

**CITY OF BELMONT
MEMORANDUM**



TO: Planning Commission

FROM: Carlos de Melo, Community Development Director

SUBJECT: July 18, 2006 Planning Commission Meeting – Agenda Item 5D
Notre Dame High School (NDHS) – 1540 Ralston Avenue
Review of Notre Dame Avenue Frontage Landscape/Tree Removal Plan

Summary/Background

Over the course of the five weeks, Notre Dame High School has been engaged in a tree removal/trimming effort for its campus, with anticipated new plantings to be installed to augment the loss of dead/diseased trees to be removed. Within the last three weeks, their tree amendment efforts migrated to their property frontage landscaping area along Notre Dame Avenue. An outcome of their site work in this area resulted in the removal of three dead American Elms and trimming/thinning of other trees within this area.

To ensure that future tree removals (and associated mitigation plantings) are appropriate for this frontage area, the City engaged Contract Arborist Walter Levison to work with the NDHS Arborist, Ralph Osterling, to assess the anticipated tree removal plan and reforestation effort for this area.

Inspections were performed by both Arborists during the week of July 10-14, 2006, in which there was mutual acceptance of certain underperforming trees to be removed to allow for long-term health/survival of other species. In addition, there was concurrence on areas where mitigation tree plantings should be installed to create the desired “screen” of the High School’s athletic field/parking lot from the residential properties to the west. As result, City Arborist Levison prepared an assessment (See Attachment B – 7/25/06 Report), and associated 7/20/06 Landscape/Tree Removal Plan – See Attachment D.

Landscape/Tree Removal Plan

In brief, the Notre Dame Avenue Frontage plan calls for site landscaping amendments as follows:

- Trimming and retaining of existing larger size Coast Live Oaks (11 total) – already completed
- Retaining of other smaller size Coast Live Oaks (four total)
- Removal of American Elms (20 total) severely infected with “Dutch Elm Disease” – three of these trees already removed that were dead

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- Retaining of Existing American Elms (Six total)
- Removal of California Pepper trees (three total)
- Retaining of plum trees (two total)
- Retaining of Acacia trees (three total)
- Installation of 24” box size Coast Live Oaks (nine total in various locations)

Installation of associated irrigation is included as part of the plan and would largely consist of an over-grade bubbler system. Overall, staff concurs with the Notre Dame Avenue frontage landscape/tree removal plan, as proposed.

Conclusion and Recommendation

Staff recommends the Planning Commission approve the Landscape/Tree Removal Plan as proposed.

Alternatives

1. Refer back to staff for additional information.

Attachments

- A. Resolution Approving Landscape/Tree Removal Plan
- B. City Arborist Assessment – July 25, 2006
- C. NDHS Arborist Letter – July 12, 2006
- D. Landscape/Tree Removal Plan – July 20, 2006

RESOLUTION NO. 2006-_____

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT
APPROVING A NOTRE DAME AVENUE FRONTAGE LANDSCAPE/TREE REMOVAL
PLAN
FOR NOTRE DAME HIGH SCHOOL – 1540 RALSTON AVENUE

WHEREAS, Notre Dame High School (NDHS), requests approval of a Notre Dame Avenue property frontage Landscape/Tree Removal Plan for the school located at 1540 Ralston Avenue; and,

WHEREAS a public meeting was held on August 1, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated August 1, 2006 and the facts contained therein as its own findings of facts; and,

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the NDHS Notre Dame Avenue property frontage Landscape/Tree Removal Plan at 1540 Ralston Avenue as proposed.

* * * * *

Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on August 1, 2006 by the following vote:

AYES,
COMMISSIONERS: _____
NOES,
COMMISSIONERS: _____
ABSENT,
COMMISSIONERS: _____
ABSTAIN,
COMMISSIONERS: _____
RECUSED,
COMMISSIONERS: _____

Carlos de Melo
Planning Commission Secretary