing butt-rot.



The Urban Lumberjack Tree Care • Reports • Consultations
5937 Great Oak Circle, Los Angeles, CA 90042 • (323) 477-3961
theurbanlumberjack.com • theurbanlumberjack@SBCglobal.net
Insured • Bonded • License #740167



Report on existing tree stock
702 Fremont Avenue
South Pasadena, CA 91030



Page 2

OVERVIEW (con't)

III. Healthy trees being retained:

TREE A, a mature Canary Island Palm (*Phoenix canarensis*) and
TREES B, D and G, 3 Mexican Fan Palms (*Washingtonia robusta*).

OBSERVATIONS

I have been informed that the question of removal of the trees facing elimination has already been brought forward to the City and that, if permission is granted to remove these trees, an agreement as to an off-site planting program has been reached which should satisfy the City's requirements for replacing eliminated trees with new specimens but that all of those replacement plantings will occur away from the property in question.

That being the case, this report and its accompanying documents will serve as a record of the existing tree stock but do not concern themselves with the projected future offset plantings.

Thanks for your time and attention to these matters and please feel free to reach out if I may provide any additional information.

Sincerely yours,

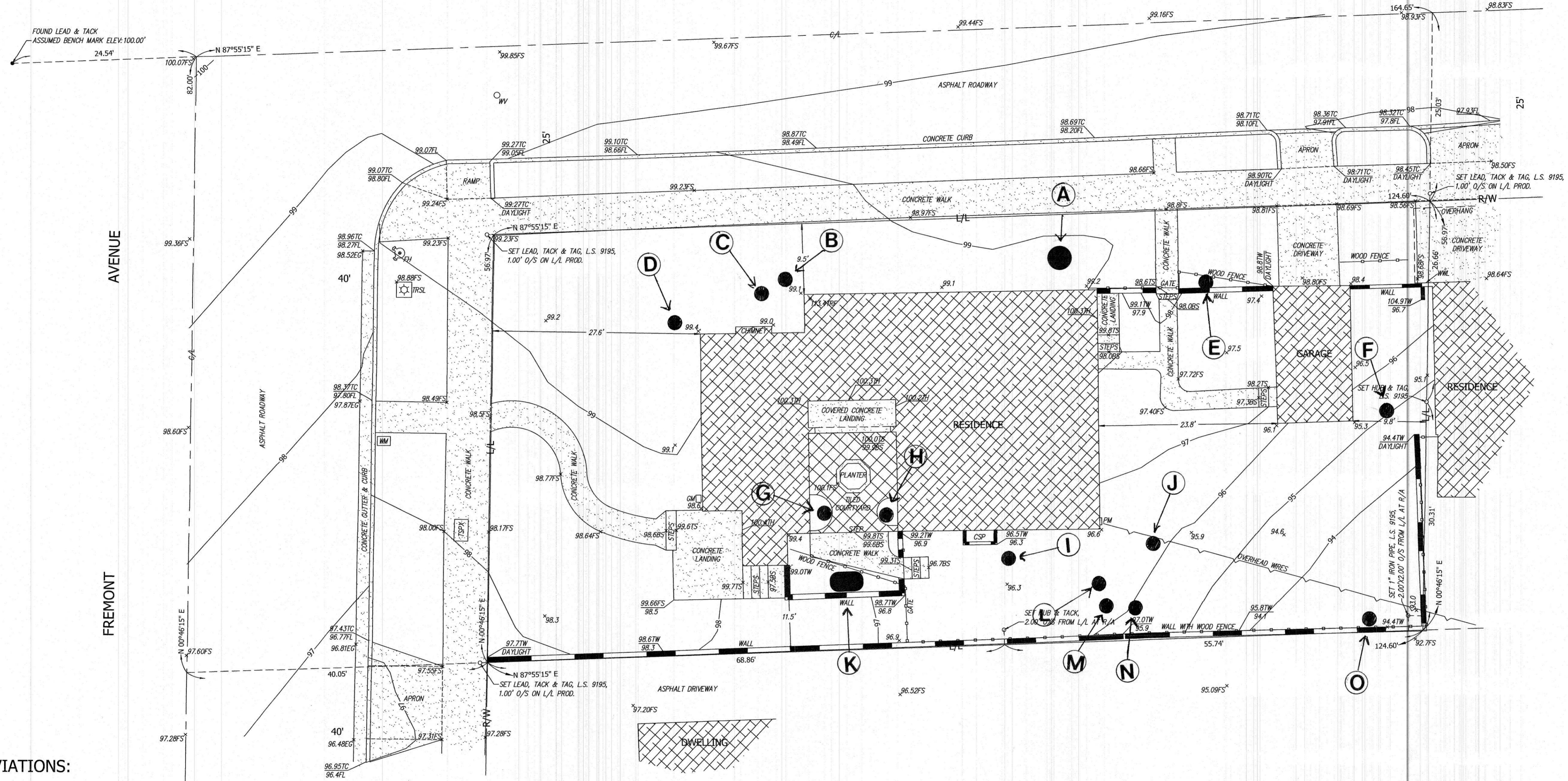
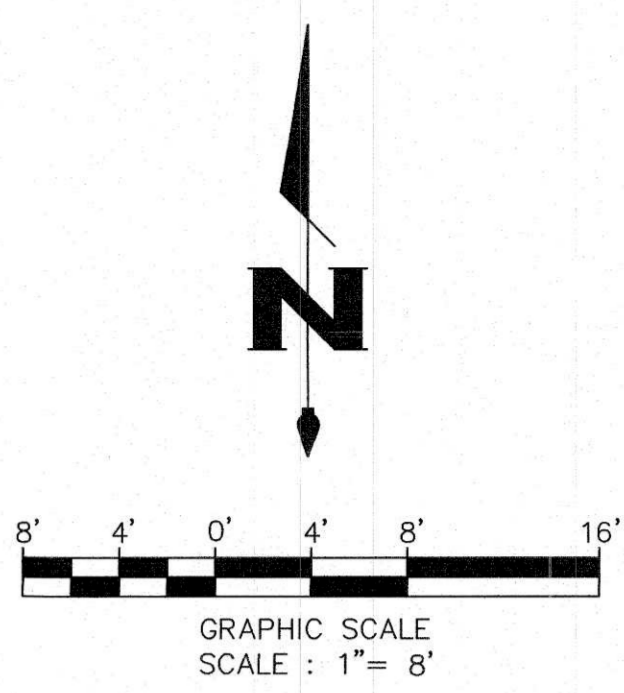
A handwritten signature in black ink, appearing to read 'Steve Marshall', is written over a light blue circular stamp.

Steve Marshall
ISA Certified Arborist WE-8830A
Member, American Society of Consulting Arborists
The Urban Lumberjack LLC
CA LIC 740167



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theurbanlumberjack.com • theurbanlumberjack@SBCglobal.net
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ABBREVIATIONS:

- BS BOTTOM OF STEP
- C/L CENTERLINE
- CSP CRAWL SPACE
- EG EDGE OF GUTTER
- FH FIRE HYDRANT
- FL FLOWLINE
- FS FINISHED SURFACE
- GM GAS METER
- L/L LOT LINE
- O/S OFFSET
- OAK OAK TREE
- PLM PALM TREE
- PM POWER METER
- R/A RIGHT ANGLE
- R/W RIGHT OF WAY
- TC TOP OF CURB
- TH THRESHOLD
- TR TREE
- TRCL TREE CLUSTER
- TRF TOP OF ROOF
- TRSL TRAFFIC SIGNAL
- TS TOP OF STEP
- TSPX TRAFFIC SIGNAL PULL-BOX
- TW TOP OF WALL
- WM WATER METER
- WV WATER VALVE
- WWL WING WALL

BENCHMARK:
 THE ELEVATION OF 100.00' WAS ASSUMED ON FOUND LEAD & TACK, AS SHOWN HEREON AND WAS USED AS DATUM FOR THIS SURVEY

702 Fremont Avenue
South Pasadena, CA
Tree Site Map
Existing Tree Stock
1/2023

REVISION NOTES		
DATE	DESCRIPTION	BY

PREPARED BY:
GMON Surveying, Inc.
 Gerardo Garciamontes, PLS 9195
 200 N. San Fernando Road #318, Los Angeles CA 90031
 Office: 323.336.6725 | 818.478.2017
 gmonsurveying.com

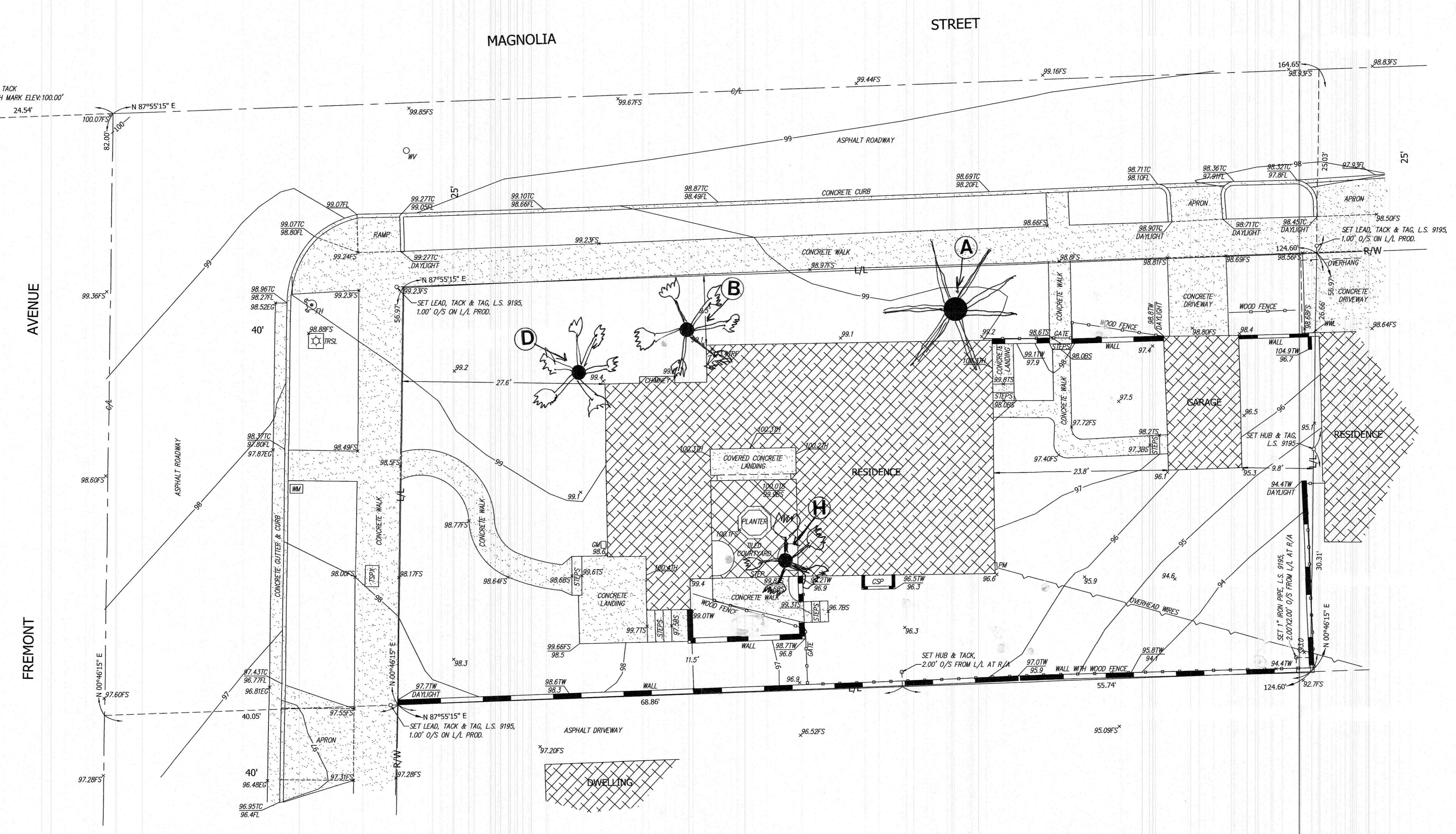
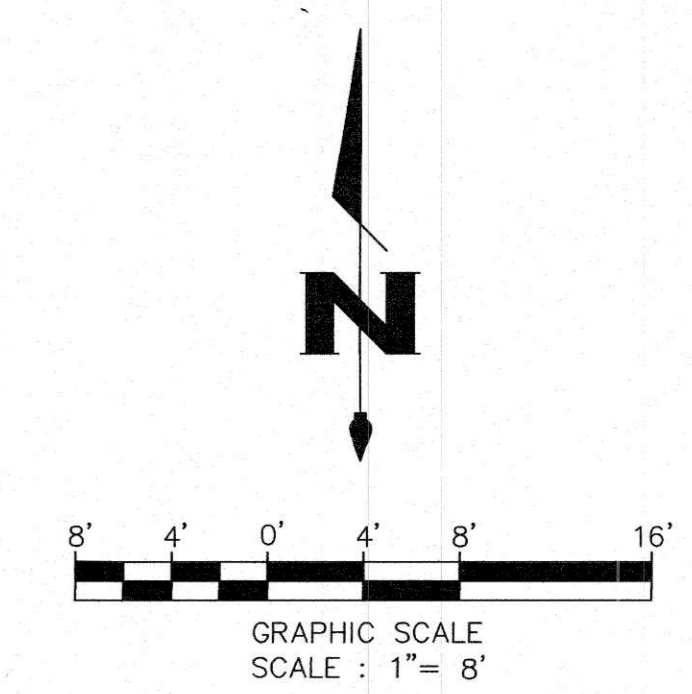
PREPARED FOR:
Kyung Mi Ahn
 (626) 233-9138

TOPOGRAPHY & BOUNDARY SURVEY
 Portion of Lot 1, Block 4, Division No. 1 of the
 Raymond Improvement Co. Tract
 M.R. 24, Pg. 3
 702 Fremont Avenue
 South Pasadena, CA 91030

SITE AREA:
 7,090 SQ.FT.

JOB NO. 22-1904
 SCALE: 1" = 8'
 DATE: MAR 2022
 DRAFTED: CF

SHEET NO.
1
 OF 1 SHEET



- ABBREVIATIONS:**
- BS BOTTOM OF STEP
 - C/L CENTERLINE
 - CSP CRAWL SPACE
 - EG EDGE OF GUTTER
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GM GAS METER
 - L/L LOT LINE
 - O/S OFFSET
 - OAK OAK TREE
 - PLM PALM TREE
 - PM POWER METER
 - R/A RIGHT ANGLE
 - R/W RIGHT OF WAY
 - TC TOP OF CURB
 - TH THRESHOLD
 - TR TREE
 - TRCL TREE CLUSTER
 - TRF TOP OF ROOF
 - TRSL TRAFFIC SIGNAL
 - TS TOP OF STEP
 - TSPX TRAFFIC SIGNAL PULL-BOX
 - TW TOP OF WALL
 - WM WATER METER
 - WV WATER VALVE
 - WWL WING WALL

BENCH MARK:
 THE ELEVATION OF 100.00' WAS ASSUMED ON FOUND LEAD & TACK, AS SHOWN HEREON AND WAS USED AS DATUM FOR THIS SURVEY

NOTE:
 1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS WERE NOT PLOTTED, IF ANY

**702 Fremont Avenue
 South Pasadena, CA
 Tree Site Map
 Remaining tree stock after removals**

REVISION NOTES		
DATE	DESCRIPTION	BY

PREPARED BY:
GMON Surveying, Inc.
 Gerardo Garciamontes, PLS 9195
 200 N. San Fernando Road #318, Los Angeles CA 90031
 Office: 323.336.6725 | 818.478.2017
 gmonsurveying.com

PREPARED FOR:
Kyung Mi Ahn
 (626) 233-9138

TOPOGRAPHY & BOUNDARY SURVEY
 Portion of Lot 1, Block 4, Division No. 1 of the
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1
 OF 1 SHEET



March 23, 2023

Department of Public Works
City of South Pasadena
1414 Mission Street
South Pasadena, CA 91030

SUBJECT: Agreement to Terms Regarding Tree Removal Application for 702 Fremont St.

To Whom it May Concern,

This letter serves as a statement of agreement to terms for tree removal as found in the South Pasadena Municipal Code, that the owners were directed to by South Pasadena Department of Public Works in a meeting on March 15, 2023.

The licensed arborist for the project at 702 Fremont St. has indicated (see "Report on Existing Tree Stock" by The Urban Lumberjack), a total of eleven (11) trees are proposed for removal. Of these, six (6) are "Dead, toppled, decayed or structure-challenging trees" which require removal. The remaining five (5) trees, two of which are unplanned volunteer trees that took root over years of property neglect by previous owners, have been deemed as healthy - however their current location prevent further by-right development of the parcel, namely in the form of an Accessory Dwelling Unit. Our team did try to retain more trees, namely the oak facing Magnolia St., however their placements within the site made any realistic development impossible.

The owners are devoted to transforming the property for the betterment of the neighborhood, and propose to follow the requirements for tree removal as set forth by the city of South Pasadena. As an affirmation of their devotion to the neighborhood and restoration of the site, they propose to plant a combination of seven (7) 'native' and 'drought tolerant' trees on and abutting the parcel (see Proposed Site Plan) upon the approval of Public Works. Further, the proposed two (2) new oak trees will be of a 36" box size, whereas a 24" box for replacement trees is standard. They also agree to pay any agreed upon fee for the remainder of required replacement trees, to be planted by the city of South Pasadena at a location of their choosing.

However, the owners also request relief from the total number of tree replacements per code, given the condition of those trees which are toppled, dead or in dire condition, as listed in the arborist's report, especially given the fact that the site was neglected for so long before they acquired it. It should also be noted that of the eleven (11) trees proposed for removal, ten (10) are neither designated as 'native' nor 'drought tolerant'.

Thank you for you time and attention to this matter.

Sincerely,

Chris Warren, AIA, Lic. C34026
Architect and Representative to Owners Kyle Ahn and Pil Rai Ahn

Owner
Kyle Ahn/Pi Rai Ahn
923 S Mansfield Ave.
Los Angeles CA 90036

Architect
Warren Office for Research and Design
3650 Shoreheights Dr.
Malibu, CA 90265
+1 (310) 463-7137

Struct. Eng.
TY Engineering and Design
952 Manhattan Beach Blvd., Suite 280
Manhattan Beach, CA, 90266
+1 (310) 935-0060

EXISTING PARKWAY TREE

EXISTING TREE ON-SITE

PROPOSED NEW TREE

ISSUES / REVISIONS:
DATE SYMBOL DESCRIPTION
02/10/2023 CHAIR REVIEW

AHN RESIDENCE
702 FREMONT AVE
SOUTH PASADENA, CA 91030

SINGLE FAMILY RESIDENCE

PROJECT NUMBER: AFC-211001

PROPOSED TREE LOCATIONS

STREET

MAGNOLIA

DROUGHT-TOLERANT
24" BOX
'CALIFORNIA PEPPER'

DROUGHT-TOLERANT
24" BOX
'FRUITLESS OLIVE'

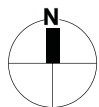
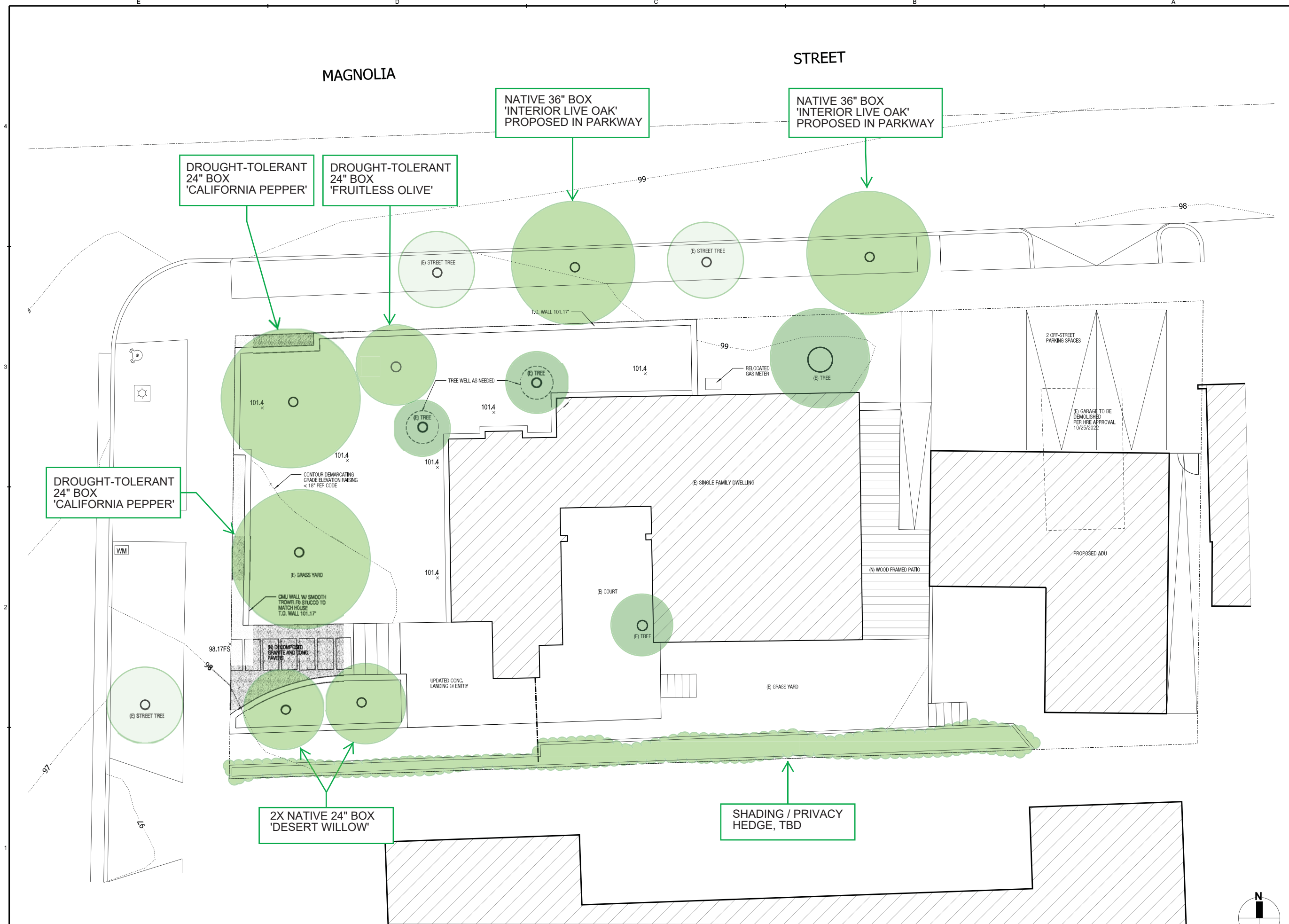
NATIVE 36" BOX
'INTERIOR LIVE OAK'
PROPOSED IN PARKWAY

NATIVE 36" BOX
'INTERIOR LIVE OAK'
PROPOSED IN PARKWAY

DROUGHT-TOLERANT
24" BOX
'CALIFORNIA PEPPER'

2X NATIVE 24" BOX
'DESERT WILLOW'

SHADING / PRIVACY
HEDGE, TBD



Attachment 3
Received Letter

Kano Family

1402 Magnolia Street, South Pasadena, CA 91030

January 5, 2023

Deputy Director of Public Works
City of South Pasadena Public Works Department
1414 Mission Street
South Pasadena

Re: 702 Fremont Avenue, Proposed Tree Removal

Deputy Director of Public Works:

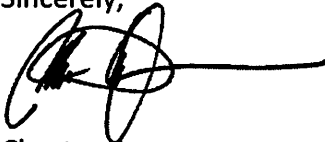
I have received the attached letter regarding proposed tree removal at 702 Fremont Avenue. Please note that due to slow mailing and perhaps the holiday season, I only received this one week ago despite the mentioned 15-calendar-day comment period.

The letter includes a table that indicates the proposed removal of nine trees, seven of which can likely be considered mature due to a diameter of 6" or greater (assumed to be, but not listed as, DBH or diameter at breast height). The reason given for each is merely "New Construction", which lacks any useful detail. Also, the letter does not provide the number of trees to be retained (i.e., protected in place).

I hereby object to the removal of the trees without some justification for the need to remove. South Pasadena, the "City of Trees", has a history of architects and designers working to retain as many mature trees as possible when remodeling or redeveloping a site. In particular, the oak tree (the letter did not indicate the species) deserves some special consideration. Both the State of California and County of Los Angeles have recognized the oak tree as a "significant historical, aesthetic, and ecological resource". The County Code generally prohibits the removal of any tree of the oak genus that is 25" or more in circumference (8" in diameter); your letter's table shows the oak tree diameter at 8".

While I am not opposed to any tree removals at 702 Fremont, I believe that each removal should be considered on its individual need, tree by tree, with greater consideration given to the oak. The combination of proposed new trees, select tree removal, sensitive site design, and architectural massing should be evaluated together to determine appropriateness. The typical land clearing, clean slate approach (that is easier for architects and contractors) usually results in a multitude of smallish, staked box trees and is not appropriate for South Pasadena or this mature, established neighborhood.

Sincerely,



Chester Kano

Attachment
cc: File

ITEM 6

Approval of Minutes – Special Meeting of December 5, 2022

**CITY OF SOUTH PASADENA
NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION – SPECIAL MEETING
MINUTES – December 5, 2022**

CALL TO ORDER:

The meeting was called to order at 7:00 p.m. Present at the time of roll call were: Chair Law, Vice Chair Hammond, Commissioner Ella Hushagen, Commissioner Rona Bortz Commissioner, Michael Siegel, and Commissioner Richard Tom. Commissioner Amy Davis Jones had an excused absence. Staff present: Ted Gerber: Public Works Director, and Melanis Stepanian: Water Conservation and Sustainability Intern. City Council Liaison Councilmember Michael Cacciotti was absent.

1) General Public Comment

No general public comment.

PUBLIC HEARINGS:

2) Continued Tree Hearing- 1865 Hanscom Drive

Ted Gerber, Public Works Director, shared a brief background of the Tree Hearing for 1865 Hanscom Drive from the October 25 NREC Meeting. He also spoke about the site visits that were set up for the Commissioners to attend. During these site visits, Commissioners were required to attend in groups of 3 or fewer in order to be in accordance with the Brown Act. Site visits were also open to the community members to attend.

Commissioners who were able to attend the site visit shared their observations with the Commission Members and the public. Commissioner Hushagen questioned the independent arborist's qualifications and licenses. Commissioner Tom expressed how important having a development plan is for this project. Chair Law asked a few questions regarding the Municipal Code.

After the public comment section, Commissioners asked Ted Gerber, Public Works Director, clarifying questions regarding the Municipal Code before making a motion.

PUBLIC COMMENT

There were 6 written public comments, included in the additional documents, and 7 in-person public comments referring to the 1865 Hanscom Drive agenda item. In-person comments are summarized below.

-Wendy Ryan, speaking on behalf of herself and many neighbors, who are in opposition to removing the trees without extensive research on the tree's health.

-Angelo Gladding discussed his concern with the City processes for tree removal on a property without development plans.

-Charles Imbus, the property owner, shared his opinion regarding the trees' health and a recap of the walkthrough with the City arborist accompanying his own arborist.

-Laura Gladding shared her concerns about the "tree replacement" requirements in the City of South Pasadena which does not require trees to be replaced on the property they are removed from.

-A resident living in a nearby community shared her experience with mudslides she believes are caused by tree removal. If a tree has a disease, it is understandable to remove the tree.

-Another resident shared how important tree roots are for hillside communities because they provide structure.

-Adrian Imbus, who will be moving into the proposed development, says that the trees on the property are dead or dying and the stumps will be left behind for structural purposes.

MOTION BY COMMISSIONER TOM, SECOND BY COMMISSIONER HAMMOND, MOTION CARRIED 6-0, RECOMMENDING STAFF TO WORK WITH THE APPLICANT TO SUBMIT A TREE REPLACEMENT PLAN IDENTIFYING THE APPLICANT'S INTENTION WITH CITY REPLACEMENT REQUIREMENTS FOR THE 4 TREES. THIS PLAN WILL BE REVIEWED AND DISCUSSED AT A FUTURE NREC MEETING BEFORE APPROVING THE TREE REMOVAL APPLICATION FOR 1865 HANSCOM DRIVE.

ACTION ITEMS:

3) Approval of Minutes – Meeting of October 25, 2022

MOTION BY COMMISSIONER TOM, SECOND BY COMMISSIONER SIEGEL, MOTION CARRIED 3-0, WITH 3 ABSTAINING, TO APPROVE THE MINUTES FROM THE OCTOBER 25, 2022 NREC COMMISSION SPECIAL MEETING.

COMMUNICATIONS:

4) City Council Liaison Communications

City Council Liaison, Mayor Michael Cacciotti, was absent from this meeting.

5) Commissioner Communications

Commissioners discussed the open appointment for the Recreation Lease Ad Hoc Committee member due to changes in NREC. An NREC Commission Member is to be appointed for the vacant position.

Commissioner Hushagen shared the Active SGV program which allows interested parties to receive an electric bike at an affordable rate.

6) Staff Liaison Communications

Ted Gerber discussed updates regarding the study of The West Side Reservoir from the Public Works Commission Meeting. Mobility and Transportation Commission hosted a public discussion about a large transportation project.

Melanie Stepanian shared a few updates regarding events in the City. There will be an Electric Leaf Blower event on Wednesday, February 8th. Residents are encouraged to drop in anytime between 8am-1pm. Refreshments will be provided.

7) Upcoming Events

- LA County Smart Gardening Webinars- Various dates (<https://www.ladpw.org/epd/sg/webinars.cfm>)
- MWD Turf Removal + CA Native Landscape Webinars- Various dates (<https://greengardensgroup.com/turf-transformation/>)

ADJOURNMENT:

Chair Law adjourned the meeting at 8:49 p.m.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Natural Resources and Environmental Commission of the City of South Pasadena at a special meeting held on December 5, 2022.

Casey Law, Chair

ITEM 7

Approval of Minutes – Meeting of January 24, 2023

**CITY OF SOUTH PASADENA
NATURAL RESOURCES AND ENVIRONMENTAL COMMISSION – REGULAR MEETING
MINUTES – January 24, 2023**

CALL TO ORDER:

The meeting was called to order at 7:01 p.m. Present at the time of roll call were: Chair Casey Law, Commissioner Rona Bortz, Commissioner Amy Davis Jones, Commissioner Michael Siegel, and Commissioner Richard Tom. Commissioner Ella Hushagen and Councilmember Michael Cacciotti, City Council Liaison, arrived late to the meeting. Vice Chair Hammond had an excused absence. Staff present: Ted Gerber: Public Works Director, and Melanis Stepanian: Water Conservation and Sustainability Intern.

1) General Public Comment

There was one written public comment submitted.

No other general public comments were received.

DISCUSSION ITEMS:

2) Green Action Plan Update- Ted Gerber, Public Works Director

Ted Gerber, Public Works Director, briefed the Commissioners with an update of the South Pasadena Green Action Plan. ([South Pasadena Green Action Plan | South Pasadena, CA \(southpasadenaca.gov\)](https://southpasadenaca.gov)) The Green Action Plan consists of 5 goals: Work towards making South Pasadena a Plastic-Free City, Enhance Water Conservation Projects and Programs, Increase Organics Diversion from Landfill, Mitigate Impacts of the Urban Heat Island Effect, and Prepare for the Consideration of Future Sustainability Initiatives. He gave a detailed update on each goal and shared the progress that has been made for each “Move”.

Commissioners periodically asked questions and provided suggestions throughout the presentation. Commissioner Bortz asked about Greywater System rebates that may be in place for the City. Commissioner Jones raised the question about permits with greywater systems and how to encourage residents to utilize this technology. Commissioner Siegel asked how successful the water conservation rebates have been in the City. Chair Law asked how often City law is revisited to comply with State mandate.

ACTION ITEMS:

3) Appoint NREC Member for Recreation Lease Ad Hoc Committee

MOTION BY COMMISSIONER JONES, SECOND BY COMMISSIONER TOM, MOTION CARRIED 6-0, TO APPOINT COMMISSIONER MICHAEL SIEGEL AS THE RECREATION LEASE AD HOC COMMITTEE MEMBER.

4) Approval of Minutes – Special Meeting of December 5, 2022

MOTION BY COMMISSIONER HUSHAGEN, SECOND BY COMMISSIONER SIEGEL, MOTION CARRIED 6-0, TO DENY THE APPROVAL OF THE MINUTES FROM THE DECEMBER 5, 2022 NREC COMMISSION SPECIAL MEETING. THE MOTION UNDER ITEM 2: CONTINUED TREE HEARING-1865 HANSCOM DRIVE WILL BE REVISED AND REVIEWED DURING THE FEBRUARY COMMISSION MEETING.

COMMUNICATIONS:

5) City Council Liaison Communications

Councilmember Cacciotti discussed the Gold Line Project. He spoke about the ban on gas-powered leaf blowers and thanked City Staff for their efforts with outreach. He briefly spoke of AB2766, an Assembly Bill set in place that is meant to reduce mobile source emissions.

6) Commissioner Communications

Commissioner Siegel congratulated Councilmember Cacciotti for becoming Vice Chair of the SCAQMD Governing Board. He also shared that a recent report published by the EPA disclosed that Particulate Matter (PM) is dangerous to human health. Commissioner Siegel then proposed City Staff to consider including active transportation efforts in the City's Climate Action Plan's transportation section.

Chair Law shared State climate goals, as proposed by the California Air Resources Board (CARB), during the Mobility and Transportation Infrastructure Commission Meeting (MTIC). Chair Law also encouraged Commissioners to continue using alternative forms of transportation walking, biking, or using transit to attend NREC meetings.

7) Staff Liaison Communications

Ted Gerber, Public Works Director, discussed the feasibility of a "community toolbox" program suggestion and avenues the City can explore. When the Climate Action Plan (CAP) is revisited, active transportation will be considered. He shared updates from the Mobility and Transportation Infrastructure Commission (MTIC) Meeting.

Melanis Stepanian, Water Conservation and Sustainability Intern, shared the upcoming Electric Leaf Blower Demonstration event with the Commission. She discussed that Earth Day is approaching and encouraged Commission Members and residents to brainstorm ideas for events.

8) Upcoming Events

- South Pasadena Community Garden and South Pasadena Beautiful Seed Swap & Plant Swap: Saturday January 28, 2023- 10am-12pm (southpasbeautiful.org)
- Electric Leaf Blower Demonstration: Wednesday February 8, 2023- 8am-1pm (<https://www.southpasadenaca.gov/LeafBlowers>)
- South Pasadena Beautiful Garden Tour and Plant Swap: Saturday, March 18, 2023- 1-4pm (southpasbeautiful.org)
- LA County Smart Gardening Webinars- Various dates (<https://www.ladpw.org/epd/sg/webinars.cfm>)
- MWD Turf Removal + CA Native Landscape Webinars- Various dates (<https://greengardensgroup.com/turf-transformation/>)

ADJOURNMENT:

Chair Casey Law adjourned the meeting at 8:32 p.m.

I HEREBY CERTIFY that the foregoing minutes were adopted by the Natural Resources and Environmental Commission of the City of South Pasadena at a meeting held on January 24, 2023.

Casey Law, Chair

ITEM 11

Upcoming Events



Join us at **Garfield Park** for a **FREE**

ELECTRIC LEAF BLOWER DEMONSTRATION

Have you heard the buzz around town?

South Pasadena is banning gas-powered leaf blowers!



Come test out electric leaf blowers first hand and explore the impressive low-noise, low-polluting leaf blowing machines.



Join us to enter an Electric Leaf Blower Raffle for your chance to win a **STIHL Leaf Blower Kit!**

Refreshments will be served!

Thursday, April 6, 2023

Garfield Park

1000 Park Avenue

Stop by anytime between 9am - 1pm



Acompañanos al **Parque Garfield** a una

DEMONSTRACIÓN GRATUITA DE SOPLADORA ELÉCTRICA DE HOJAS

¿Ha escuchado las noticias de la ciudad?

¡South Pasadena prohíbe las sopladoras de hojas de gasolina!



Pruebe y maneje las sopladoras de hojas eléctricas y explore las impresionantes máquinas sopladoras de hojas de bajo ruido y polución.



Unete a nosotros para participar Y tener una oportunidad de ganar un kit de soplador de hojas STIHL!

Se servirán refrescos durante el evento!

Jueves, 6 del Abril de 2023

Parque Garfield

1000 Park Avenue

Visítenos a cualquier hora entre 9am-1pm



在 **Garfield Park** 將有免費的

電動吹葉機 示範會

你知道嗎？

南培城已經禁止使用汽油吹葉機



申請由 CARB CORE 贊助的電動吹葉機，可得到高達70% 的返款。請來試用電動吹葉機。該機可向有資格的供應商*購買。



歡迎參加電動吹葉機抽獎活動。

你將有機會贏得一套 STIHL 吹葉機配套工具!

示範會將提供茶點

2023 年4月6日

Garfield Park

1000 Park Avenue

上午9點 - 下午1點

*如需詳情³⁵，請造訪

www.SouthPasadenaCA.gov/LeafBlowers

Senior Citizen Dumpster Day



Senior citizen residents ages 62 years and older can have large and bulky items picked up from their homes for FREE the

Week of April 10-14, 2023

Senior citizens are asked to have all items collected and readily available in an OUTDOOR area near trash containers.

Items will be picked up on the same day as regular rubbish pick up the week of April 10-14, 2023.

RESERVATIONS ARE REQUIRED.

Please call the South Pasadena Senior Center at (626) 403-7360 Monday through Friday; 8:00 a.m. to 5:00 p.m.

DEADLINE FOR ALL RESERVATIONS: Thursday, April 6, 2023 at noon.

SPACE IS LIMITED

PARTICIPANTS WILL NEED TO PROVIDE A DETAILED LIST OF ITEMS THAT WILL BE PICKED UP. ITEMS NOT LISTED WILL NOT BE PICKED UP BY ATHENS.



Mattress



Sofa



Appliances



Boxes



Other

Accepted Items:

- Couches
- Refrigerators
- Rugs and carpets
- Water heaters
- Washing machines
- Wood, pipes or branches that are bundled together
- Other large bulky items

Prohibited Items:

- Rubbish items that can be picked up with typical refuse items
- E-waste such as TVs, DVD players, cellphones, gaming consoles, computers and monitors
- Construction and roofing materials such as concrete, cement bricks, roof shingles, tiles and dry wall
- Household hazardous materials such as paint, batteries, fertilizer oil and cleaning supplies
- Materials from landscaping projects such as dirt, sand, gravel, large tree branches and stumps, bushes and railroad ties
- Automobile parts

NOTE: Delinquent Athens customers are not eligible.

All other residents can participate in the drive thru service on Saturday, April 15, 2023 from 8:00 a.m. to 2:00 p.m. on Arroyo Drive (South of Mission Street)

For questions or concerns with pick up, please contact:
Leaonna DeWitt, Public Works Department
(626) 403-7240 or LDewitt@southpasadenaca.gov



Athens Services

1-888-336-6100

Celebrate Earth Day with

FREE COMPOST & MULCH

Saturday, April 22, 2023
9am-12pm

For South Pasadena Residents ONLY



Compost (donated by *Athens Services*) is a mixture of decayed organic material, including food waste, and is used for enriching soil. Athens compost is certified organic under the USDA National Organic Program.

Mulch (donated by *West Coast Arborist*) is chipped tree trimmings or bark groundcover. It works as an insulator, maintaining the temperature of soil and roots to reduce evaporation and the formation of weeds.

- ✔ Bring a sturdy container and shovel
- ✔ Limit 2 (two) 35 gallon containers per household
- ✔ Bring proof of residence (ID or utility bill)

Arroyo Golf Course Parking Lot
1055 Lohman Lane

www.SouthPasadenaCA.gov/EnvironmentalPrograms

