

# City of Capitola Special Planning Commission Meeting Agenda



**Wednesday, March 27, 2024 – 5:00 PM**

City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

**Chairperson:** Courtney Christiansen

**Commissioners:** Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

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*All correspondence received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.*

**1. Roll Call and Pledge of Allegiance**

Commissioners Courtney Christiansen, Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

**2. Additions and Deletions to the Agenda**

**3. Additions and Deletions to the Agenda**

**A.** Updated Attachment & Additional Correspondence – Item 7A

**B.** Additional Correspondence – Item 7C

**4. Oral Communications**

*Please review the section How to Provide Comments to the Planning Commission for instructions. Oral Communications allows time for members of the public to address the Planning Commission on any Consent Item on tonight’s agenda or on any topic within the jurisdiction of the City that is not on the Public Hearing section of the Agenda. Members of the public may speak for up to three minutes unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue.*

**5. Planning Commission/Staff Comments**

**6. Consent Calendar**

*All matters listed under “Consent Calendar” are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.*

**A.** Approval of February 1, 2024, Planning Commission Meeting Minutes

**B.** Approval of February 15, 2024, Special Planning Commission Meeting Minutes

**C.** Approval of March 7, 2024, Planning Commission Meeting Minutes

**7. Public Hearings**

*Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Planning Commission Questions; 3) Public Comment; 4) Planning Commission Deliberation; and 5) Decision.*

**A. 1400 Wharf Road – Capitola Wharf**

**Project Description:** Amendment to permit #20-0141, a Design Permit and Conditional Use Permit for the rehabilitation, repair, and expansion of the historic Capitola Wharf. The Capitola Wharf is located at 1400 Wharf Road within the PF (Public Facilities) zoning district, at APN: 034-072-01, -02. This project received a Coastal Development Permit issued by the California Coastal Commission.

**Recommended Action:** Approve the amendments for permit #20-0141 and provide direction to proceed with option 2 for the layout and location of the donor panels.

**B. 722 Escalona Drive**

**Project Description:** Tree Removal Permit #24-0105 for the removal of 35 trees, located within the PD (Planned Development) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption

**Recommended Action:** Approve application #24-0105 based on the attached Conditions and Findings for approval.

**C. City Property along Park Avenue**

**Project Description:** Tree Removal Permit #24-0106 for the removal of 22 trees between Park Avenue and the rail corridor. This project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption

**Recommended Action:** Approve application #24-0106 based on the attached Conditions and Findings for approval.

**8. Director's Report**

**9. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on April 4, 2024, at 6:00 PM.**

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**How to View the Meeting**

**Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010**

**Other ways to Watch:**

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel:

**To Join Zoom Application or Call in to Zoom:**

Meeting link: <https://us02web.zoom.us/j/84412302975?pwd=NmlrdGZRU2tnYXRjeSs5SIZweUIOQT09>

Or dial one of these phone numbers: 1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

**How to Provide Comments to the Planning Commission**



Members of the public may provide public comments to the Planning Commission in-person during the meeting. If you are unable to attend the meeting in person, please email your comments to and they will be included as a part of the record for that meeting. Emailed comments will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.

**Appeals:** The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review Design Permit can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be submitted in writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

**Notice regarding Planning Commission meetings:** The Planning Commission meets regularly on the 1st Thursday of each month at 6 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials:** The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: [www.cityofcapitola.org/meetings](http://www.cityofcapitola.org/meetings). Need more information? Contact the Community Development Department at (831) 475-7300.

**Agenda Materials Distributed after Distribution of the Agenda Packet:** Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

**Americans with Disabilities Act:** Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a [jgautho@ci.capitola.ca.us](mailto:jgautho@ci.capitola.ca.us).

**Televised Meetings:** Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: [www.cityofcapitola.org](http://www.cityofcapitola.org).

**Gautho, Julia**

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**From:** Vicki Guinn <vickig@davidlyng.com>  
**Sent:** Wednesday, March 27, 2024 11:23 AM  
**To:** PLANNING COMMISSION  
**Subject:** Special Planning Commission Meeting, Public Hearing item 7A. Bathroom

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the Planning Commission,

I am Vicki Guinn a member of CWEP but my comments are in the capacity of a community member and these are my individual opinions.

In reference to item 7a on the Special Planning Commission Meeting Agenda I would like to show my support to clad the Wharf Entry Bathroom in Wood Siding instead of paint. I would like to list my reasons below:

All public renderings of the Wharf Entry Bathroom have had an attractive wood siding type appearance which minimized the focal point of the entry Bathroom. Cost appears to be a factor in approving the addition of wood siding, so it is important to look at the cost effectiveness of Wood Siding as opposed to Paint.

**Durability:** While the initial cost of installing siding may be higher than painting, the long-term cost-effectiveness can be greater due to reduced maintenance and longevity. High-quality wood siding makes the durable choice.

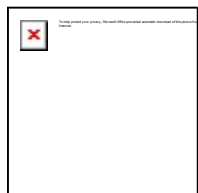
**Natural Aesthetics:** Wood siding would provide a more polished and uniform appearance to the exterior of the bathroom allowing this customization to match the surrounding environment. Wood siding would add warmth, character, and a natural aesthetic to the exterior of the bathroom, which can enhance the overall look and feel of the entire space. It would provide a much more attractive finish befitting the New Entrance of this public sanctuary.

**Environmental Friendliness:** Choosing wood siding can align with sustainability goals and environmental considerations.

**Historical or Traditional Appeal:** In this setting, wood siding preserves the traditional and nostalgic appeal, helping the public bathroom blend harmoniously with its historical surroundings.

Overall, using wood siding instead of painting can enhance the durability, aesthetics, and longevity of the public bathroom, making it a practical choice for this high-profile beloved area.

Thank you,



**Vicki Guinn**

**Gautho, Julia**

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**From:** reilly sauer <sauerreilly@gmail.com>  
**Sent:** Wednesday, March 27, 2024 1:12 PM  
**To:** PLANNING COMMISSION  
**Subject:** [PDF] Letter For City Council Meeting. Thursday, March 28, 2024.  
**Attachments:** Letter For City Council Meeting. Thursday, March 28, 2024..jpg; Wharf\_RSauer.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Letter and PDF from Reilly Sauer.

Dear Commissioners,

My name is Reilly Sauer, I am a 33 year old Graphic Designer, Artist, and proud native to Santa Cruz. The tight knit community of artists, creatives, and colorful people that make up Santa Cruz has molded me and helped facilitate what I do for a living. While I am excited for the upcoming change, I want to keep the deep rooted artist community at the forefront of this change. I believe this could be a positive shift in supporting the young generation of artists, like myself, and create opportunities for the people and creatives who have grown up in this town to get involved on a deeper, more lasting level.

Last year I had the opportunity to jump in and help create a vision for the next design phase pertaining to the Wharf restoration. This had deep meaning to me. Although nothing was promised I went all in on a design with preservation for Capitola's history and charm leading my way. I worked with a local Metal Fabricator to deliver a thoughtful and functional updated archway and gate redesign. I was very happy with the outcome, and the idea of cementing a piece of this importance in my community filled me with pride. As things go, there were setbacks, and as time rolled on the people that be who control the future of the wharf seemed to take it in a direction of their own.

That brings us to now, I have read over the past and upcoming meeting agendas to see where this project stands. I see a lot of progress in many places, but I can't help but to feel like there is some neglect to certain areas of design when it comes to the gateway. I feel like there is still time to review and consider alternate ideas. The Wharf, if not the staple of Capitola, is one of the most iconic pieces in the community and I believe the archway and gateway should reflect that. The current direction removes myself from the picture and I am disappointed to not be able to contribute to the community I have called home for 33 years.

It is the Roy Johnsons and Annieglases of Santa Cruz who have paved the way and created a blueprint for my generation of artists. But if my generation and future generations are not provided the same opportunities in our community, I see it as a tremendous loss for the future generations. All I ask is for a few moments of your time to look over the work and vision I created starting last year. The opportunity to show what I thought could be a flagship for Capitola and help integrate the young artists who are trying to make an impact. Attached is the design I spent hours creating and recreating, along with the gate, and signage that was originally requested. Regardless of the outcome, I am happy that the wharf restoration is in progress and look forward to future generations enjoying it the way I have. Thank you very much for your time.

Best,

Reilly Sauer

A handwritten signature in black ink, appearing to read 'RSauer', with a stylized, cursive script.

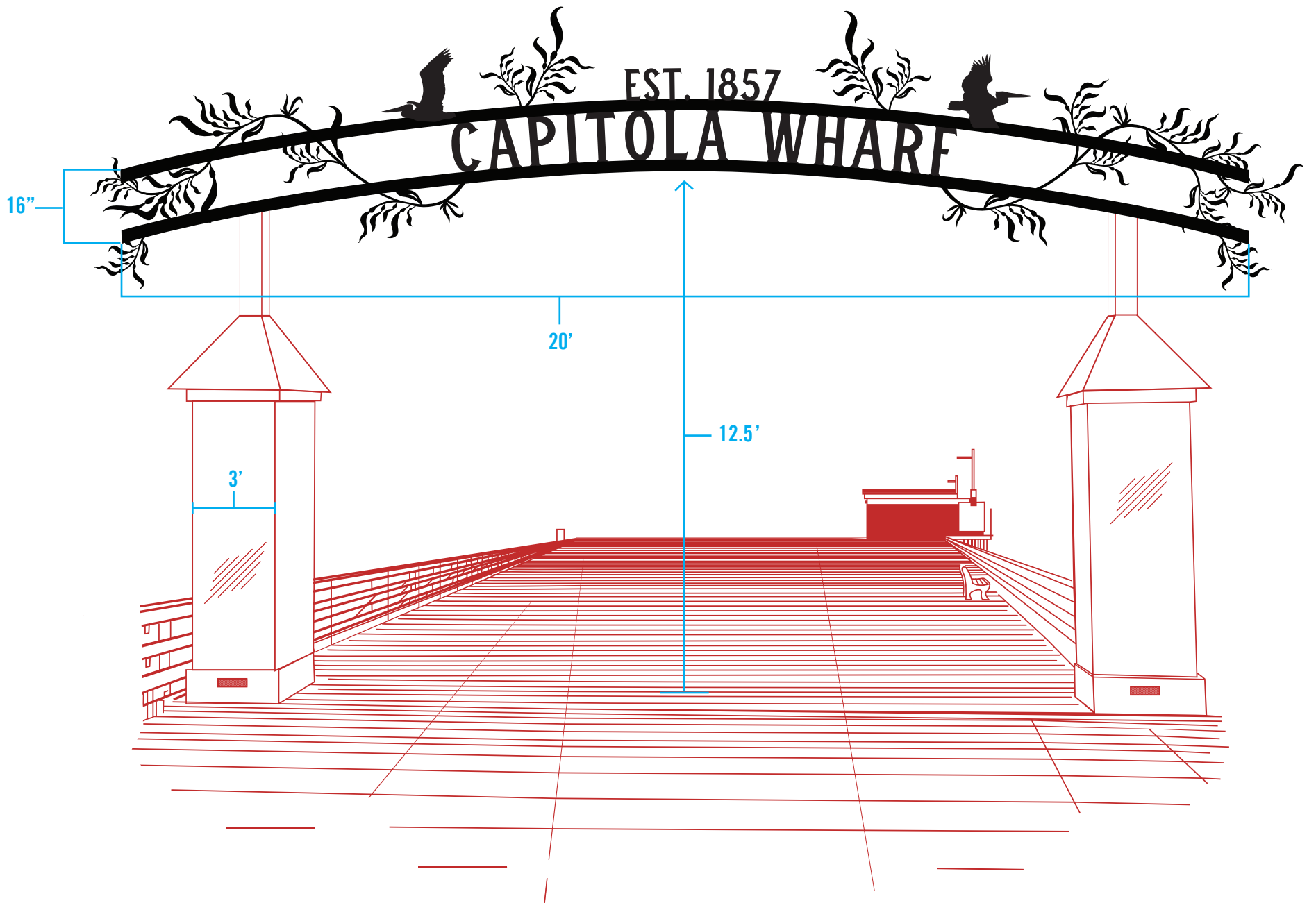
An aerial, black and white photograph of Capitola City Wharf. The image shows a coastal town built on a hillside, with a prominent road and a large building complex. A long pier extends into the water on the right side of the frame. The overall scene is captured from a high angle, showing the layout of the town and its proximity to the water.

REILLY SAUER  
X  
CAPITOLA CITY WHARF  
*ESTABLISHED 1875*  
*SIGN // ARCH REDESIGN 2024*

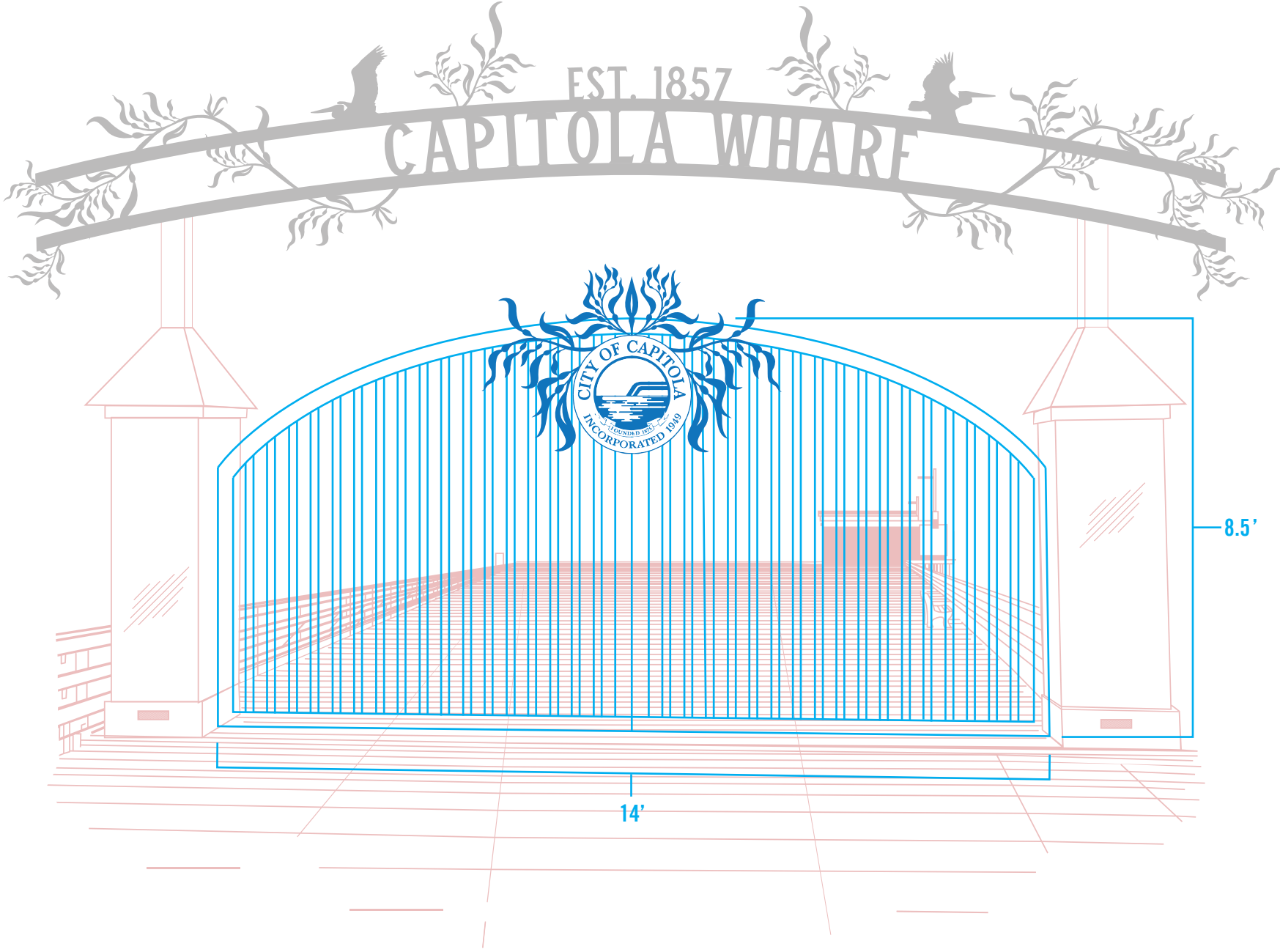
FONT: WINSTON.

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Item 3 A.







**FOUNDED  
1857**

# **CAPITOLA WHARF**

**A COOPERATIVE FISHING PIER PROJECT BY**

**CITY OF CAPITOLA  
&**

**WILDLIFE CONSERVATION BOARD**

**CALIFORNIA DEPARTMENT OF FISH AND GAME**

**OPERATED & MAINTAINED BY**

***THE CITY OF CAPITOLA***

FOUNDED  
1857

# CAPITOLA WHARF

A COOPERATIVE FISHING PIER PROJECT BY



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CALIFORNIA DEPARTMENT OF FISH AND GAME  
OPERATED & MAINTAINED BY  
*THE CITY OF CAPITOLA*

THANKS.

**Westly, Austin**

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**From:** John <jxmlulry@gmail.com>  
**Sent:** Sunday, March 24, 2024 11:33 AM  
**To:** City Council; PLANNING COMMISSION; Gautho, Julia  
**Subject:** Neighbors over NIMBYs public comment for next planning commission meeting



This is The City to Beat on Housing Reform  
[youtube.com](https://www.youtube.com)

Because not everyone is me and most folks focus on housing people, I see housing as desperately needed wealth creation. This city is dying and it alarms me deeply no one who matters seems to understand how bleak it is.

It's like the wharf buildings. How do we end up not knowing they needed to be torn down beforehand. And that's not honestly the best example but a few things I've always been great at are math, statistics and predictive analysis (even though my career is in prescriptive) - us and the county are in dire straits. Capitola is essentially already a bricked cemetery.

No 20-34 demo, 40% drop in children under 5 between 2010-2020 and that number has near halved again in the 4 years since then. 200 kids under 5 in the whole city.

Over 10 percent of our current housing is vacant and unused paying us near nothing in property taxes.

I bet 5 businesses close in the lower village alone this year. We are about to have bikes on the tiny esplanade all summer long y'all are silly to think that isn't the outcome of the Capitola Ave rail trail inanity.

Jamie gets it like he hasn't told me but y'all wear yourself on your faces. You'll end up not keeping the pop up at bay/hill the full time compounded with not building the roundabout (possibly the most incompetent action I've witnessed in our entire county amongst all the public and private orgs and this county is a clown show).

We can't even mute people on zoom here like wtf? Everywhere I go being told how my profession doesn't work the way I think by people with no experience in the profession beyond this place whose systems aren't even outdated, they are paper thin never was.

Hate me all you like. Most of my emails are just laying the groundwork for the future coming and the future always comes folks.

And PLANNING Commissioners you DO NOT NEED TO VOTE YEA ON TEARING DOWN THE TREES on Park at the next meeting.

You have regulatory powers and whatever you are told you are the ones responsible for your votes as such. The buck stops with you if you approve this further epic fail in planning.

If you vote Yea it is you 5 who are accountable. You are not elected officials. You should not be making this decision, the City Council should.

Please vote No and let the council deliberate it as we elected them too.

One of y'all doesn't even live here, someone who doesn't live here shouldn't have regulatory powers over our city to begin with, let alone be one of the humans deciding an issue this important to the community.

Warmly JM



# City of Capitola

## Planning Commission Meeting Minutes

### Thursday, February 01, 2024 – 6:00 PM



City Council Chambers  
420 Capitola Avenue, Capitola, CA 95010

**Chairperson:** Courtney Christiansen

**Commissioners:** Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

#### 1. Roll Call and Pledge of Allegiance

*The meeting was called to order at 6:00 pm. In attendance, Commissioners Christiansen, Jensen, Westman, and Wilk. Absent, Commissioner Estey.*

#### 2. Additions and Deletions to the Agenda

*None*

#### 3. Oral Communications

*Goran Kelpic, a member of the public, commented on drug trafficking and prostitution problems that he witnesses in the County.*

#### 4. Planning Commission/Staff Comments

*Director Herlihy confirmed that the City Council will be discussing the Housing Element and the Strategic Plan at their next meeting.*

*Commissioner Wilk thanked staff and his fellow Commissioners for holding tonight's workshop and clarified the intent of some of his comments/concerns at the previous Planning Commission meeting.*

#### 5. Consent Calendar

A. Approval of December 7, 2023 Planning Commission Meeting Minutes

B. Approval of January 18, 2024 Planning Commission Meeting Minutes

***Motion to approve the Consent Calendar: Commissioner Wilk***

***Seconded: Commissioner Westman***

***Voting Aye: Commissioners Westman, Wilk, Vice Chair Jensen, Chair Christiansen***

***Absent: Commissioner Estey***

#### 6. Public Hearings

A. Citywide Zoning Code Update

**Project Description:** Permit #24-0026 for future Amendments to the Capitola Municipal Code Title 17: Zoning. The future Zoning Code ordinance amendments will impact the development standards and regulations for properties citywide. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

**Recommended Action:** Provide feedback to staff on zoning discussion items and direct staff to prepare an ordinance to amend Capitola Municipal Code Title 17: Zoning.

*Director Herlihy introduced the work session and began the presentation.*

*David Geiser, a development representative from Merlone Geier, owner of the Capitola Mall site, commented on the FAR calculation relative to parking garages and design of parking garages.*

*The Planning Commission provided the following direction on the discussion topics:*

1. Community Benefit: On the Mall site only it is ok to raise the height to 75 feet, remove parking garages from FAR calculation, include objective standards to step massing along street frontage, and require garages are incorporate into the architecture (wrapped).
2. Design Review: Return with options related to Architectural and Site review.
3. Upper Floor Decks: 150 sf is cumulative of all decks for FAR calculation. Allow deck on the second story at 15 feet setback instead of 20 feet. The privacy wall on upper story decks should be on a case-to-case basis changing “shall” to “may” be required by PC. Add examples of privacy screens to include opaque materials and vegetation.
4. Do not modify the vacation rental overlay
5. Landscape standards in 17.72.040 . No changes necessary in code. Staff will create a guidance document/checklist for landscape plan requirements
6. Change opaque window standards to “may” instead of “shall”
7. Create standards for flatwork permits.

**7. Director's Report**

*Director Herlihy provided an update about the upcoming topics for the next two Planning Commission meetings.*

- 8. Adjournment** – *The meeting was adjourned at 9:36 PM to the Special Meeting of the Planning Commission on February 2024, at 6:00 PM.*

# City of Capitola

## Special Planning Commission Meeting

### Minutes



Thursday, February 15, 2024 – 5:00 PM

City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

**Chairperson:** Courtney Christiansen

**Commissioners:** Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

#### 1. Roll Call and Pledge of Allegiance

*The meeting was called to order at 5:00 pm. In attendance, Commissioners Courtney Christiansen, Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk*

#### 2. Additions and Deletions to the Agenda

*None*

#### 3. Oral Communications

*Goran Klepic, a Soquel resident, commented on illegal activities around the community that he is concerned about.*

#### 4. Planning Commission/Staff Comments

*Directory Herlihy informed the Commission of the Wharf Visioning Town Hall meeting next week.*

#### 5. Consent Calendar

#### 6. Public Hearings

##### A. Citywide Zoning Code Update

**Project Description:** Permit #24-0026 for future Amendments to the Capitola Municipal Code Title 17: Zoning. The future Zoning Code ordinance amendments will impact the development standards and regulations for properties citywide. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

**Recommended Action:** Provide feedback to staff on zoning discussion items and direct staff to prepare an ordinance to amend Capitola Municipal Code Title 17: Zoning.

*Chair Christian introduced Item 7A. Director Herlihy introduced Ben Noble, planning consultant, who is joining us tonight to lead the work session discussion.*

*Mr. Noble introduced the work session topics, which include: Missing Middle Housing, Alternative Housing Types, Parking, Lot Consolidation, and Building Massing.*

*The Planning Commission provided the following feedback on the discussion items:*

1. Missing Middle Housing: *Modify RM development standards to allow missing middle housing projects. Return with a proposal and more information.*
2. Corner Duplexes: *Allow duplexes on all corner lots subject to the same development standards as a single-family home.*

3. Lot Consolidation: Ok as proposed
4. Alternative Housing Types:
  - Single Room Occupancy: Maybe promote if we can count towards RHNA
  - Live/Work: Already allowed. Code change not necessary
  - Micro: Promote close to transit center
  - Co-housing: Already allowed. Code change is not necessary
  - Workforce: Add as community benefit
5. Parking – Multifamily:
  - Eliminate covered parking requirement
  - Proposed parking reductions okay
  - 0.5 for micro close to transit center
6. Parking – Senior and Special Needs: Ok as proposed but provide adequate guest parking
7. Massing – Return with a variety of architectural styles

**7. Director's Report**

*Director Herlihy provided the director's report, giving an update on the Housing Element and a recap of the related discussion at the last City Council meeting. She described the next steps of the Mall site development proposal and provided more information about the status of work with Merlone-Geier.*

*In addition, there was a discussion about the status of the Wharf project after the announcement of the loss of the Wharf House and Capitola Boat and Bait buildings which was announced this week.*

8. **Adjournment** – *The meeting was adjourned at 7:29 PM to the next regularly scheduled meeting of the Planning Commission on March 7, 2024, at 6:00 PM.*

# City of Capitola

## Planning Commission Meeting Minutes

### Thursday, March 07, 2024 – 6:00 PM



City Council Chambers  
420 Capitola Avenue, Capitola, CA 95010

**Chairperson:** Courtney Christiansen

**Commissioners:** Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

#### 1. Roll Call and Pledge of Allegiance

*The meeting was called to order at 6:00 PM. In attendance, Commissioners Estey, Westman, Wilk, Vice Chair Jensen, and Chair Christiansen.*

#### 2. Additions and Deletions to the Agenda

*None.*

#### 3. Additions and Deletions to the Agenda

*The Clerk confirmed the additional materials added for Items 7A and 7B.*

#### 4. Oral Communications

*Goran Kelpic, Soquel resident, commented on illicit drug issues that he sees in his community and the local police response to these issues.*

#### 5. Planning Commission/Staff Comments

*Director Herlihy provided an update on the upcoming closures of Capitola Avenue bridge and Highway 1.*

*Vice Chair Jensen asked about any upcoming training programs sponsored or hosted by the City.*

#### 6. Consent Calendar

##### A. 417 Riverview Avenue

**Project Description:** Historic Alteration Permit #23-0487 for repair and modifications to a historic single-family residence. The project is located within the R-1 (Single-Family Neighborhood) zoning district, APN: 035-132-06.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

**Recommended Action:** Consider Permit #23-0487 and approve the project based on the attached Conditions and Findings for Approval.

***Motion to Approve Item 6A: Commissioner Westman***

***Seconded: Commissioner Estey***

***Voting Yea: Commissioners Estey, Westman, Vice Chair Jensen, Chair Christiansen***

***Abstaining: Commissioner Wilk***

#### Conditions of Approval:

1. The project approval includes a Historic Alteration Permit for the renovation and rehabilitation of a historic single-story, single-family residence. The project will not result in an increase of floor

area. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 7, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of building permit, all Planning fees associated with permit #23-0487 shall be paid in full.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.



13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
19. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
20. Secretary of the Interior’s Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
  - a. Prior to the remodeling of the historic residence, the applicant shall catalog all existing details of the structure.
  - b. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
21. The project shall reflect recommendations made in the historic evaluation letter, including:
  - a. Final selection of replacement exterior doors.
  - b. Documentation of the existing chimney and construction of the chimney panels.
  - c. Composite siding matching the existing siding boards. The Community Development Department may approve alternative products or materials. The key consideration is matching the original siding appearance.

**Historic Alteration Permit Findings:**

**A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**

Community Development Staff and the Planning Commission have reviewed the proposed modifications to a single-family residence and determined it will retain and preserve the appearance of the creek-facing elevation, maintain spatial all relationships, and allow the structure to continue the existing residential use.

**B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**

Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation and determined that the replacement exterior cladding and false chimney will match and preserve the original appearance of the residence.

**C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.**

Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation and determined that it will not add new massing except for the front porch, which is in scale with the existing structure.

**D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.**

The severely deteriorated materials will be replaced to match the original design. New siding material will utilize modern alternatives for enhanced durability against the riparian and flood-prone setting.

**E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.**

The project affects previously disturbed areas and will not impact archeological resources.

**F. The proposed project is consistent with the general plan, any applicable specific plan, the zoning code, and the California Environmental Quality Act (CEQA) and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The project involves rehabilitation of a historic single-family residence with no new floor area within the R-1 (single-family residential) zoning district. The project has been found to be consistent with Section 15300.2(f) regarding modifications to historical resources and no adverse environmental impacts were discovered during review.

**B. 203 Fanmar Way**

Project Description: Design Permit for a second-story addition to a nonconforming single-family residence located within the RM-L (Multi-Family Low Density) zoning district. The project is in the Coastal Zone but does not require a Coastal Development Permit.

**Recommended Action:** Staff recommends the Planning Commission approve application #24-0025 based on the Conditions and Findings of Approval.

**Motion to Approve Item 6B: Commissioner Westman**

**Seconded: Vice Chair Jensen**

**Voting Yea: Commissioner Westman, Vice Chair Jensen, Chair Christiansen**

**Abstaining: Commissioners Estey, Wilk**

**Conditions of Approval:**

Planning Conditions

1. The project approval consists of construction of a new 1,460 square-foot single-family dwelling. The maximum Floor Area Ratio for the 2,625 square foot property is 58% (1,523 square feet). The total FAR of the project is 57% with a total of 1,460 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 7, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
5. Prior to issuance of building permit, all Planning fees associated with permit #24-0025 shall be paid in full.
6. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
7. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
8. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
9. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.

10. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
11. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
12. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
13. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties. Please show exterior lighting fixture locations and provide manufacturer specifications with the plans for Building Permit plan check.
14. The proposed second floor balcony shall provide privacy screening along the side elevation with plans for Building Permit plan check.
15. The applicant shall install one tree with a minimum 20 foot wide canopy at maturity on the property, prior to final inspection.

Public Works Conditions

16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved erosion and sediment control plan. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction and shall be maintained throughout project duration.
18. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

Design Permit Findings:

**A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family home addition complies with the applicable development standards of the R-1 via RM-L zoning district.

**B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for a single-family residence. The proposed single-family home addition will comply with all applicable provisions of the zoning code and municipal code.

**C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15303(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed additions add 381 square feet of floor area, so this exemption applies. No adverse environmental impacts were discovered during project review by Planning Department Staff.

**D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

The proposed single-family home additions will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

**E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff and the Planning Commission have reviewed the application. The proposed single-family home addition complies with all applicable design review criteria in Section 17.120.070.

**F. The proposed project maintains the character, scale, and development pattern of the neighborhood.**

Community Development Staff and the Planning Commission have all reviewed the application for the single-family home addition. The farmhouse design maintains the character of the neighborhood, which has a majority and variety of traditional architectural styles and smaller number of contemporary homes. The proposed project complies with all measurable development standards for the zone and is similar in scale to nearby developments on Capitola Avenue.

**7. Public Hearings**

**A. 1400 Wharf Road – Capitola Wharf**

**Project Description:** Amendment for permit #20-0141 to the approved Design Permit and Conditional Use Permit for the rehabilitation, repair, and expansion of the historic Capitola Wharf. The amendment includes designs for a replacement entry gate, exterior finish to the new restrooms, lighting, a donor wall, and an updated monument sign. The Capitola Wharf is located at 1400 Wharf Road within the PF (Public Facilities) zoning district, at APN: 034-072-01, -02. This project received a Coastal Development Permit issued by the California Coastal Commission.

**Recommended Action:** Review Wharf Enhancement amendments for permit #20-0141 permit, provide direction on location on donor panels, exterior finish for restroom, and monument sign, and approve final design with recommendations.

*Vice Chair Jensen recused himself from this item due to his involvement with CWEP, but first provided the following statement: "I have been advised by the City Attorney to recuse myself from this item due to my voluntary role as leader of the Capitola Wharf Enhancement Committee. While I comply with the recusal, I must express my disagreement with this decision for the record.*

*It is a well-established practice for City leaders, both elected and appointed, to actively participate in and lead volunteer efforts that benefit our community. Regrettably, the decision to enforce recusal in this instance sets a concerning precedent that may deter future civic engagement and leadership in community projects where no financial interest is involved.*

*I urge the City to reconsider this stance and advocate for a more transparent and consistent approach in evaluating potential conflicts of interest. The current position contradicts previous allowances for participation and poses a risk to the spirit of volunteerism and community leadership that is vital to our city's progress.*

*Consequently, to ensure continuity and clarity, I request that the City publish its recusal analysis as an advisory notice. This notice should be made available to any individual currently serving or prospectively seeking to serve in any decision-making capacity governed by the Political Reform Act. It should be included in all marketing materials, such as the city website and applications for service, and specifically provided as a notice to those currently serving who may not be fully aware of the implications of this analysis.*

*I am providing this statement to the clerk for inclusion in the minutes."*

*Chair Christiansen recused herself from this item due to her employment with Fuse Architects.*

*Straws were drawn to determine the temporary Chair for this item. Commissioner Wilk was determined to be the temporary Chair.*

*Director Herlihy presented the staff report.*

*Dan Townsend, Fuse Architects, provided a statement regarding their proposal and certain design details.*

*Gayle Ortiz, Capitola Wharf Enhancement Project, provided a statement regarding certain Wharf Enhancement design features, funding, and statements on behalf of CWEP describing the group's preferences on various design elements.*

*Carin Hanna, resident, provided her opinion of various design elements related to the banners, lighting, donor and art panels, entry gate, and restrooms.*

*Laurie Hill, resident, commended Fuse for their design and provided her opinion of several design elements, including the entry gate and city logo, entry pillars and accompanying artwork, restrooms, and the donor and art panels.*

*Director Herlihy provided several points of clarification regarding questions about the Wharf design elements.*

*Commissioner Estey opened the Commission deliberation with a discussion regarding the entry gate details, viewing stations, fish art inlays, lighting, and sign.*

*Commissioner Westman commented on the entry gate design, mosaic artwork, lighting, donor panels, sign, light post design and color choices, and banner option.*

*Joe Polondrani, CWEP member, commented on the banner possibilities and other details of the proposed light poles.*

*Commissioner Wilk provided his comments on the sign, donor signs, restroom finishing, lighting, and the entry gate design.*

*The Planning Commission provided direction to modify the following items in preparation for the next meeting:*

- 1. Bathroom: Install vertical wood clad on the bathrooms.*
- 2. Entry Archway: Mosaic tile should extend to the cap (remove the dragon), dragon could be implemented into the archway or elsewhere, consider decreasing fluted stone to four-inch width, and remove illumination on pillars.*
- 3. Gate: Remove the city logo.*
- 4. Site plan: Create a full site plan of the wharf. Identify the location of the water fill station, foot wash, bronze fish scavenger hunt, and viewing stations on site plan.*



- 5. *Signs: Remove the Capitola Wharf monument sign and the Wharf to Wharf monument from the project*
- 6. *Donor panels: Provide additional information on artwork, size, and locations.*

**Motion to Approve 10 steel dark light poles without banner signs, 40 benches, 10 garbage cans, 4 tables, and 4 viewing stations as recommended: Commissioner Westman**

**Seconded: Commissioner Estey**

**Voting Yea: Commissioners Westman, Wilk, Estey**

**Abstaining: Vice Chair Jensen, Chair Christiansen**

**Conditions of Approval:**

- 1. The project affirms the original approval of a Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf. The project is conditioned under the existing Conditions of Approval for permit #20-0141 by the Planning Commission on June 4, 2020, except as modified through conditions imposed by the Planning Commission during the May 4, 2023, hearing and the March 7, 2024 hearing.

**B. 413 Capitola Avenue**

**Project Description:** Design Permit to demolish an existing small office building and construct a new two-story, single-family residence with an attached JADU; located within the MU-N (Mixed Use Neighborhood) zoning district. The proposal includes a request for a Parking Variance to provide one parking space where two are required.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

**Recommended Action:** Review and approve project application #23-0524 with the recommended Conditions and based on the Findings for Approval.

*Commissioners Westman and Wilk recused themselves from the item due to living within 500ft of the project site.*

*Senior Planner Froelich presented the staff report.*

*Bess Wiersema, designer, spoke about their project proposal including a description of the project's inspiration and design choices.*

*The commissioners then engaged in a discussion with the applicant and staff regarding certain details including the parking variance request, loft ceiling height, front and rear façade and other design elements, privacy considerations, and implications of the JADU designation.*

*Dan Townsend, Fuse Architects, provided comments on the variance request and the JADU, and questioned details of the landscape plan. The Commission relayed those same questions to Staff and there was an ensuing discussion regarding the landscape coverage percentage proposed on the property.*

**Motion to Approve Item 6B: Vice Chair Jensen**

**Seconded: Commissioner Estey**

**Voting Yea: Commissioner Estey, Vice Chair Jensen, Chair Christiansen**

***Abstaining: Commissioners Westman, Wilk***

**Conditions of Approval:**

Planning

1. The project approval consists of construction of a new 1,384 square-foot single-family dwelling. The maximum Floor Area Ratio for the 1,456 square foot property is 100% (1,456 square feet). The total FAR of the project is 95% with a total of 1,384 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 7, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
5. Prior to issuance of building permit, all Planning fees associated with permit #-23-0524 shall be paid in full.
6. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
7. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
8. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
9. Prior to issuance of building permits, submit construction operation plans showing the area to be used for scaffolding, debris box, and port-o-john during construction of the 2nd and 3rd story to ensure necessary OSHA clearances from power lines are met.
10. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
11. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration.

Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.

12. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
13. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
14. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
15. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties. Please provide all exterior lighting manufacturer’s specifications on the plans for Building permit plan check.
16. At the time of building permit application for construction within the floodplain or floodway, the applicant shall provide a No Rise Study, performed by a licensed engineer, in which verification of the structure’s impact on the floodplain or floodway is provided.
17. Elevation certificates shall be provided at the following stages of construction: 1) prior to building permit issuance; 2) at the time of rough frame inspection; and 3) prior to the finalization of the building permit. The certificates shall be prepared by a licensed engineer or surveyor. The certificate shall document that all residential occupancies are constructed above the Base Flood Elevation (BFE) as per the latest edition of the FEMA Flood Insurance Rate Map.
18. Plans submitted for Building Permit plan check shall replace the concrete with permeable pavers at the north side walkway.
19. The proposed pittosporums to be installed in the rear yard shall be a tree subspecies. Please provide additional species information on the plans for Building Permit plan check.
20. Prior to issuance of Building Permits for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
  - a. The accessory dwelling unit may not be used for vacation rentals; and
  - b. The accessory dwelling unit shall not be sold separately from the primary dwelling.
  - c. The property owner must occupy either the primary dwelling unit or the junior accessory dwelling unit on the property.

Public Works

21. Prior to a project final inspection, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter, or sidewalk shall meet current Accessibility Standards.
22. Prior to issuance of building permits, submit a utility plan and sidewalk improvement plan that shows the location of utility vaults, proposed curb cut, cross slope, running slope and elevation of the driveway.

23. Prior to issuance of building permits, a drainage plan, grading, sediment, and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
24. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
25. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved erosion and sediment control plan. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction and shall be maintained throughout project duration.
26. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
27. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

Planning Commission Added Conditions

28. The applicant shall work with Planning staff to modify the interior floor plan to allow a 10-foot by 20-foot clear parking space in the garage. The final plans shall be accepted by the Community Development Director, prior to submittal of plans for Building Permit plan check.
29. The plans submitted for Building Permit plan check shall demonstrate compliance with the minimum landscaping requirements per section 17.72.050.

Design Permit Findings:

- G. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. With approval of a Variance for reduction of one parking space and exception requests for the rear and side setbacks, the proposed single-family residence complies with the applicable development standards of the MU-N (Mixed Use Neighborhood) zoning district.

- H. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for a single-family residence. With approval of a Variance for reduction of one parking space and exception requests for the rear and side setbacks, the proposed single-family residence will comply with all applicable provisions of the zoning code and municipal code.

- I. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15303(a) of the CEQA Guidelines exempts the construction of small facilities or structures, including a single-family residence in a residential zone, or up to three single-family

residences in an urbanized area, and is subject to Section 753.5 of Title 14 of the California Code of Regulations. This project involves a new single-family residence in an urbanized area, located within the MU-N (Mixed Use Neighborhood) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

**J. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

**K. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff and the Planning Commission have reviewed the application. The proposed single-family residence complies with all applicable design review criteria in Section 17.120.070.

**L. The proposed project maintains the character, scale, and development pattern of the neighborhood.**

Community Development Staff and the Planning Commission have all reviewed the application for the single-family residence. The coastal Mediterranean design is unique and still maintains the character of the neighborhood, which has a variety of traditional and modern architectural styles. The project complies with height standards for the zone and is similar in scale to nearby developments on Capitola Avenue.

Coastal Development Permit Findings:

**A. The project is consistent with the LCP land use plan, and the LCP implementation program.**

The proposed development conforms to the City’s certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

**B. The project maintains or enhances public views.**

The proposed project is located on private property at 413 Capitola Avenue. The project will not negatively impact public landmarks and/or public views.

**C. The project maintains or enhances vegetation, natural habitats and natural resources.**

The proposed project is located at 413 Capitola Avenue. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

**D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**

The project involves a single-family residence and will not negatively impact low-cost public recreational access.

**E. The project maintains or enhances opportunities for visitors.**

The project involves a single-family residence and will not negatively impact visitor serving opportunities.

**F. The project maintains or enhances coastal resources.**

The project involves a single-family residence and will not negatively impact coastal resources.

**G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**

The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the MU-N (Mixed Use Neighborhood) zoning district.

**H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).**

The project involves a new single-family residence on an existing mixed-use zoned lot. The proposed project is consistent with the LCP goals for appropriate coastal development and land uses. The residential use is consistent with allowed uses of the MU-N (Mixed Use Neighborhood) zoning district.

Variance Findings:

**A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**

Staff Analysis: The lot is small by Capitola standards, which is acknowledged by section 17.20.040[3] that allows the Planning Commission to reduce setbacks for lots between the Trestle and 431 Capitola Avenue without requiring a Variance. This specific area of the City includes 15 lots that average 1,594 square feet and the subject property is 1,384 square feet. The property is also irregular in shape with angled front, side, and rear lot lines, and several jogs on the south side property line. The property is located within a flood zone, which limits new development of habitable space below the base flood elevation. On a typical small to medium sized lot (2,800-4,000 sf) two parking spaces account for 10-14% of the lot size. In this case, two standard parking spaces would account for 29% of the lot area.

**B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.**

Staff Analysis: Numerous properties within the vicinity and/or same zoning district provide no parking or less than required. Several have received parking variances while others are long-standing nonconforming properties. The subject property has limited space for parking, driveway access, setbacks, and accommodating a reasonable development. The applicant is seeking a reduction for one parking space in an area that has many properties with a similar parking deficiency condition.

**C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**

Staff Analysis: Numerous properties within the vicinity and/or same zoning district have less than the required parking. The subject property has limited adequate space to provide parking, a driveway, and accommodate setbacks. Granting a variance for one parking space enables the subject property to develop a two-bedroom home with a JADU.

**D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**

Staff Analysis: The project involves a single-family residence and JADU and will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

**E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**

Staff Analysis: Most of the R-1 and MU-N zoned properties in the vicinity have some parking deficiency relative to the current standard. Several of the properties were issued variances while

others are long standing conditions. Mitigating this existing condition in the area is that this block has the unique option of the City’s largest public parking facility within 500 feet.

**F. The variance will not have adverse impacts on coastal resources.**

Staff Analysis: The property will not impact nearby coastal resources.

**C. Housing Element Update**

**Description:** Updates on 6th Cycle Certification, Implementation Plan, and Annual Report.

**Recommended Action:** Accept the presentation.

*Director Herlihy presented the staff report.*

**8. Director's Report**

*None.*

**9. Adjournment – *The meeting was adjourned at 8:38 PM to a special meeting on March 21th at 5:00 PM.***

# Capitola Planning Commission

## Agenda Report

**Meeting:** March 27, 2024

**From:** Community Development Department

**Address:** 1400 Wharf Road – Capitola Wharf



**Project Description:** Amendment to permit #20-0141, a Design Permit and Conditional Use Permit for the rehabilitation, repair, and expansion of the historic Capitola Wharf. The Capitola Wharf is located at 1400 Wharf Road within the PF (Public Facilities) zoning district, at APN: 034-072-01, -02. This project received a Coastal Development Permit issued by the California Coastal Commission.

**Recommended Action:** Approve the amendments for permit #20-0141 and provide direction to proceed with option 2 for the layout and location of the donor panels.

**Property Owner:** City of Capitola

**Representative:** Jessica Kahn, City of Capitola

**Background:** The Capitola Wharf was constructed in 1857 and has been modified, repaired, and rebuilt multiple times. The most recent structural changes were in 1981 when significant portions of the wharf were replaced, and during the 2019-2020 storm season when the wharf required emergency repairs due to wave damage.

On January 5, 2023, the wharf sustained substantial storm wave damage, which destroyed an approximately 43 linear-foot section of the structure, severing access from the shore. Due to unsafe conditions caused by the storm damage, the wharf has been closed to the public since the beginning of January 2023.

On December 28, 2023, storm waves caused further damage to the wharf and the two commercial buildings serving the Wharf House Restaurant and Capitola Boat and Bait. Their foundations were severely damaged and the structural integrity of the two buildings was compromised. On February 27, 2024, the City Council approved the removal of the commercial structures at the end of the wharf.

The Planning Commission reviewed the design permit and conditional use permit for the current wharf project at multiple public hearings. The original project was approved on June 4, 2020, with conditions that specific design elements return to the Commission for final review. The Planning Commission reviewed amendments to the application on May 4, 2023, and March 7, 2024.

On March 7, 2024, the Planning Commission approved 10 overhead lights, four viewing stations, four telescopes, 40 benches, four tables, and 10 trash receptacles. The Planning Commission continued the discussion on the remaining items to a special meeting with the request to modify the following items:

1. Bathroom: Install vertical wood clad on the bathrooms.
2. Entry Archway: Mosaic tile should extend to the cap (remove the dragon), dragon could be implemented into the archway or elsewhere, decrease fluted stone to four-inch width, and remove illumination on pillars.
3. Gate: Remove the city logo.
4. Site plan: Create a full site plan of the wharf. Identify the location of the water fill station, foot wash, bronze fish scavenger hunt, and viewing stations on site plan.
5. Signs: Remove the Capitola Wharf monument sign and the Wharf to Wharf monument from the project
6. Donor panels: Provide additional information.



**Discussion:** During the special meeting on March 27, 2024, the Planning Commission will review the updated plans including a new site plan, an updated entry archway design, an updated gate, and the layout and location of the donor wall.

**Site plan:** One feature of the wharf project is a scavenger hunt pathway of 40 bronze fish created by local artist Sean Monohan. The bronze fish will create a meandering pathway down the wharf to the four viewing stations with telescopes. The updated site plan of the wharf identifies all the wharf enhancements including the bronze fish pathway, the four viewing stations, the new entry archway, benches, trash cans, overhead lights, security fence, bathroom, and combined water fill/foot wash station. The drive aisle for the Wharf is located on the east side of the wharf, closest to the village. The majority of the fish will be located on west side due to the overbuilt decking within the drive aisle.

**Entry Archway:** The new design of the entry archway for the Capitola Wharf was well received at the previous Planning Commission meeting. The Commission requested minor modifications to the pillars to enlarge the area for local artist Kathleen Crocetti's mosaic tile kelp forest by removing the metal dragons that were previously located above the mosaic area and decreasing the fluted stone width from 6 inches to 4 inches. Within the updated design, the lighting on the pillars has been removed and the material for the archway has been modified to painted stainless steel to assist in cost savings and maintenance. The updated design incorporates small dragons and a fireball within the filigree metal located in the center bottom of the archway. The dragons and fireball are said to symbolize community, prosperity, and peace.

**Rolling Gate:** A simple eight-foot-tall vertical gate is proposed to close off the wharf during times of emergency. The metal gate will slide to the side and typically be located between the new restrooms and the guard rail. The city logo has been removed from the gate in the updated design.

**Donor Panels:** Artist Kathleen Crocetti is in the process of creating a donor wall recognizing the members of the Capitola community who helped fund the Capitola Wharf Enhancement Project. Within a series of three public engagement events and a survey, Ms. Crocetti worked with interested participants to come up with the idea of a kelp forest reflective of the wharf's maritime setting to be placed on the two gate pillars. The donor panels will have an underwater scene with donor names on individual fish.

Staff is seeking Planning Commission guidance on the donor wall layout and location. The options are as follows:

1. Install 7 panels to 20-foot-long railing before the entry archway on the right.  
Panel dimensions: 2 feet wide by 3 feet tall.
2. Install 7 panels on the wharf railing after the bathroom on the right overlooking Hoopers Beach.  
Panel dimensions: 2 feet wide by 3 feet tall.
3. Install 1 large freestanding panel bolted to the deck on the south side of the bathroom.  
Panel dimensions: 7 feet wide by 7 feet tall.

Staff recommends Option 2 with the donor wall located on the railing after the bathroom overlooking Hoopers Beach. By separating the donor wall from the entryway, the iconic entry archway and the donor wall will create two public art experiences for visitors while on the wharf. Staff has concerns with overcrowding in the first option due to the railing length in front of the entry archway being limited to 20 feet. Seven panels, each measuring two feet wide by three feet tall, will fill the 20-foot entry railing in front of the entry archway. This layout runs the possibility of the entrance looking overcrowded when historically the main focal point at the beginning of the wharf has been the iconic Capitola Wharf entry archway.

**Bathroom:** At the previous meeting, the Planning Commission was asked to provide direction on the finish for the three-stall Exeloo restroom with the options of pressed bamboo or paint options. The Planning Commission preferred the pressed bamboo. Following the meeting, staff got a bid on pressed bamboo

and the cost is significant. Staff is requesting the Planning Commission choose a backup paint color in the event the bamboo will not be within the budget. Options for paint colors are included in the plan set.

#### Coastal Permit

The California Coastal Commission (CCC) is responsible for authorizing the Coastal Development Permit (CDP) for the entirety of the proposed project because the entire wharf is located within the Commission's retained coastal permitting jurisdiction. A CDP was approved by the Coastal Commission on July 8, 2021, and issued to the City on July 19, 2021. Additions to the original scope of work due to storm damage were authorized under the 2021 approval as a minor modification. The City received a Coastal Development Permit for the demolition of the commercial structures.

**CEQA:** As part of the existing approval, the City adopted a Mitigated Negative Declaration (MND). A Mitigation Monitoring and Reporting Program (MMRP) was also adopted prepared pursuant to Section 21081.6. The MMRP has been incorporated into the existing conditions of approval by reference to ensure that impacts are reduced to a less than significant level. Additionally, the project has been reviewed and found to be consistent with Section 15300.2(f) for modifications to historical resources.

#### **Conditions of Approval:**

1. The project affirms the original approval of a Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf. The project is conditioned under the existing Conditions of Approval for permit #20-0141 by the Planning Commission on June 4, 2020, except as modified through conditions imposed by the Planning Commission on May 4, 2023; March 7, 2024; and March 27, 2024.

#### **Attachments:**

1. 1400 Wharf Road – Plans and Renderings for Amenities

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

DRAWING INDEX

SHEET NUMBER	SHEET NAME
A0	COVER SHEET
A1.0	WHARF SITE PLAN - OVERALL
A1.1	ENLARGED WHARF SITE PLAN - .
A1.2	ENLARGED WHARF SITE PLAN - .
A1.3	ENLARGED WHARF SITE PLAN - .
A1.4	ENLARGED WHARF SITE PLAN - .
A1.5	ENLARGED WHARF SITE PLAN - .
A1.5	ENLARGED WHARF SITE PLAN - .
A1.5	ENLARGED WHARF SITE PLAN - .
A2	REVISED SCHEMATIC - WHARF E
A3	WHARF ENTRY
A4	OPTION 01 / DONOR PANEL LA

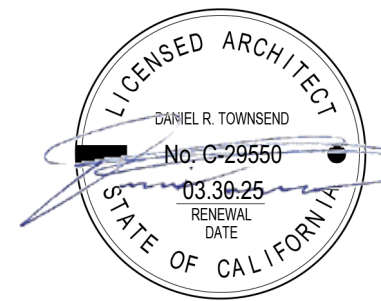
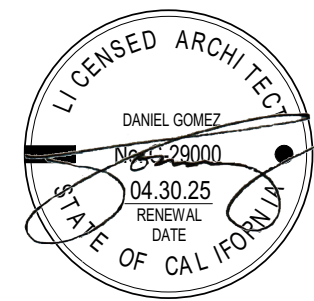
ARCHITECT / APPLICANT

FUSE ARCHITECTS + BUILDERS  
 512 CAPITOLA AVENUE  
 CAPITOLA, CA 95010  
 C: DAN GOMEZ  
 T: (831) 479-9295  
 E:GOMEZ@FUSEARCHITECTURE.COM



# CAPITOLA WHARF ENTRY GATE

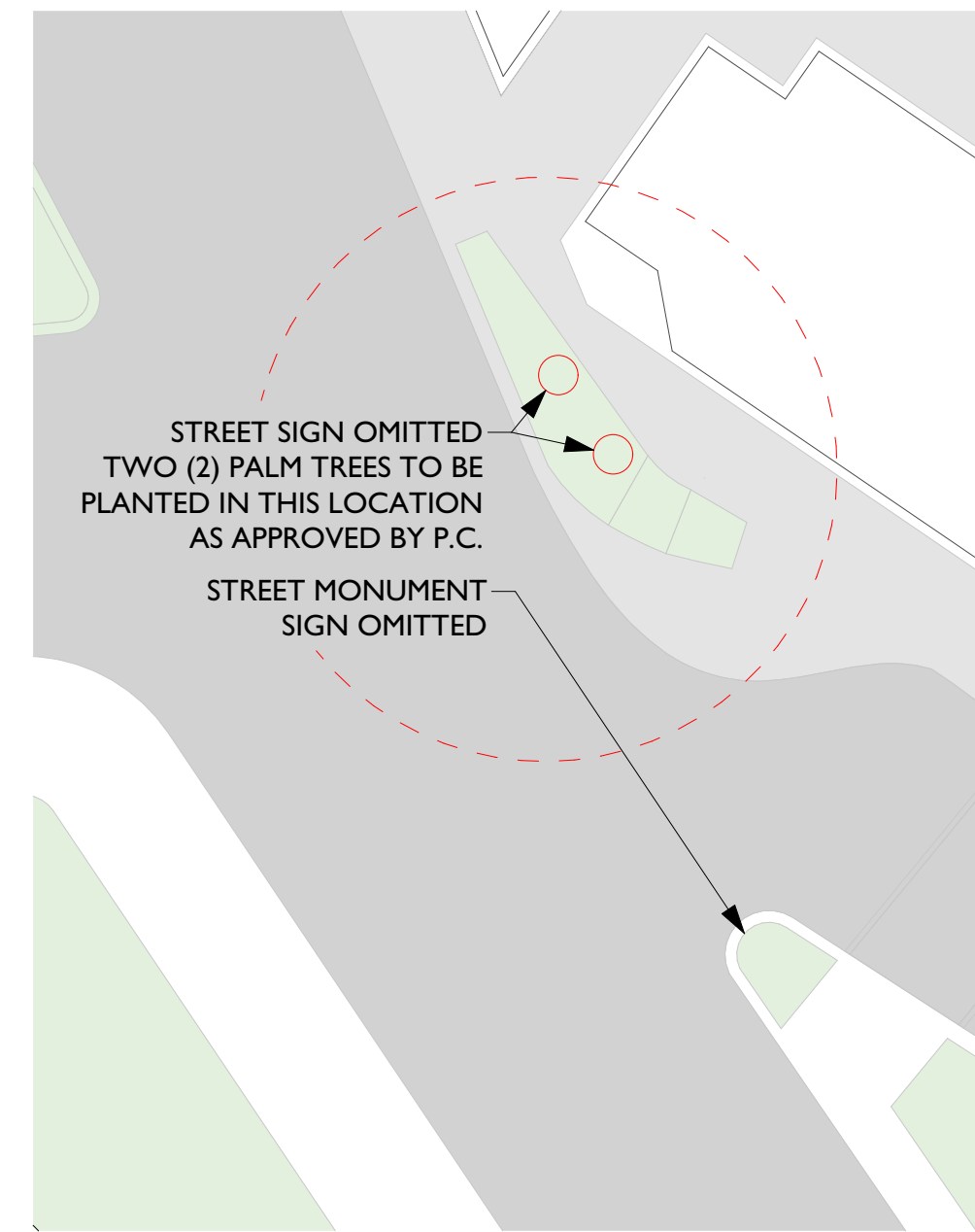
CITY OF CAPITOLA CAPITOLA CALIFORNIA  
 SCHEMATIC DESIGN - CONCEPTUAL PLAN  
 MARCH 21, 2024



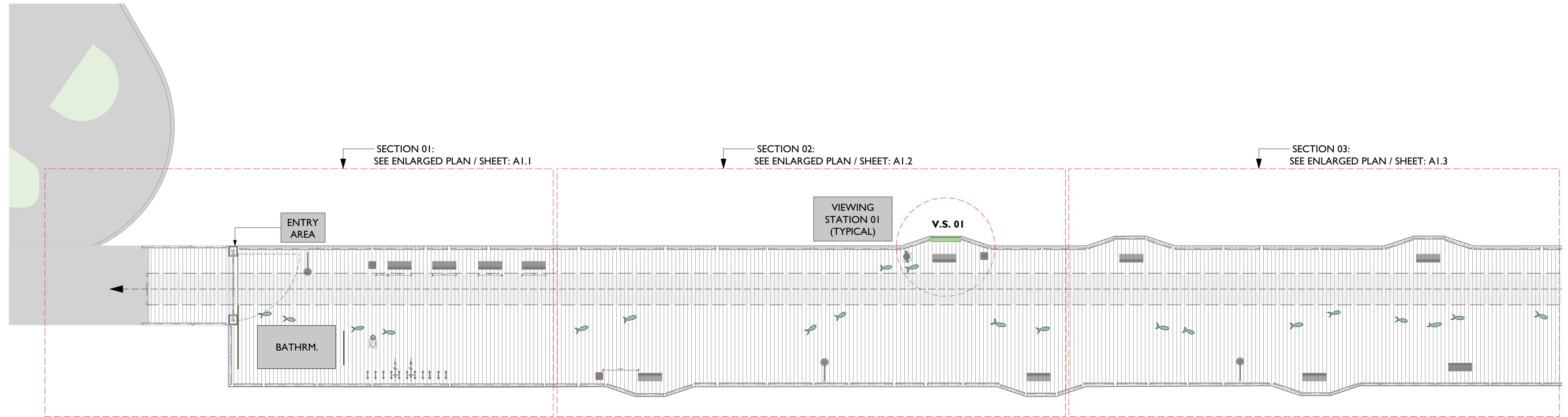


# CAPITOLA WHARF

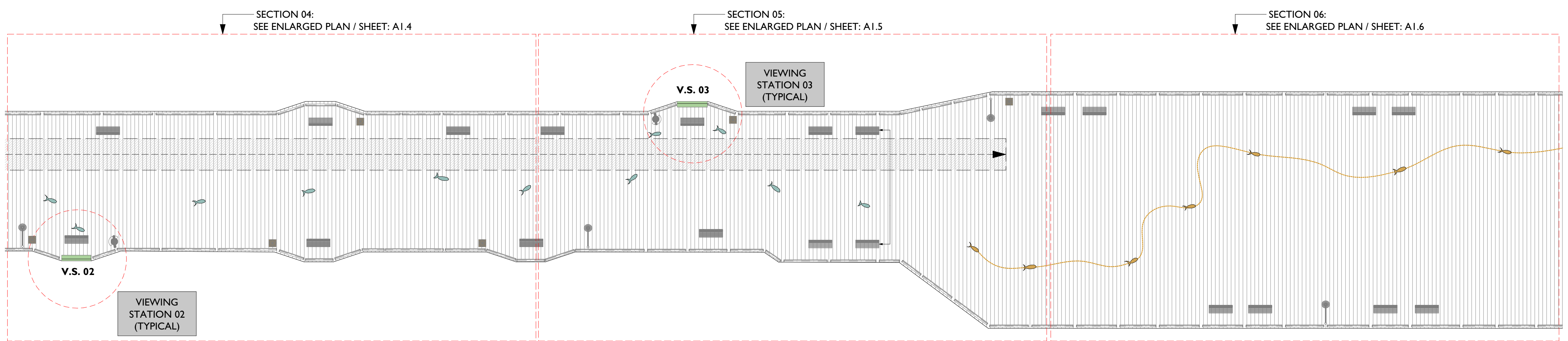
1400 Wharf Rd -Capitola  
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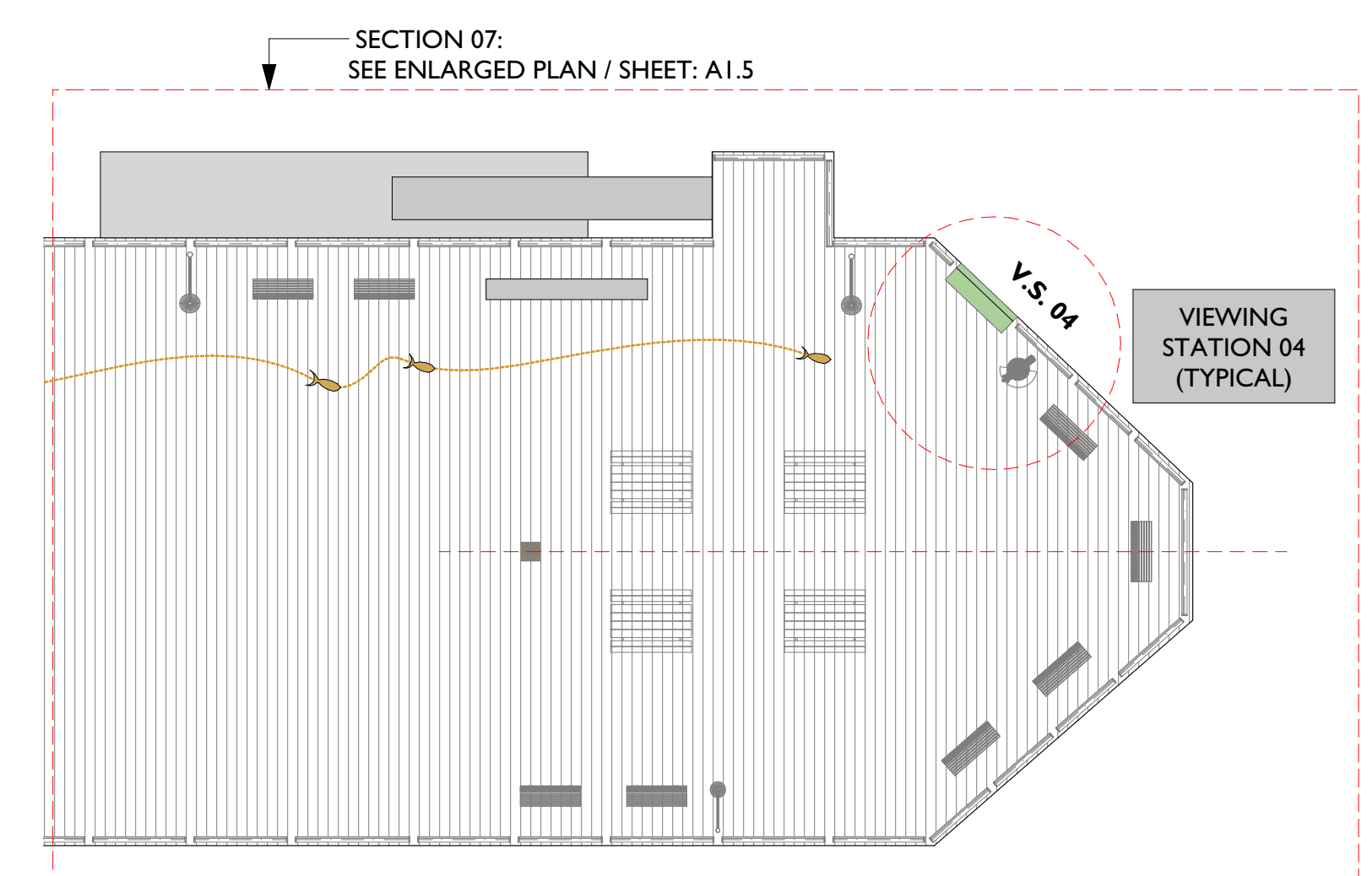
REVISIONS TO WHARF ENTRY - MONUMENT SIGNS



OVERALL WHARF SITE MAP / SECTION #01 THROUGH #03



OVERALL WHARF SITE MAP - SECTION: #04 THROUGH #06



OVERALL WHARF SITE MAP - SECTION: #07

KEYNOTES

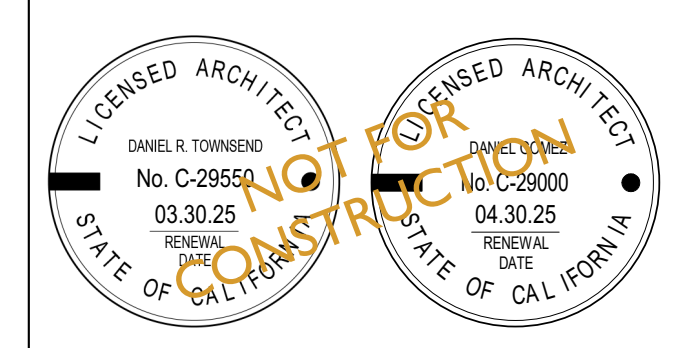


KEY NOTES

**Project Submittal Record**

Revision	Date	Issue Description
	03/07/2024	PLANNING SUBMITTAL
1	03/21/2024	PLANNING RE-SUBMITTAL

Seal/ Signature



**Project Name**  
Capitola Wharf

**Accessor's Parcel Number**  
APN #: 123-456-78

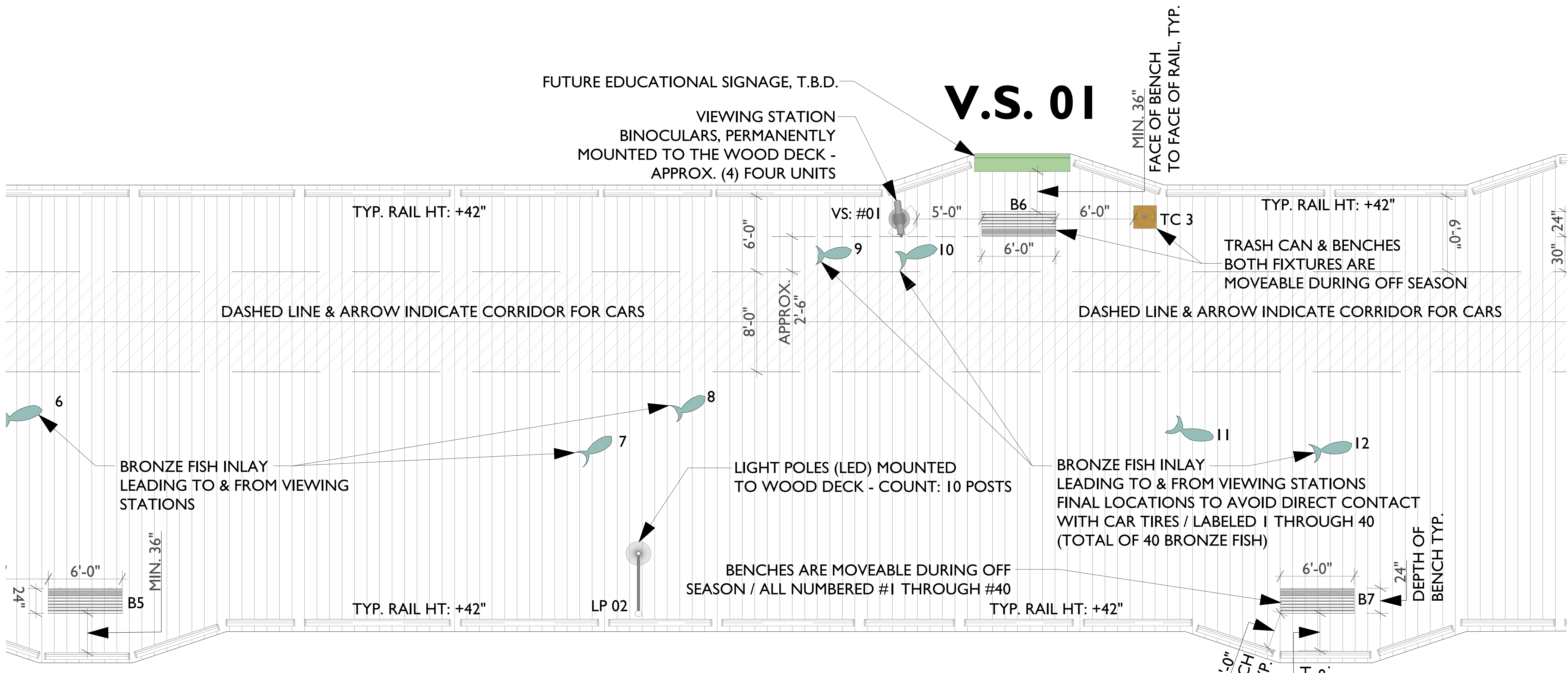
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WHARF SITE PLAN - OVERALL

**Scale**  
As Indicated









SITE PLAN SECTION 02 1/4" = 1'-0"

### KEYNOTES

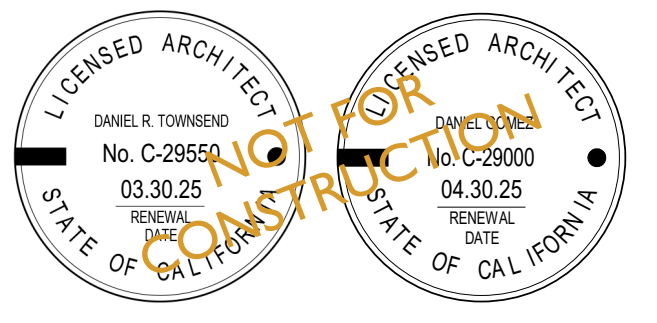
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- <E> WATER
- <E> ROOFING @ BATHROOM
- <N> WOOD DECKING
- <N> CAR DRIVE PATH

### ABBREVIATION LEGEND:

- TC #00 - (N) MOVEABLE TRASH CAN W/ LOCATION NUMBER
- LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
- PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.
- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.

Project Submittal Record		
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Project Name  
Capitola Wharf

Accessor's Parcel Number  
APN #: 123-456-78

Sheet Title  
ENLARGED WHARF SITE PLAN - SECTION 02

Scale  
As Indicated





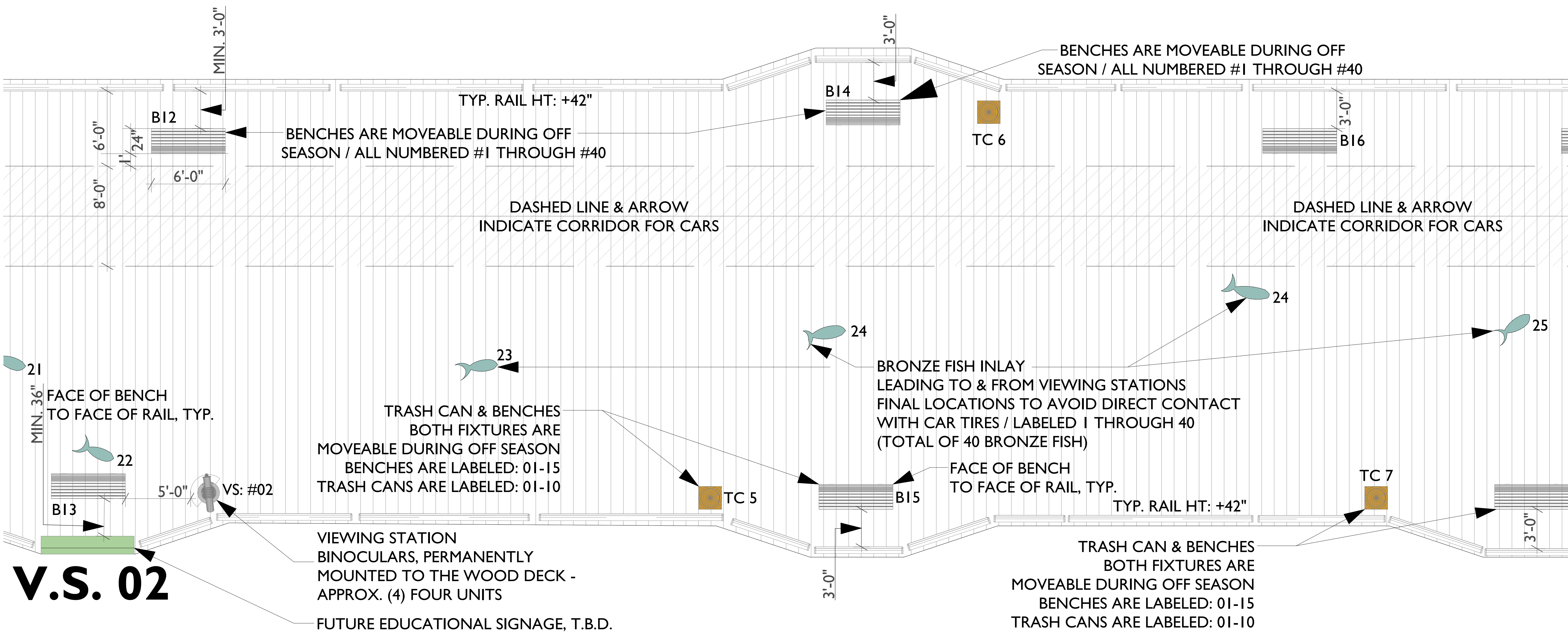


# CAPITOLA WHARF

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fusearchitecture.com 831.479.9295



## V.S. 02

### KEYNOTES

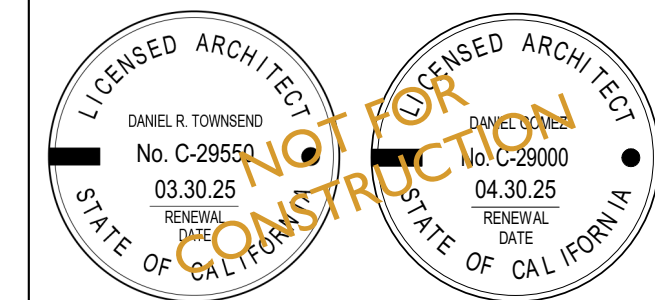
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- <E> WATER
- <E> ROOFING @ BATHROOM
- <N> WOOD DECKING
- <N> CAR DRIVE PATH

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- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.
- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.

Project Submittal Record		
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Project Name  
Capitola Wharf

Accessor's Parcel Number  
APN #: 123-456-78

Sheet Title  
ENLARGED WHARF SITE PLAN - SECTION 04

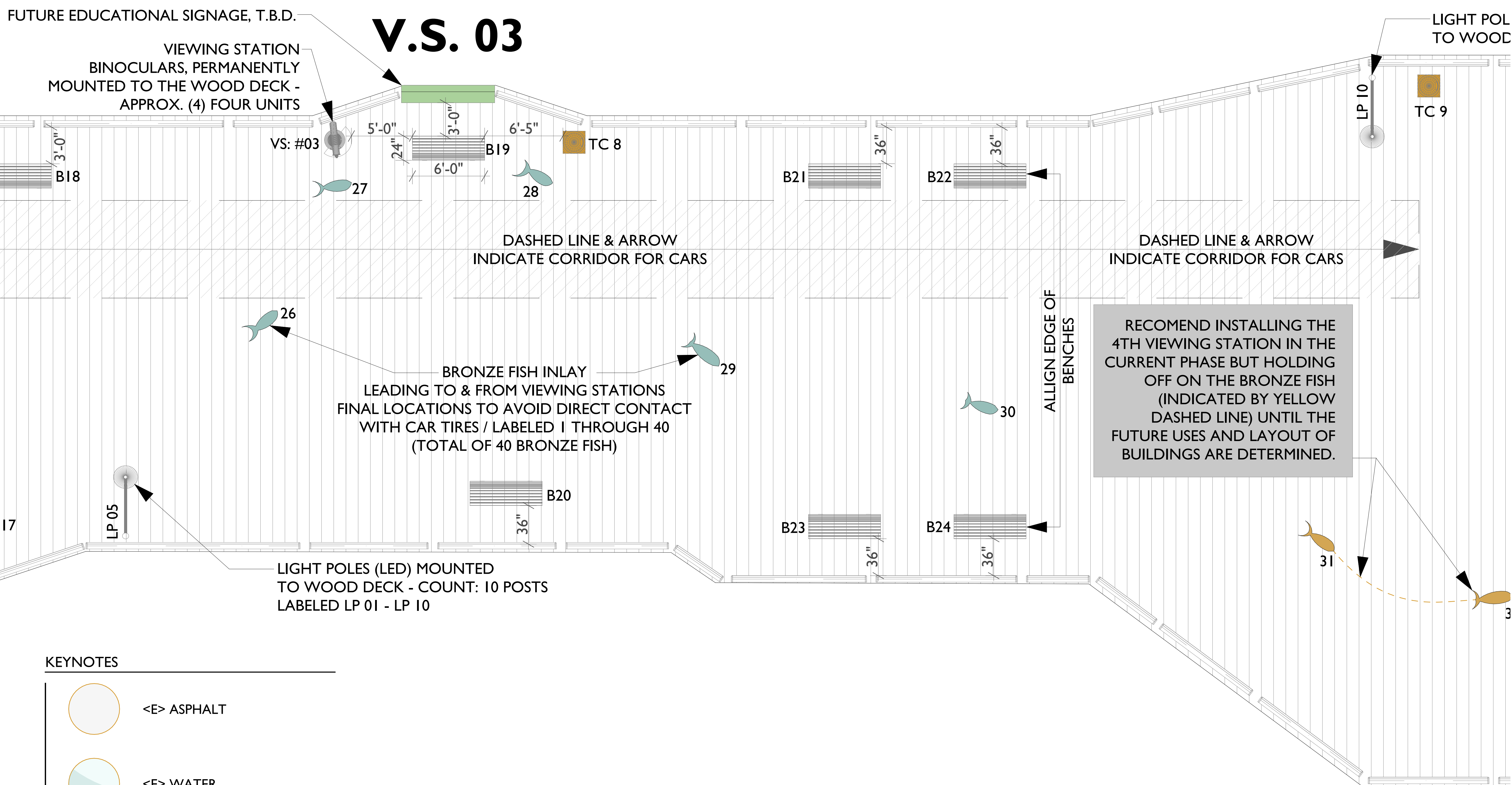
Scale  
As Indicated





# CAPITOLA WHARF

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FUTURE EDUCATIONAL SIGNAGE, T.B.D.

VIEWING STATION BINOCULARS, PERMANENTLY MOUNTED TO THE WOOD DECK - APPROX. (4) FOUR UNITS

## V.S. 03

LIGHT POL TO WOOD

TC 9

VS: #03

TC 8

LP 10

DASHED LINE & ARROW INDICATE CORRIDOR FOR CARS

DASHED LINE & ARROW INDICATE CORRIDOR FOR CARS

BRONZE FISH INLAY LEADING TO & FROM VIEWING STATIONS FINAL LOCATIONS TO AVOID DIRECT CONTACT WITH CAR TIRES / LABELED 1 THROUGH 40 (TOTAL OF 40 BRONZE FISH)

RECOMEND INSTALLING THE 4TH VIEWING STATION IN THE CURRENT PHASE BUT HOLDING OFF ON THE BRONZE FISH (INDICATED BY YELLOW DASHED LINE) UNTIL THE FUTURE USES AND LAYOUT OF BUILDINGS ARE DETERMINED.

LIGHT POLES (LED) MOUNTED TO WOOD DECK - COUNT: 10 POSTS LABELED LP 01 - LP 10

### KEYNOTES

- <E> ASPHALT
- <E> WATER
- <E> ROOFING @ BATHROOM
- <N> WOOD DECKING
- <N> CAR DRIVE PATH

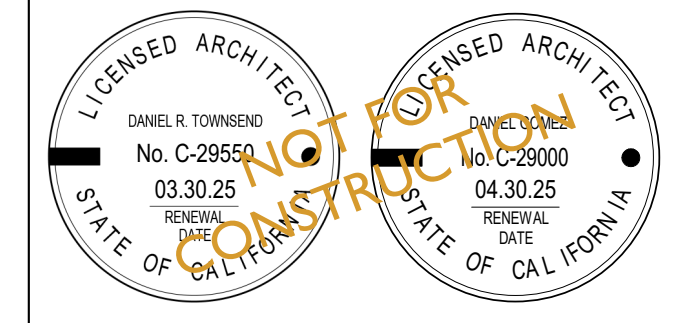
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- LP #00 - (N) LAMP POST MOUNTED TO WOOD DECK W/ LOCATION NUMBER
- PT #00 - (N) PICNIC TABLE W/ LOCATION NUMBER
- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.
- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.

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**Project Name**  
Capitola Wharf

**Accessor's Parcel Number**  
APN #: 123-456-78

**Sheet Title**  
ENLARGED WHARF SITE PLAN - SECTION 05

**Scale**  
As Indicated

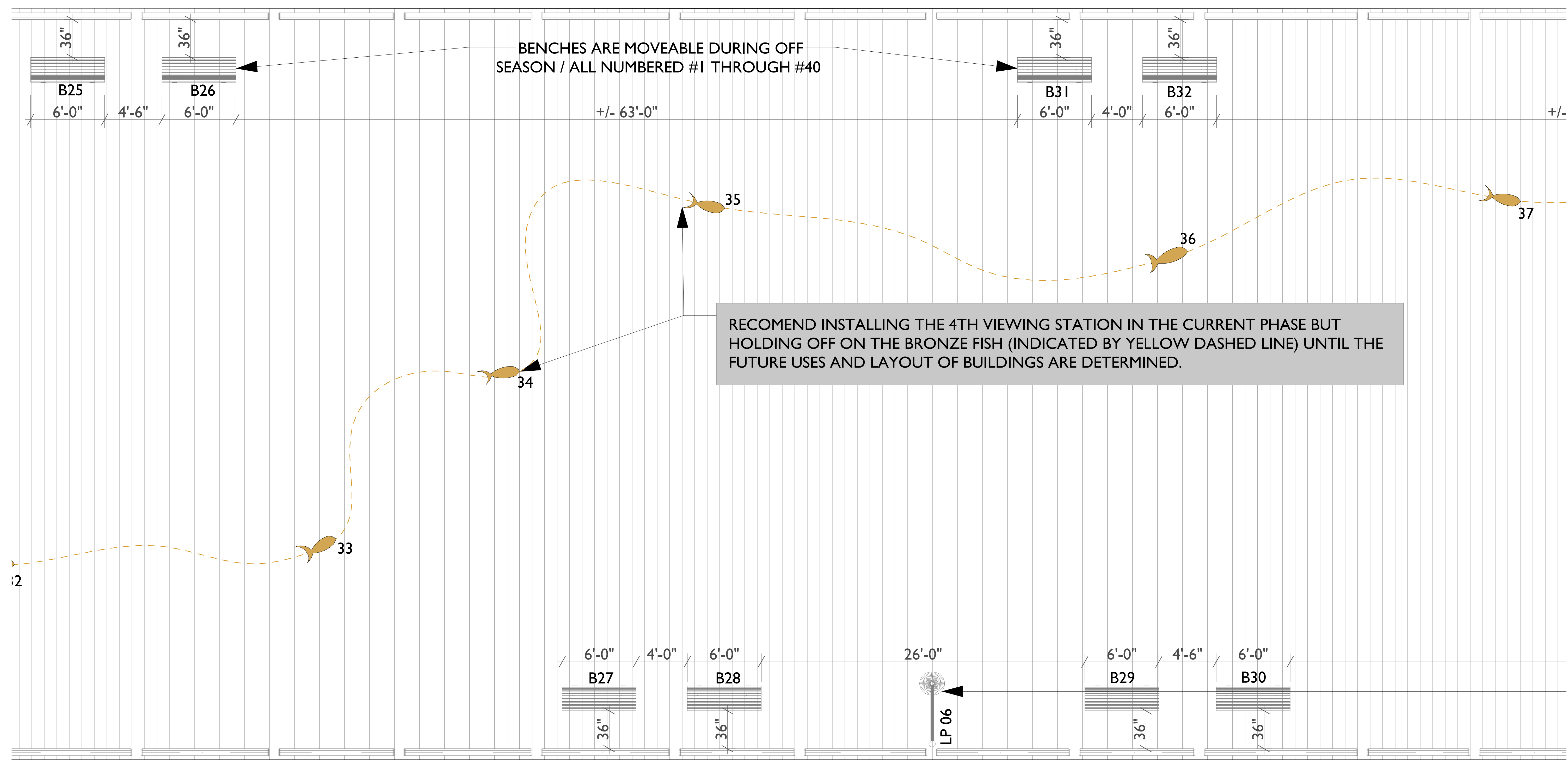


# CAPITOLA WHARF

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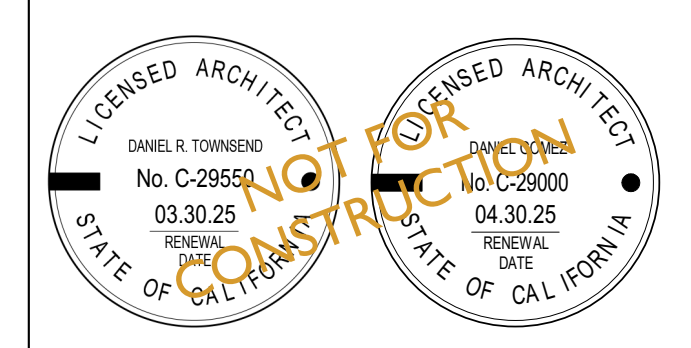


ES (LED) MOUNTED  
DECK - COUNT: 10 POSTS



Project Submittal Record		
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	03/07/2024	PLANNING SUBMITTAL
1	03/21/2024	PLANNING RE-SUBMITTAL

Seal/ Signature



Project Name  
Capitola Wharf

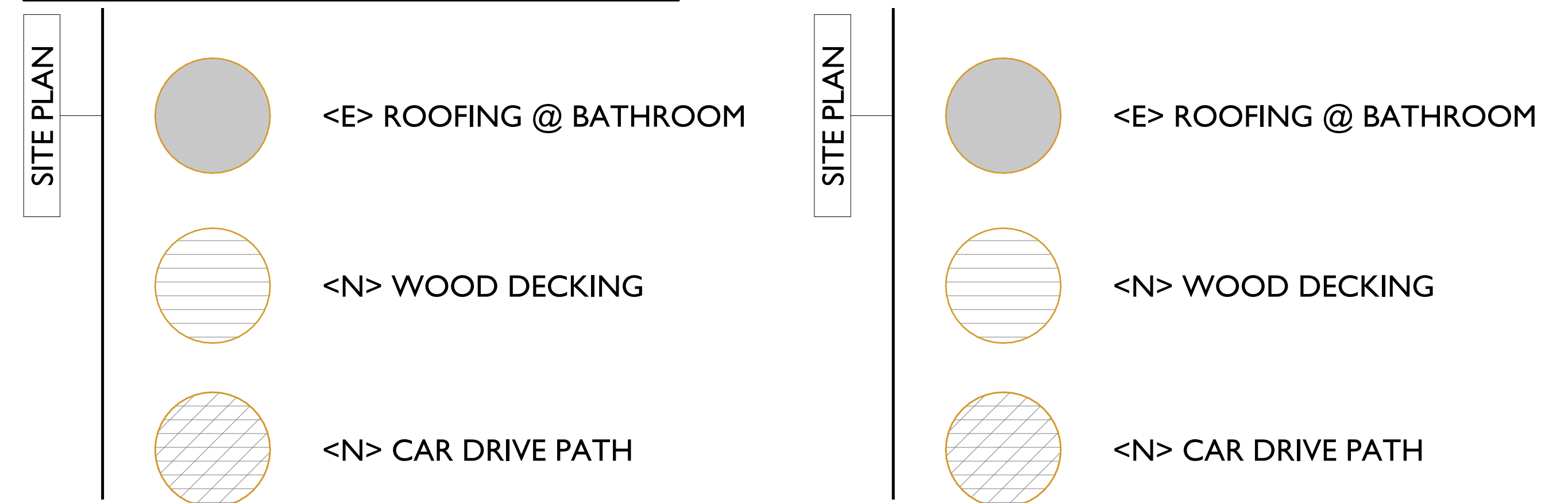
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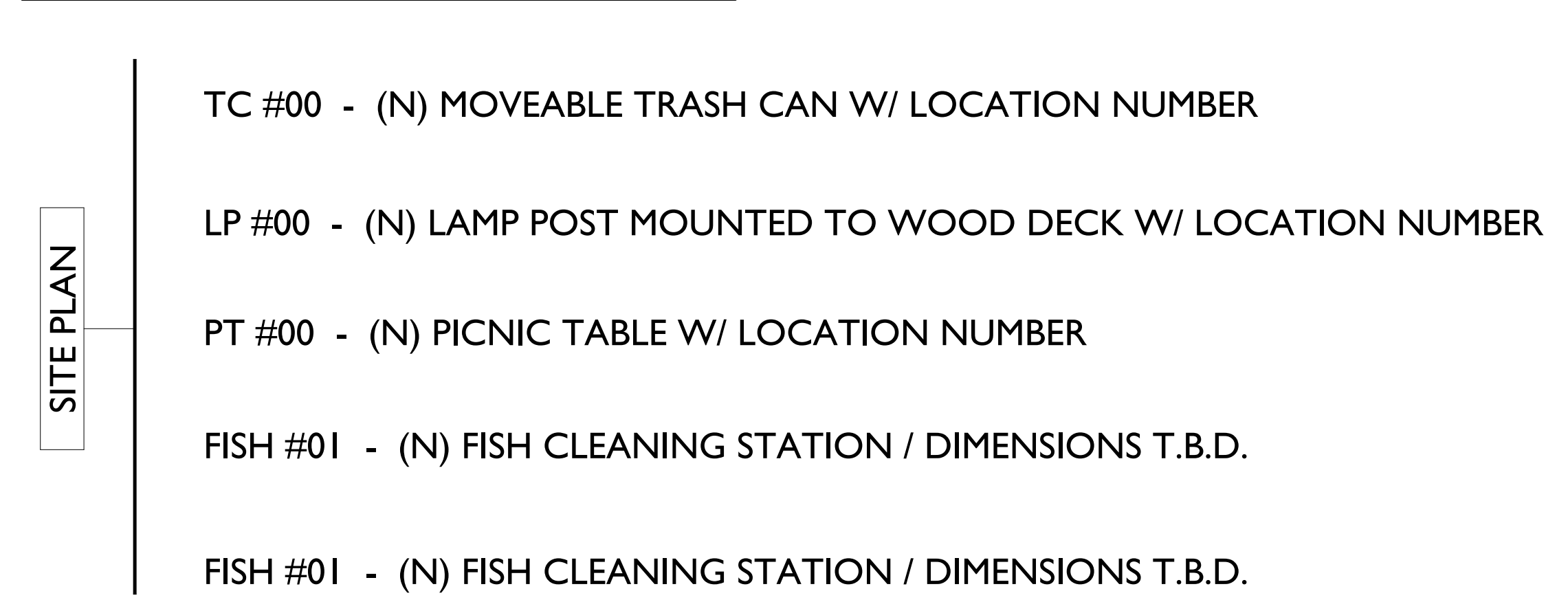
Scale  
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KEYNOTES



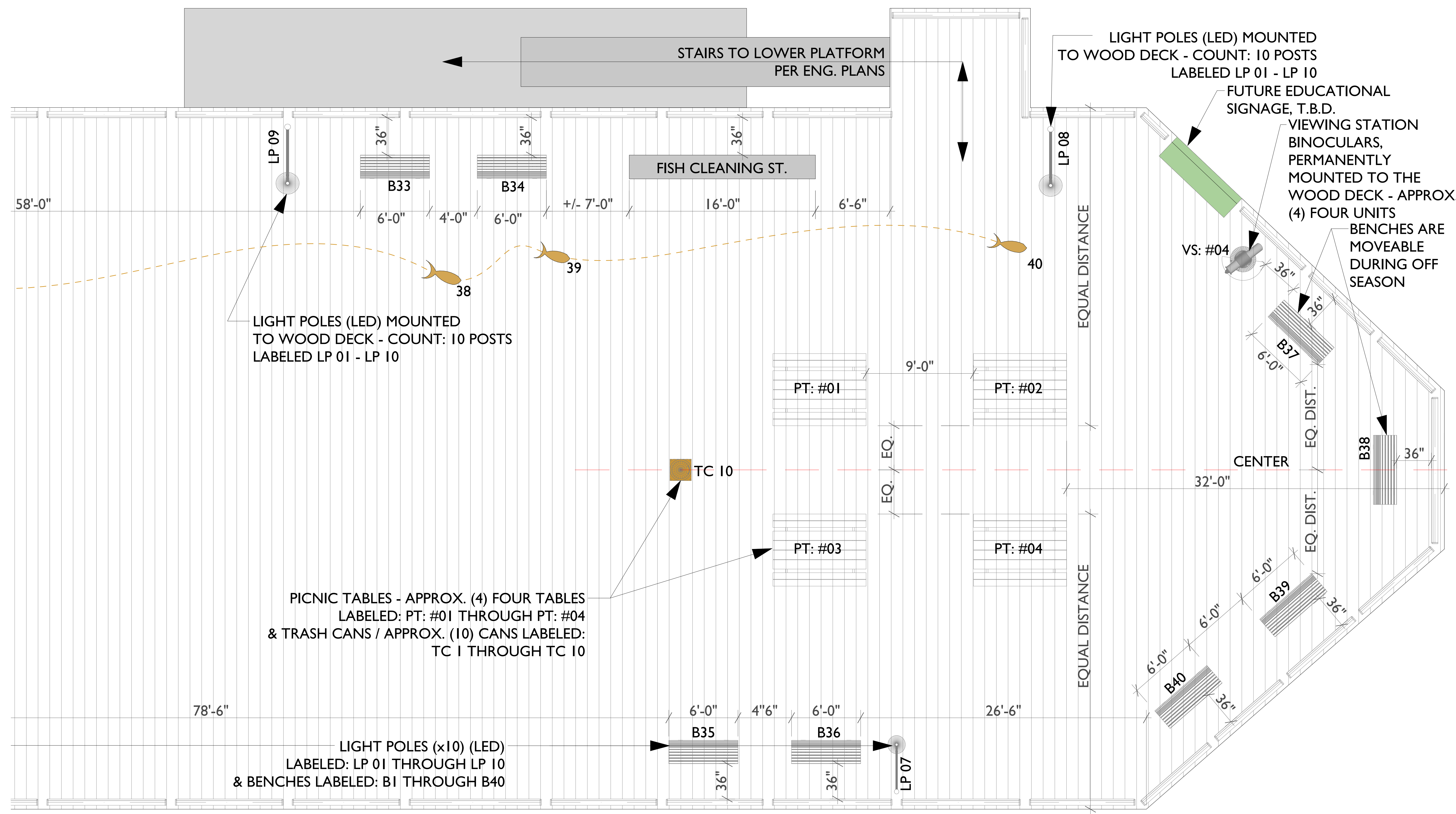
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# CAPITOLA WHARF

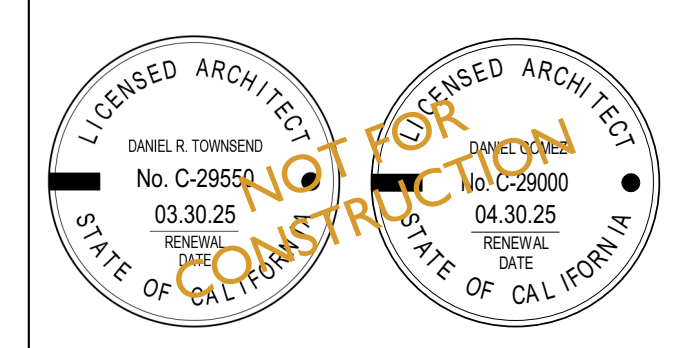
1400 Wharf Rd - Capitola  
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**Project Name**  
Capitola Wharf

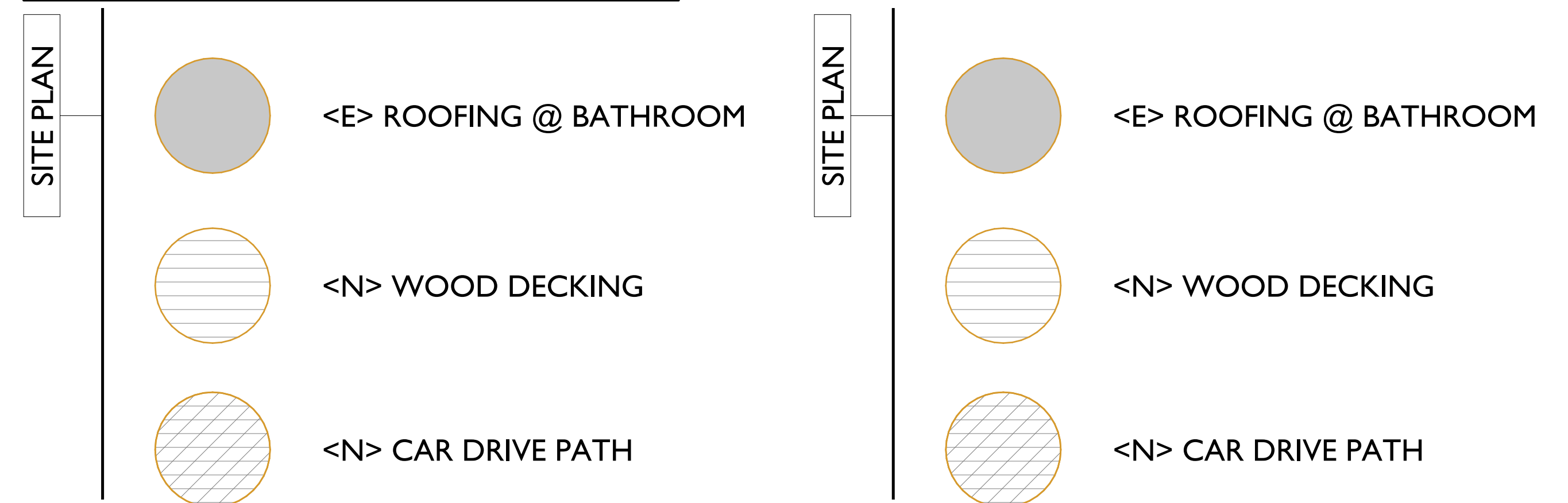
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APN #: 123-456-78

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ENLARGED WHARF SITE PLAN - SECTION 07

**Scale**  
As Indicated



**KEYNOTES**



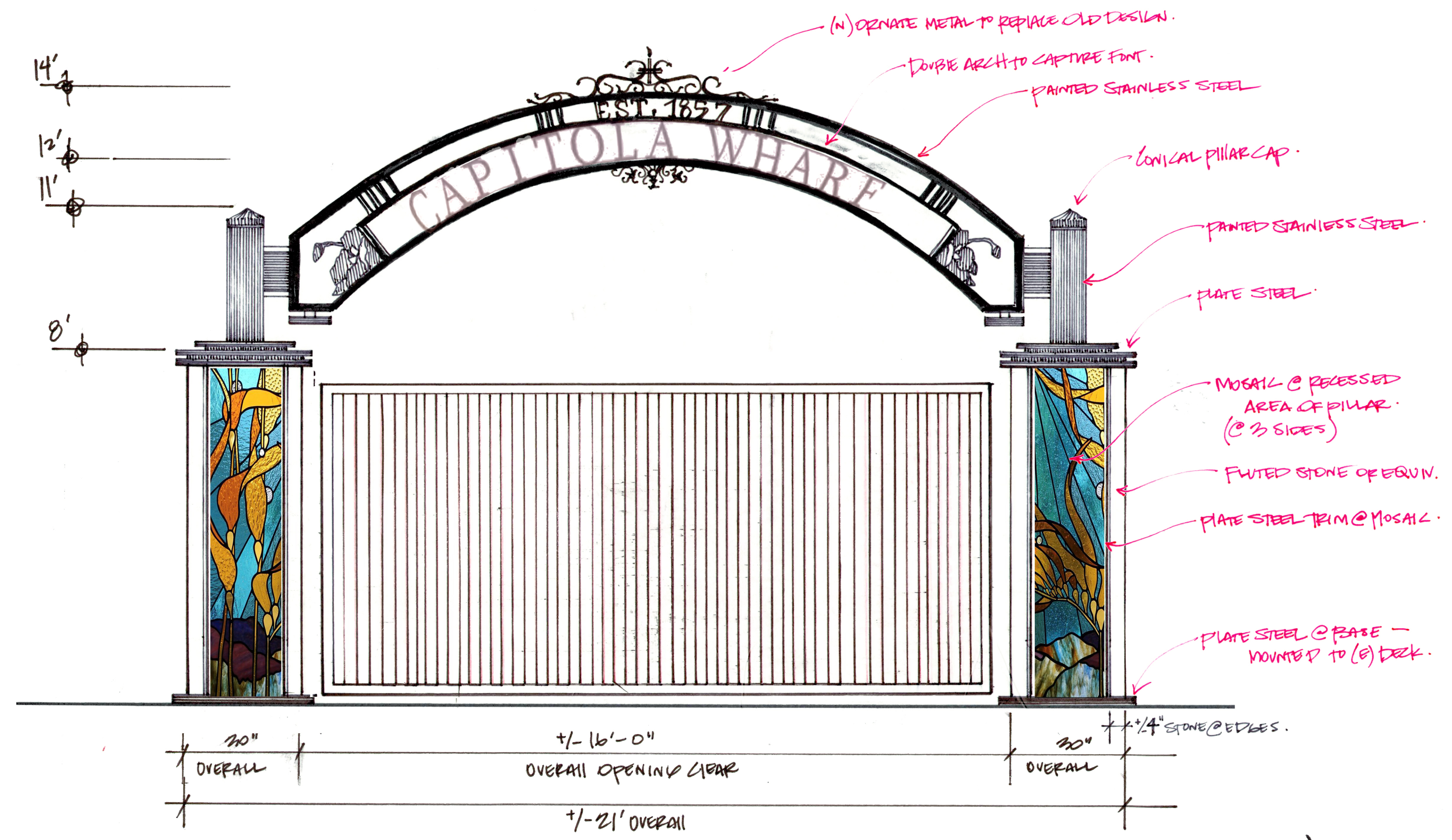
**ABBREVIATION LEGEND:**

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- FISH #01 - (N) FISH CLEANING STATION / DIMENSIONS T.B.D.



# CAPITOLA WHARF

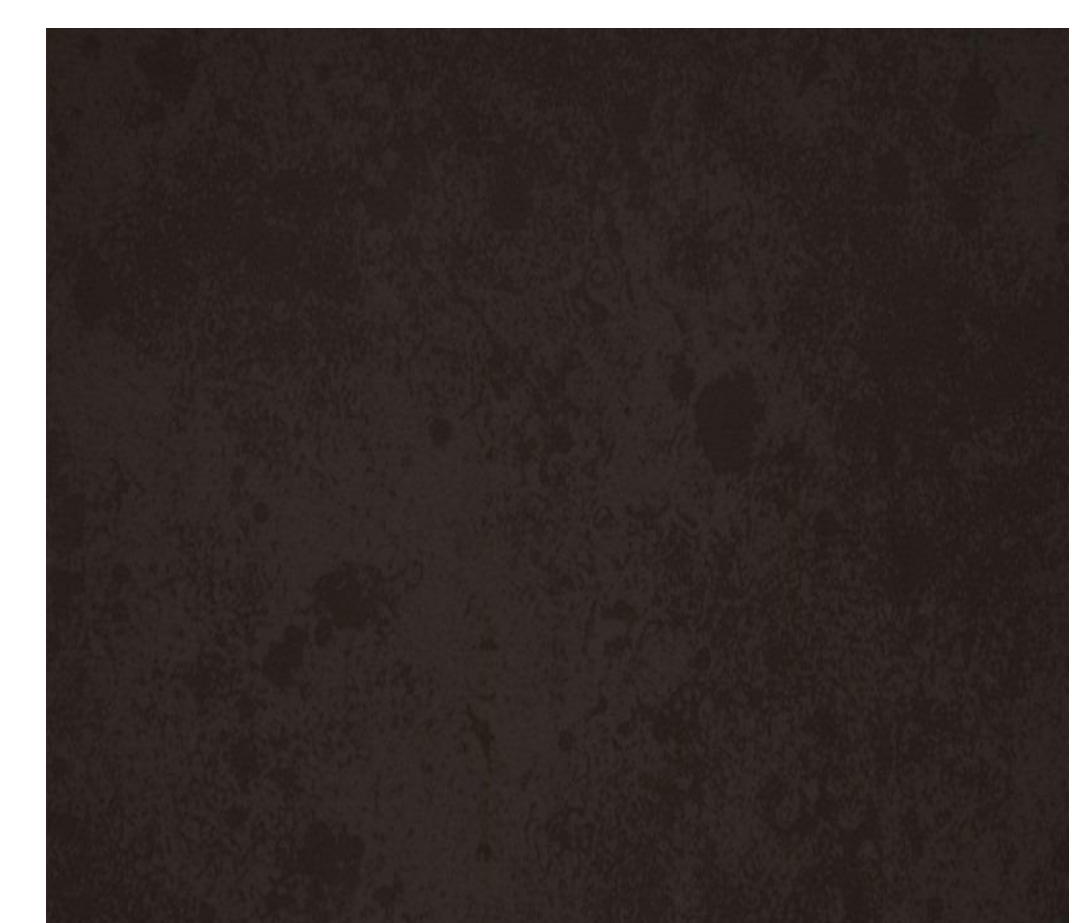
1400 Wharf Rd -Capitola CA, 95010



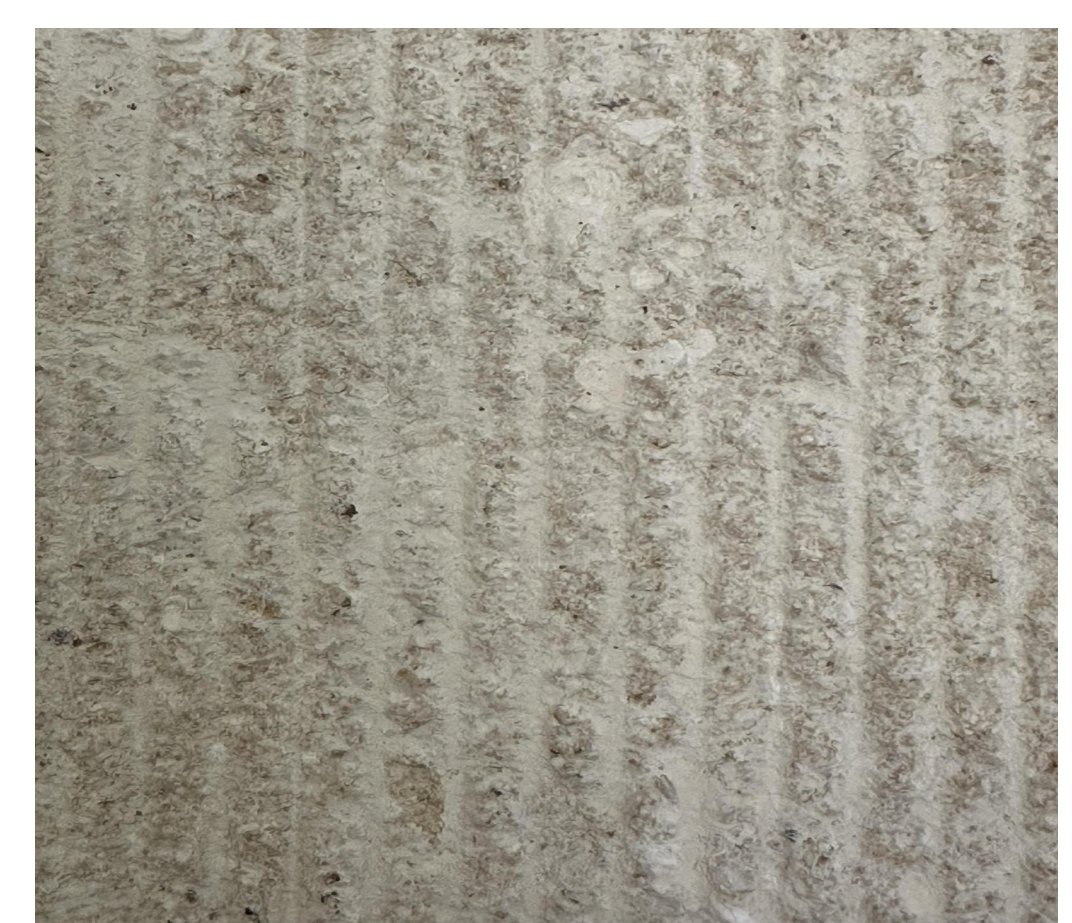
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REVOI 3

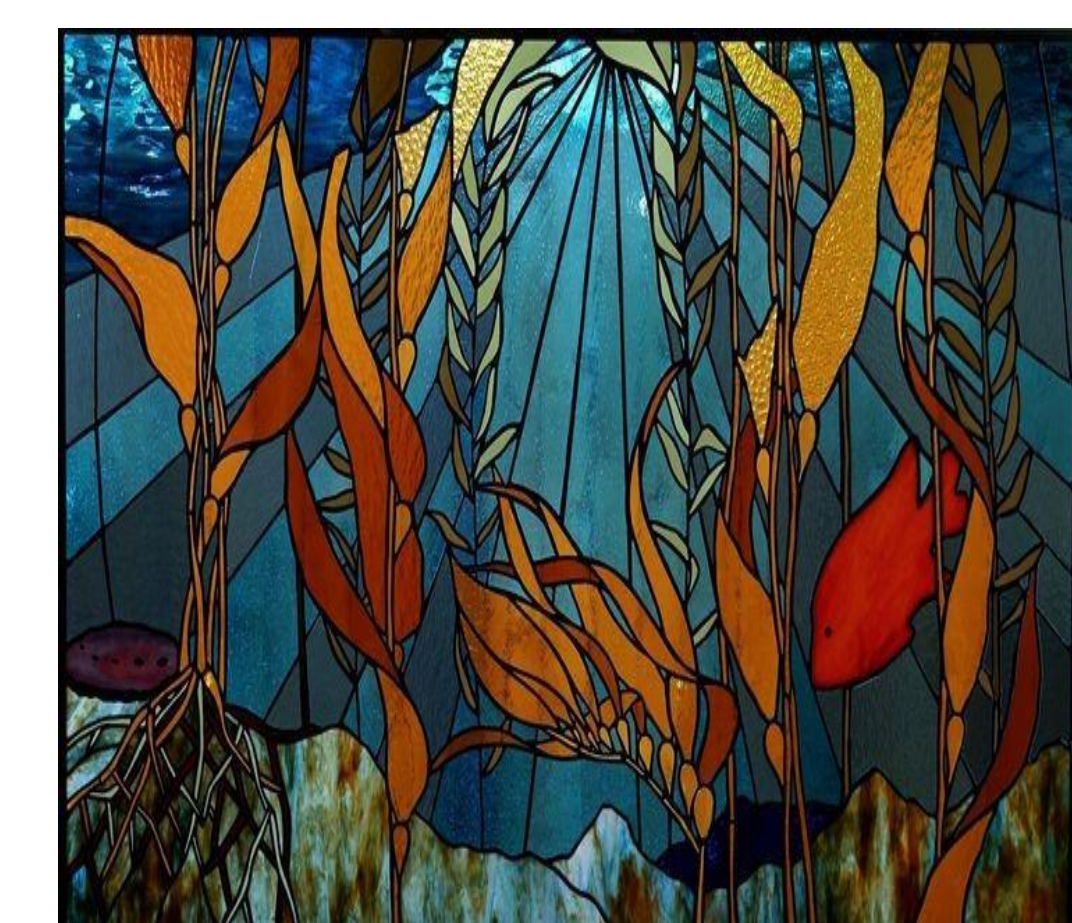
1:0.66



PAINTED STAINLESS STEEL



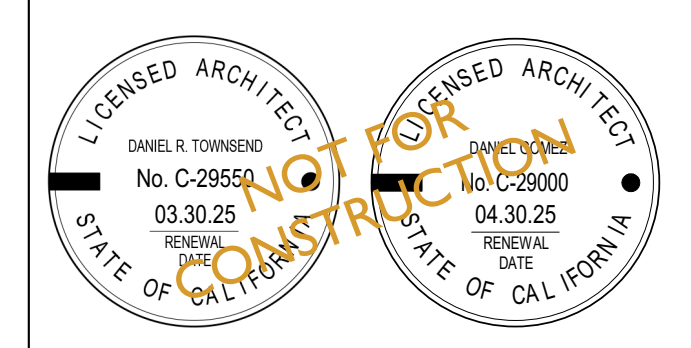
FLUTED STONE



MOSAIC / GLASS TILE

Project Submittal Record		
Revision	Date	Issue Description
	03/07/2024	PLANNING SUBMITTAL
1	03/21/2024	PLANNING RE-SUBMITTAL

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Project Name  
Capitola Wharf

Accessor's Parcel Number  
APN #: 123-456-78

Sheet Title  
REVISED SCHEMATIC - WHARF ENTRY

Scale  
As Indicated

## A2



# CAPITOLA WHARF

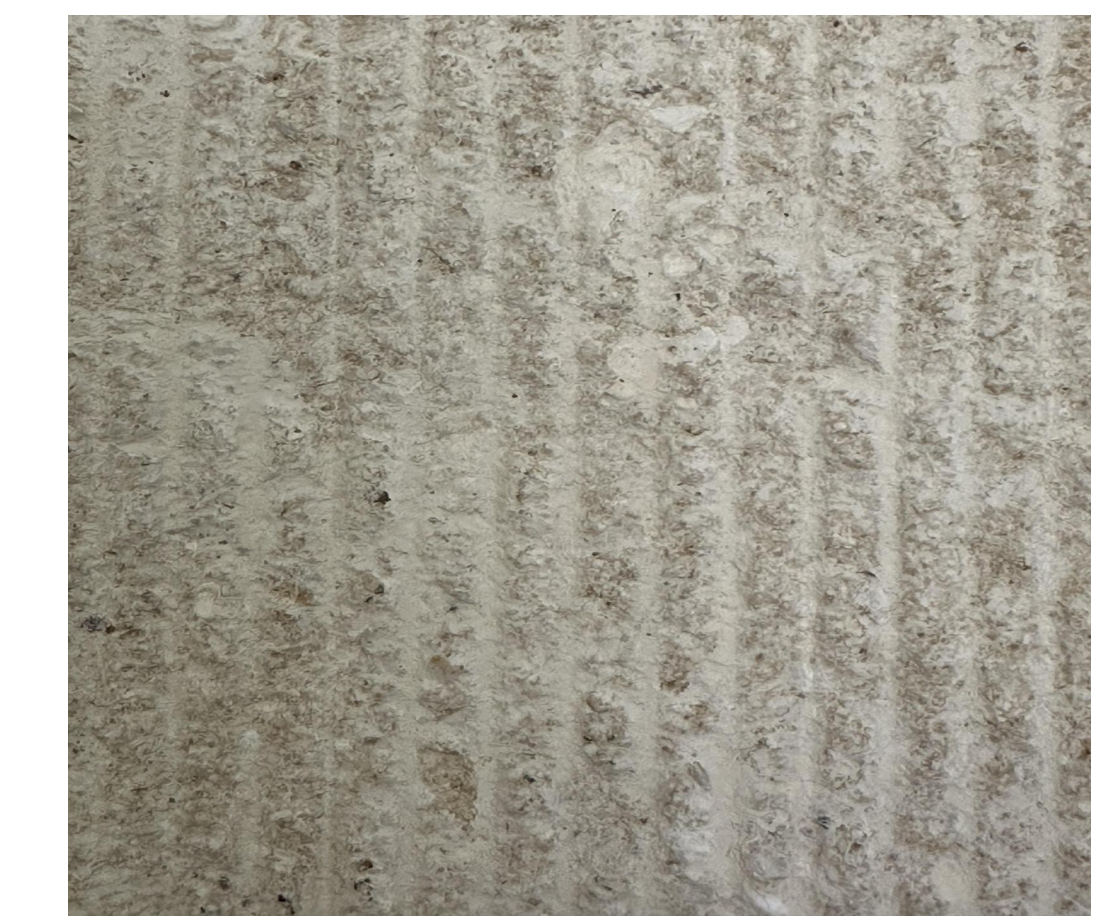
1400 Wharf Rd -Capitola CA, 95010

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512 Capitola Ave + Capitola + California + 95010  
fusearchitecture.com 831.479.9295

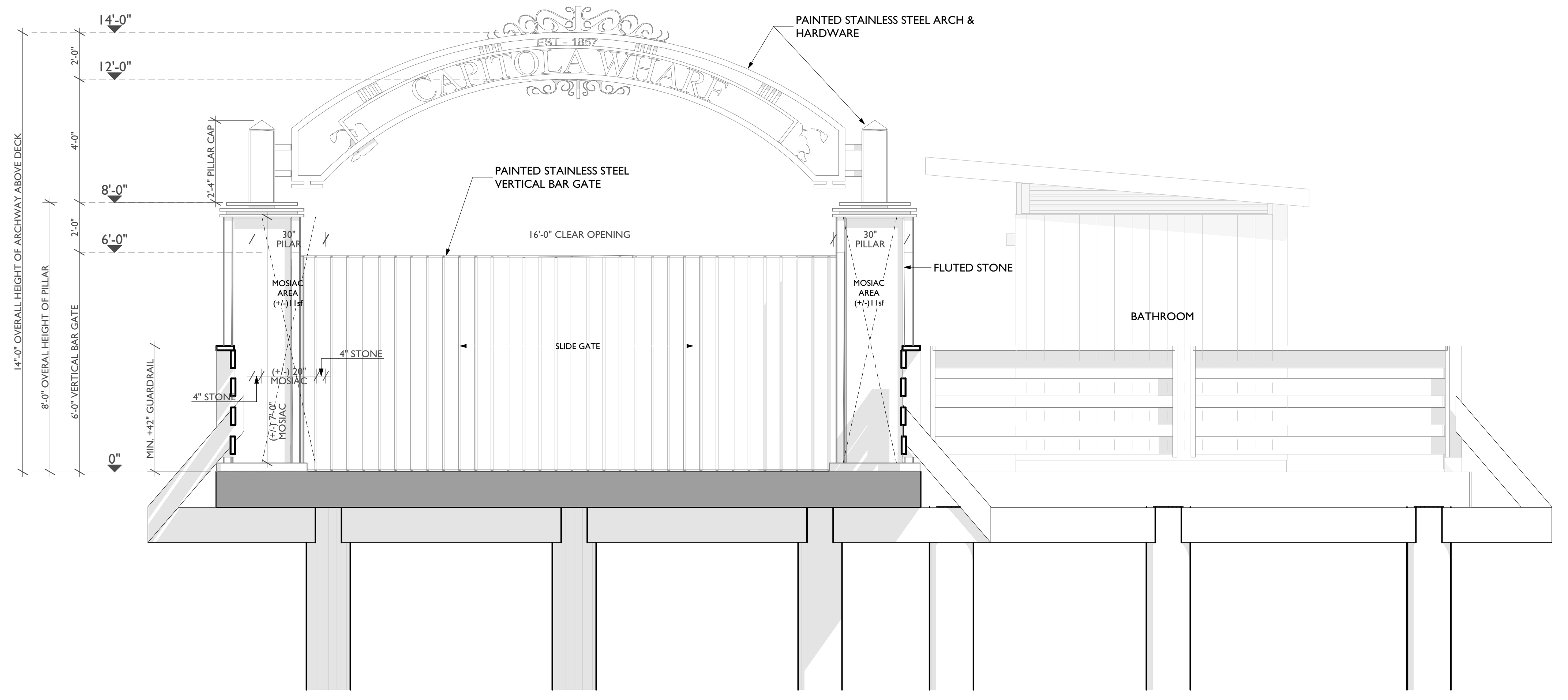
MATERIALS:



PAINTED STAINLESS STEEL



FLUTED STONE



ENTRY WHARF

1/2" = 1'-0"



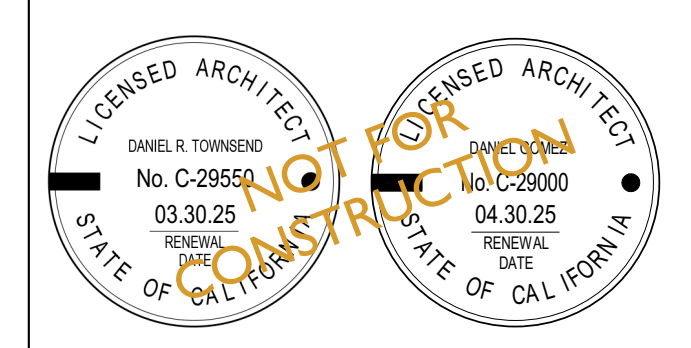
3D IMAGE TO ILLUSTRATE DESIGN INTENT



3D IMAGE TO ILLUSTRATE DESIGN INTENT - PILLAR DETAIL

Project Submittal Record		
Revision	Date	Issue Description
	03/07/2024	PLANNING SUBMITTAL
1	03/21/2024	PLANNING RE-SUBMITTAL

Seal/ Signature



Project Name  
Capitola Wharf

Accessor's Parcel Number  
APN #: 123-456-78

Sheet Title  
WHARF ENTRY

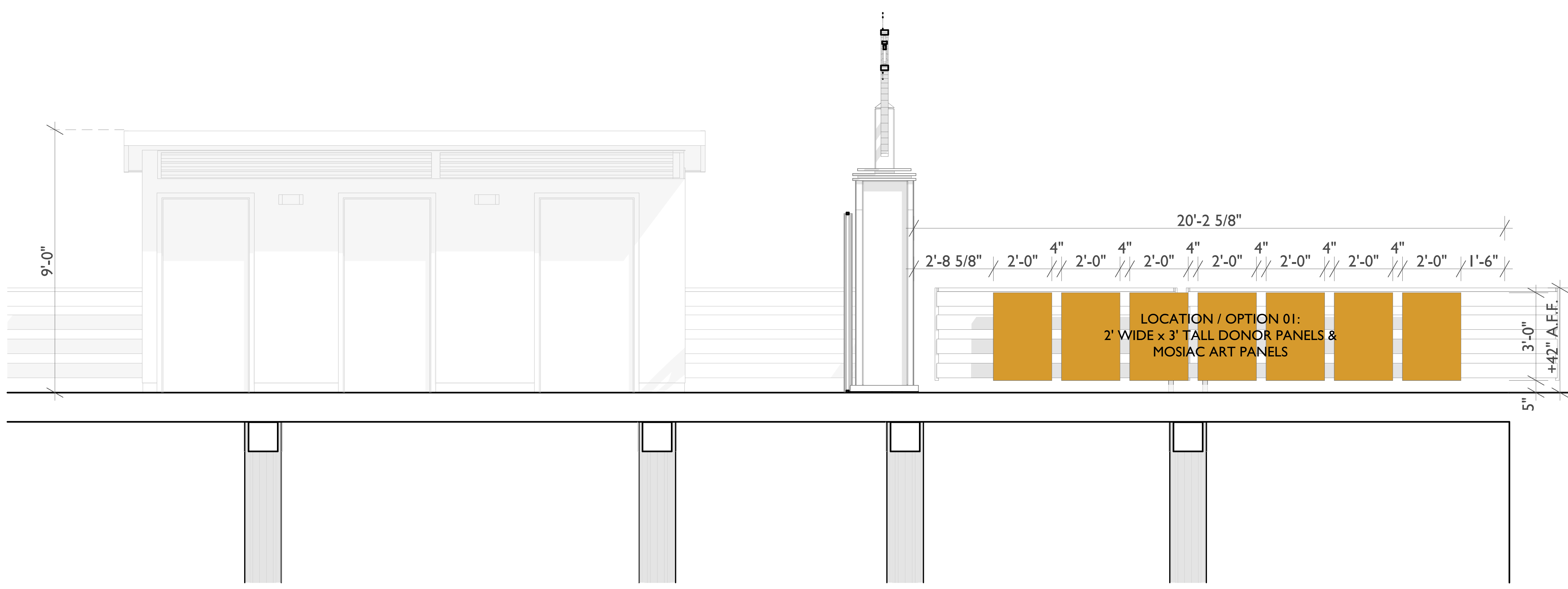
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As Indicated

# A3



# CAPITOLA WHARF

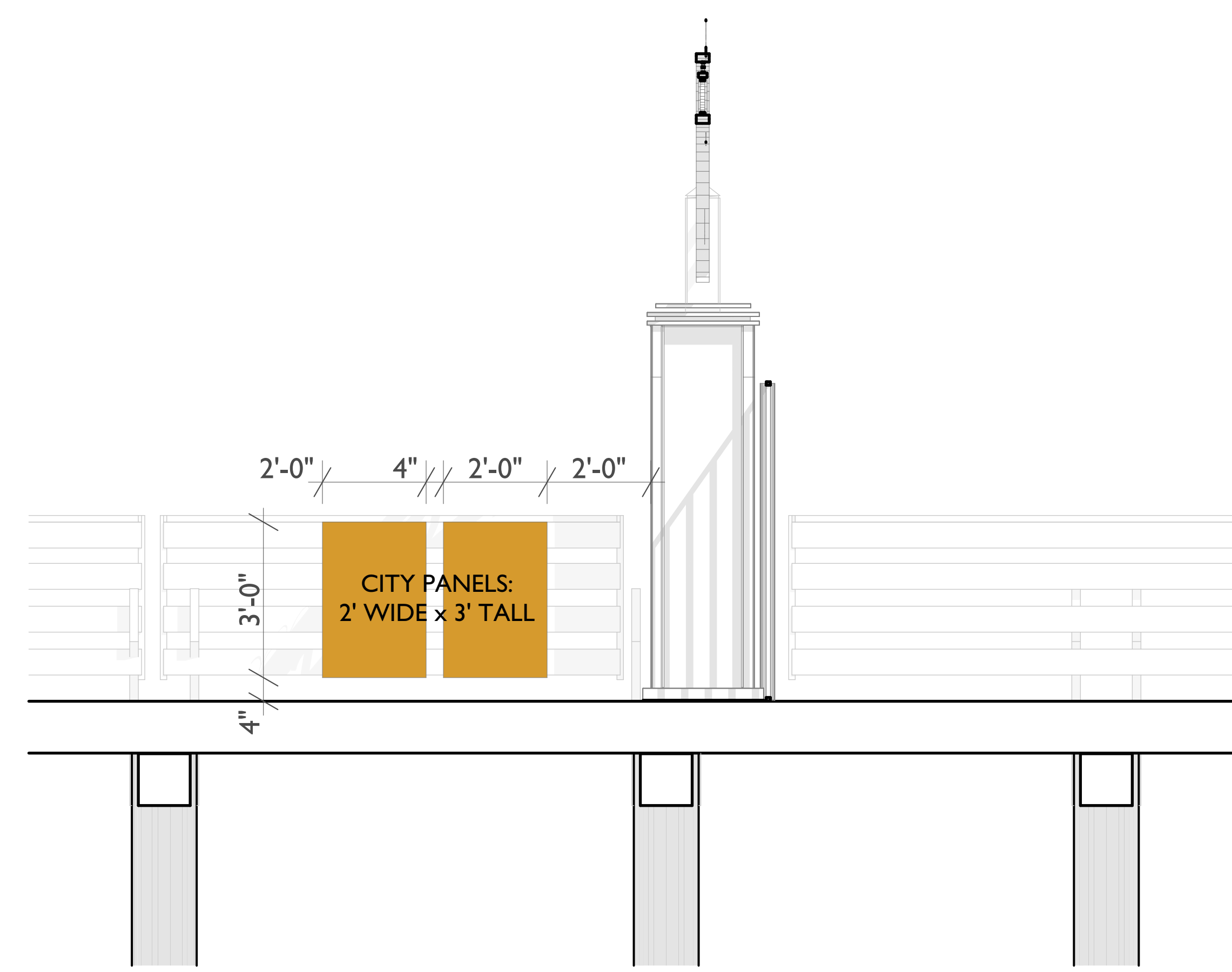
1400 Wharf Rd -Capitola  
CA, 95010



2 OPTION I WHARF SOUTH 1/2" = 1'-0"



OPTION 01 - DONOR WALLS MOUNTED TO THE OUTSIDE OF GATE ENTRY

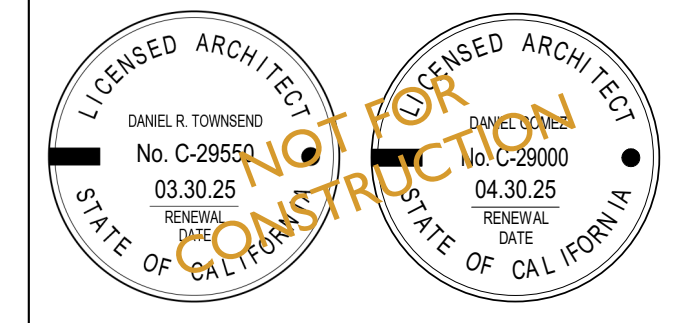


1 OPTION I WHARF NORTH 1/2" = 1'-0"

**Project Submittal Record**

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1	03/21/2024	PLANNING RE-SUBMITTAL

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**Project Name**  
Capitola Wharf

**Accessor's Parcel Number**  
APN #: 123-456-78

**Sheet Title**  
OPTION 01 / DONOR PANEL LAYOUT

**Scale**  
As Indicated

A4



# CAPITOLA WHARF

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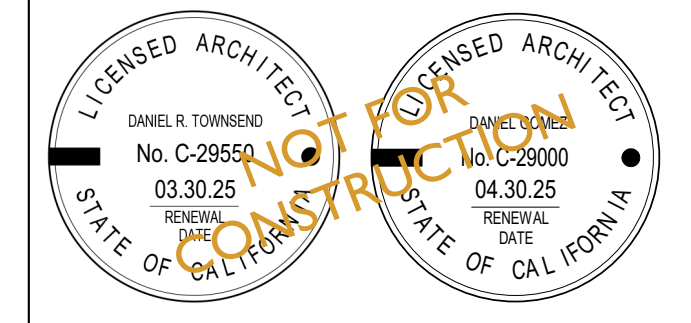


OPTION 01 ENTRANCE VIEWS

**Project Submittal Record**

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Seal/ Signature



**Project Name**  
Capitola Wharf

**Accessor's Parcel Number**  
APN #: 123-456-78

**Sheet Title**  
OPTION 01 - PHOTO RENDERINGS

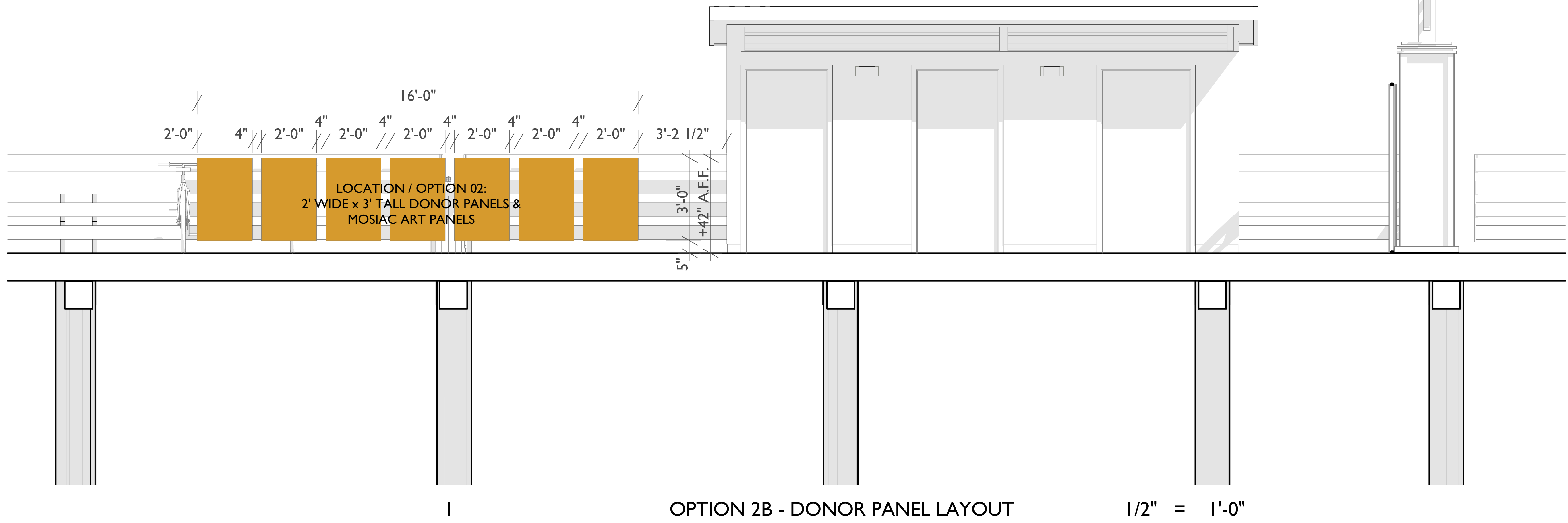
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As Indicated

# A5

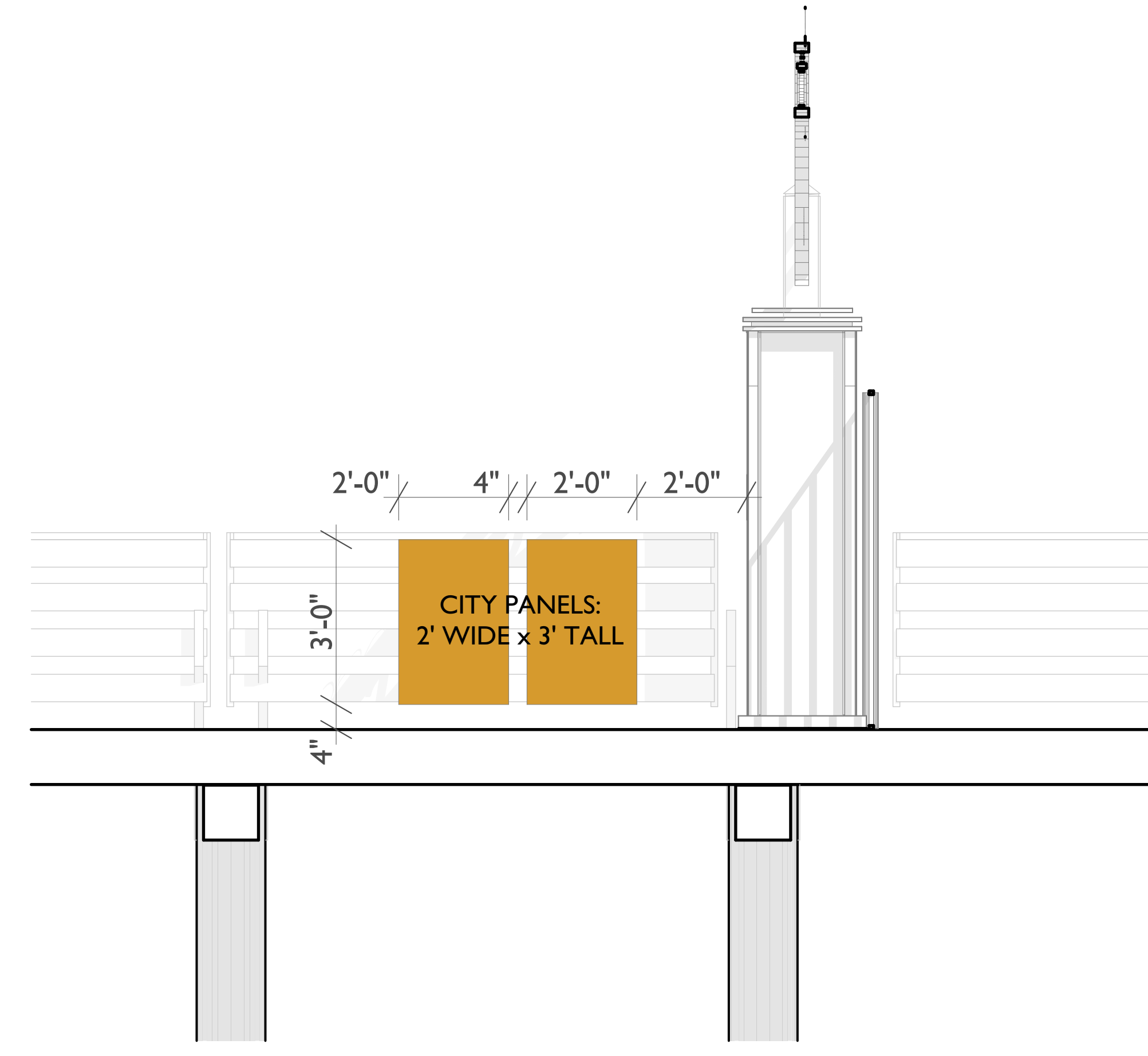


# CAPITOLA WHARF

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OPTION 2B - DONOR WALLS MOUNTED TO THE INSIDE OF GATE ENTRY - BETWEEN THE BIKE RACKS & THE BATHROOM

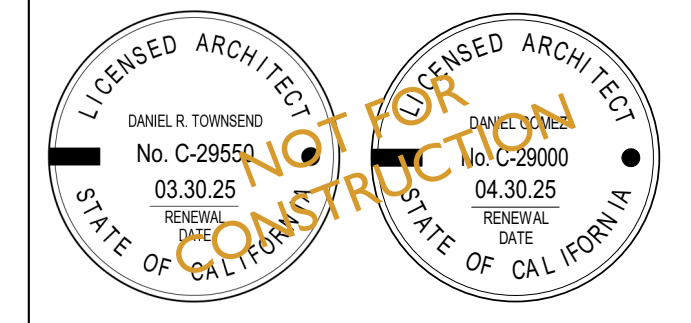


OPTION 02 - CITY DEDICATION PANELS

**Project Submittal Record**

Revision	Date	Issue Description
	03/07/2024	PLANNING SUBMITTAL
I	03/21/2024	PLANNING RE-SUBMITTAL

Seal/ Signature



Project Name  
Capitola Wharf

Accessor's Parcel Number  
APN #: 123-456-78

Sheet Title  
OPTION 2B / DONOR PANEL LAYOUT

Scale  
As Indicated

## A6



# CAPITOLA WHARF

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512 Capitola Ave + Capitola + California + 95010  
fusearchitecture.com 831.479.9295

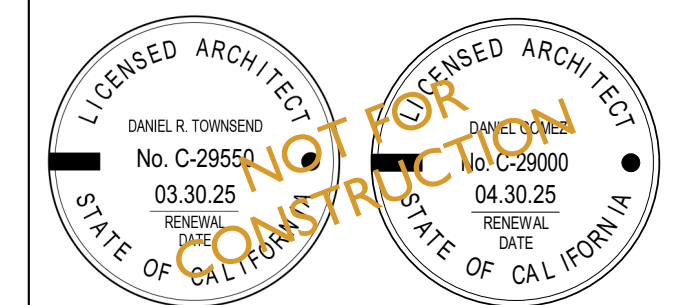


OPTION 2B ENTRANCE VIEWS

### Project Submittal Record

Revision	Date	Issue Description
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1	03/21/2024	PLANNING RE-SUBMITTAL

### Seal/ Signature



**Project Name**  
Capitola Wharf

**Accessor's Parcel Number**  
APN #: 123-456-78

**Sheet Title**  
OPTION 2B - PHOTO RENDERINGS

**Scale**  
As Indicated

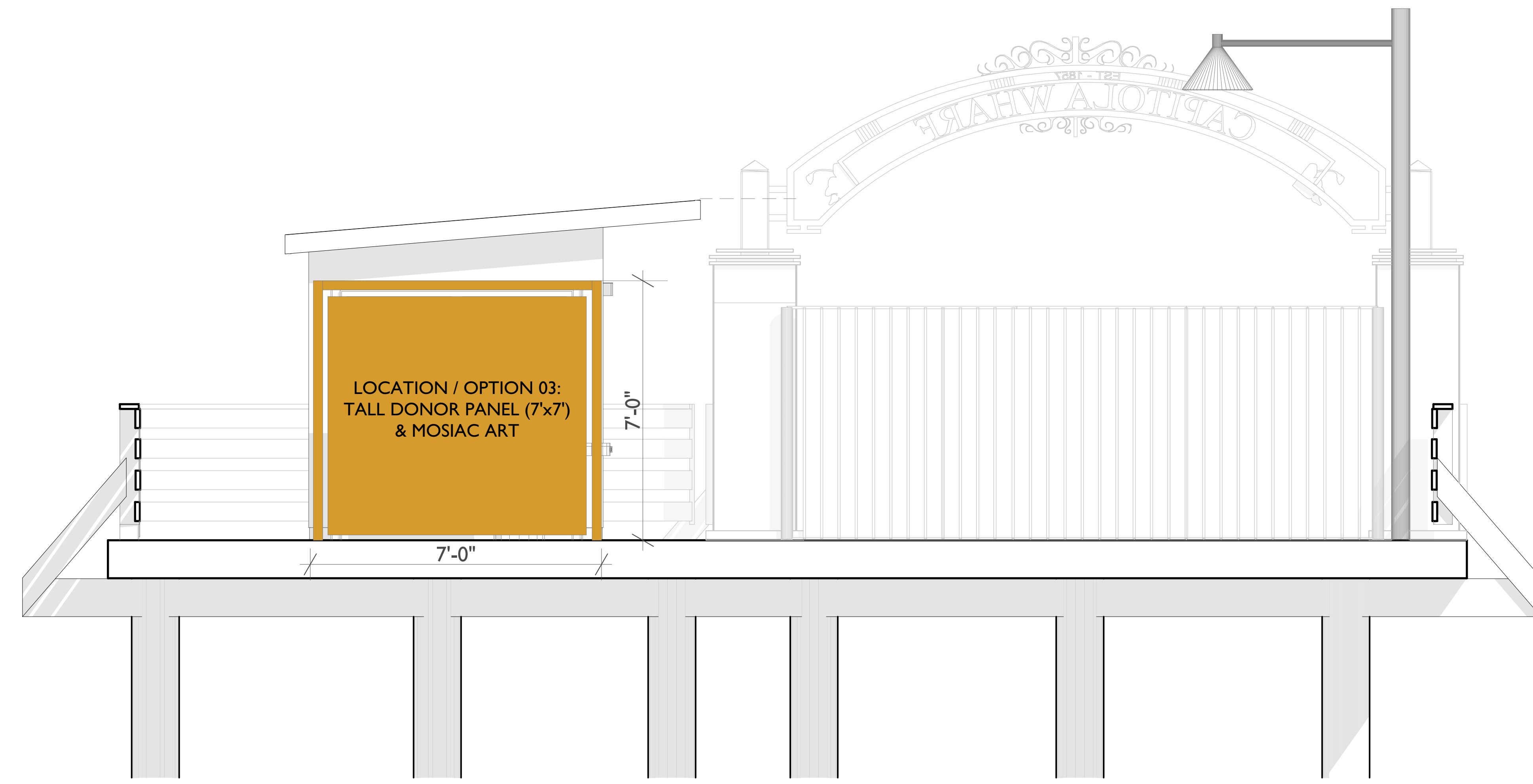
# A7



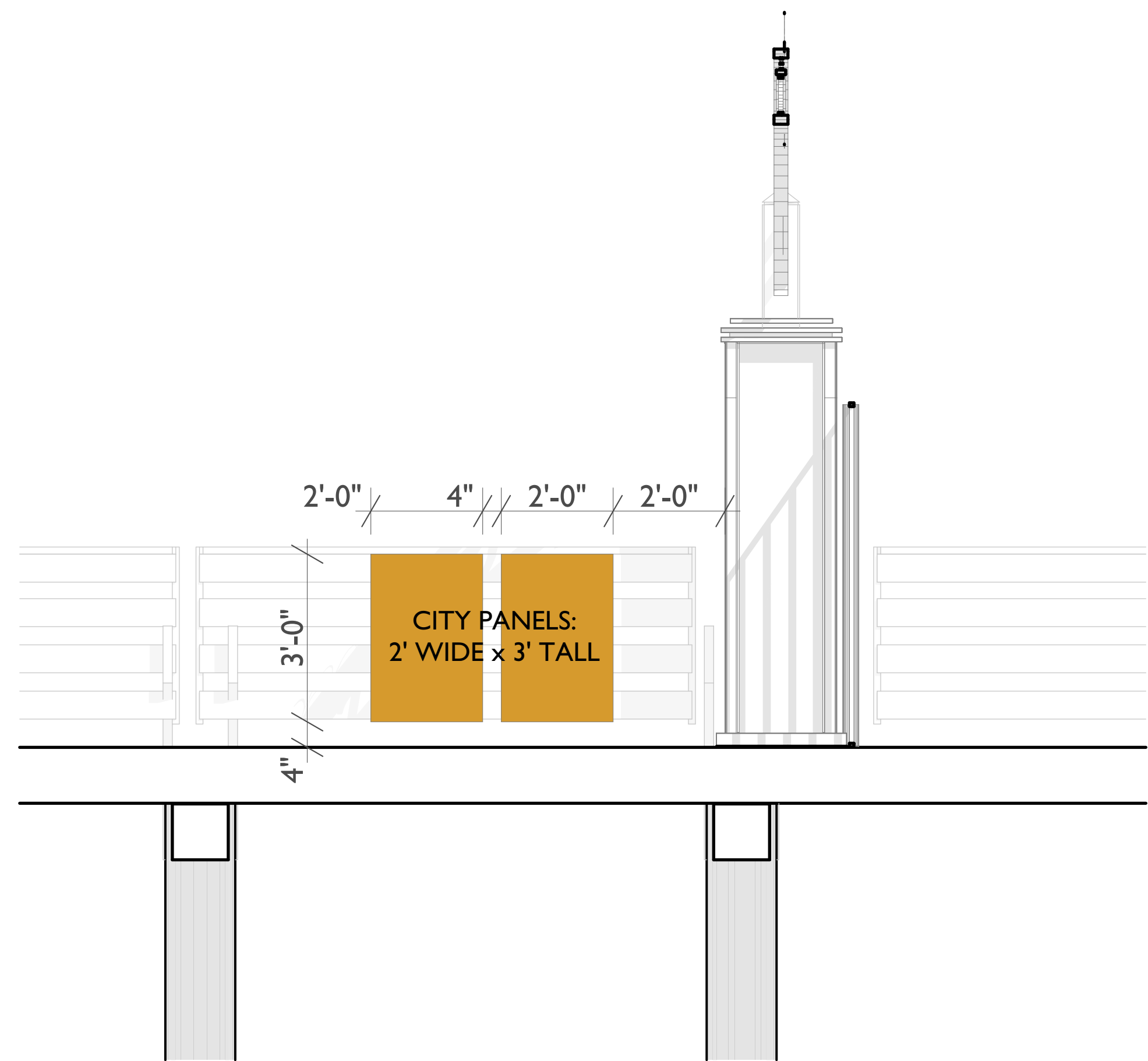
# CAPITOLA WHARF

1400 Wharf Rd -Capitola  
CA, 95010

**fuse** architects + builders  
512 Capitola Ave + Capitola + California + 95010  
fusearchitecture.com 831.479.9295



I OPTION 3 WHARF SOUTH 1/2" = 1'-0"



OPTION 02 - CITY DEDICATION PANELS

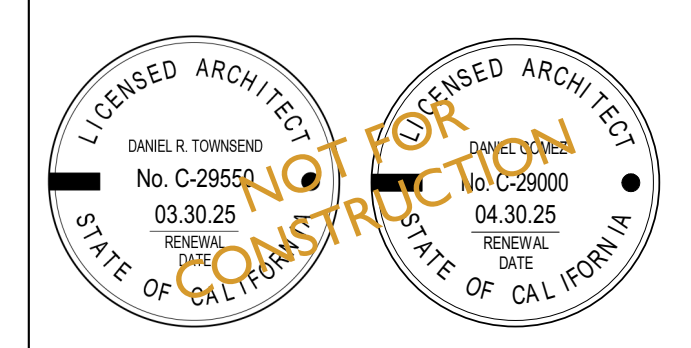


OPTION 03 - DONOR WALLS MOUNTED TO INDEPENDANT FRAME TO THE REAR OF RESTROOM

**Project Submittal Record**

Revision	Date	Issue Description
	03/07/2024	PLANNING SUBMITTAL
I	03/21/2024	PLANNING RE-SUBMITTAL

Seal/ Signature



**Project Name**  
Capitola Wharf

**Accessor's Parcel Number**  
APN #: 123-456-78

**Sheet Title**  
OPTION 03 / DONOR PANEL LAYOUT

**Scale**  
As Indicated

## A8



# CAPITOLA WHARF

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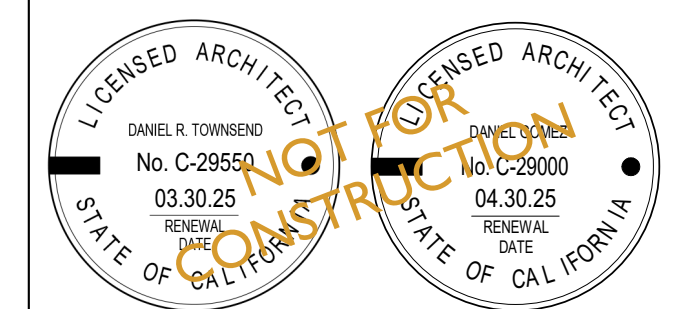


OPTION 03 ENTRANCE VIEWS - FRONT & REAR DONOR WALL OPTION

**Project Submittal Record**

Revision	Date	Issue Description
	03/07/2024	PLANNING SUBMITTAL
1	03/21/2024	PLANNING RE-SUBMITTAL

**Seal/ Signature**



**Project Name**  
Capitola Wharf

**Accessor's Parcel Number**  
APN #: 123-456-78

**Sheet Title**  
OPTION 03 - PHOTO RENDERINGS

**Scale**  
As Indicated

**A9**



# CAPITOLA WHARF

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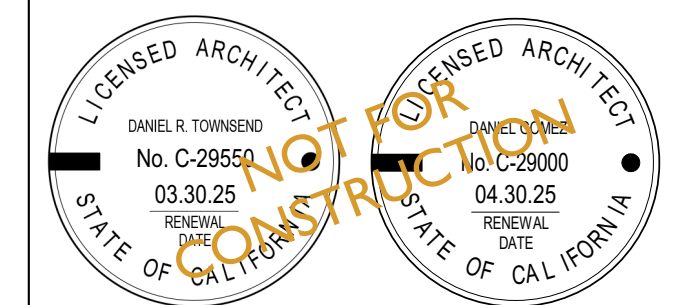
POSSIBLY PAINT THE BATHROOM - NOT SUGGESTED.



CLAD THE BATHROOM IN COMPOSITE WOOD PRESERVING ALL STAINLESS STEEL

Project Submittal Record		
Revision	Date	Issue Description
	03/07/2024	PLANNING SUBMITTAL
1	03/21/2024	PLANNING RE-SUBMITTAL

Seal/ Signature



Project Name  
Capitola Wharf

Accessor's Parcel Number  
APN #: 123-456-78

Sheet Title  
BATHROOM

Scale  
As Indicated

## A10



	Item	Description/ Specs	Manufacturer	Supplier Link	Quantity	PC Review
1	Entry Gate	Fuse Architecture Custom Design	Custom Design	Custom Design	1	
2	Mosaic Art Work on Entry Gate	Mosaic Tile Work on the Entry Gate and Donor Panels 72 sf in contract Size 22" wide x 90" tall	Artist Kathleen Crocetti	<a href="#">Kathleen Crocetti</a>	6 panels 22" x 90"	
3	Donor Recognition Wall	Custom made by Artist Kathleen Crocetti 90 sf in contract Number of panels, size, and location <b>TBD</b>	Artist Kathleen Crocetti	<a href="#">Kathleen Crocetti</a>	TBD 90 sf	
4	Fish Cleaning Station	Custom design and constructed through local volunteer efforts. Plans must be ADA-compliant and approved with building permit prior to construction. Location <b>TBD</b> during discussions on the temporary use and layout (fall 2024).	Custom	Custom	1	
5	Bronze Fish Scavenger Hunt	Local Artist Sean Monaghan: Bronze sea life to be recessed into the Wharf decking. Fish on Wharf only. The last segment of fish at the end of the wharf between the 3 <sup>rd</sup> and 4 <sup>th</sup> viewing stations will be installed after the temporary use and layout is decided upon (fall 2024).	Artist Sean Monaghan	<a href="#">Sean Monaghan</a>	40	
6	Educational Signs	TBD	TBD	TBD	TBD	
7	Light Post and Lights	Lumca Lio Urban Cozy Lighting. 14 ft height. Dark Grey LIO-60/120V, Pole, Luminaire Smooth finish Color : Steel Dark  ADD ON: Special paint process for salt fog environment Bird spikes Casting for memorial plaque (donor name plate) REMOVE: PC direction to remove arm for banners.	<a href="#">LUMCA</a>	<a href="#">Great Basin Lighting</a>  GBL Infrastructure Solutions Inc	10	03/07/24

	Item	Description/ Specs	Manufacturer	Supplier Link	Quantity	PC Review
8	Viewing Stations	Includes two viewing heads from a single post standard height and ADA height. HS 2000A Dual Viewer D20XNC non-coin dual head viewers, each head a 20X binocular. Add On: <ul style="list-style-type: none"> <li>• Holder for donor plaque</li> <li>• One of the four stations will have monochrome lens</li> <li>• Color: Sierra Tan</li> </ul>	HI-SPY <a href="#">HI-SPY Link</a>	PINNACLE SCOPES INC	4	03/07/24
9	Benches	2140 -6-P-M Greenway Contour Bench Modified to have Hot Dipped Galvanized Steel Frame (not painted), Kiln-dried Premium Douglas Fir Slats, and Pedestal Mount	<a href="#">Bench Link</a>	<a href="#">Park Pacific</a>	40	03/07/24
10	Tables	2165-6-M Greenway ADA Table, with Seats Modified to have Hot Dipped Galvanized Steel Frame (not painted), Kiln-dried Premium Douglas Fir Surround, Surface Mount	<a href="#">Table Link</a>	<a href="#">Park Pacific</a>	4	03/07/24
11	Trash Receptacles:	2148-DT-M Top Litter Wood Container, Dome Top, Modified to have Hot Dipped Galvanized Steel Frame; 36-Gallon Plastic Liner, Kiln-dried Douglas Fir Surround, Surface Mount	<a href="#">Trash container Link</a>	<a href="#">Park Pacific</a>	10	03/07/24
12	Water filling station and foot wash	10145 SMSSFA (FRONT APPROACH) Color Chrome Order with foot wash option	<a href="#">SMSSFA front approach</a>	MDF, Inc	1	
14	Bike Racks	2 Bike Circular Rack - Round Tubing - Stainless Steel Model #: 623br630-1 (In-Ground Mount)	Park Warehouse	<a href="#">Park Warehouse</a>	10	
15	Trees	2 Palm Trees on corner of Cliff Drive and Wharf Road	City	City	2	

	Removed Items	Description
A	Cliff Drive Signs	Planning Commission removed from application on 3/7/2024
B	Pavers	Pavers leading to wharf have been removed due to the state of the road.
C	Fish on Wharf Road	Fish within Wharf Road sidewalk removed due to compliance issues.
D	Banner arm on light pole	Planning Commission removed from application on 3/7/2024

# Capitola Planning Commission

## Agenda Report

**Meeting:** March 27, 2024

**From:** Community Development Department

**Address:** 722 Escalona Drive



**Project Description:** Tree Removal Permit #24-0105 for the removal of 35 trees, located within the PD (Planned Development) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

**Recommended Action:** Approve application #24-0105 based on the attached Conditions and Findings for approval.

**Property Owner:** Kim & Ben Rodriguez

**Representative:** Kim & Ben Rodriguez

**Background:** On April 11, 2023, the site was evaluated by Nigel Belton a certified arborist (Attachment 1). The arborist report reviewed 104 trees on site and recommended removal of 35 trees.

On November 11, 2023, the City issued an emergency removal permit for one pine tree. Subsequent emergency tree removal permits were issued on February 11, 2024, and February 27, 2024, for numerous fallen, damaged, and at-risk eucalyptus trees.

On January 8, 2024, the arborist updated the original report adding two young eucalyptus trees along the edge of the bluff which were at risk of failure onto the shore below (Attachment #3).

On February 21, 2024, a follow-up inspection revealed seven trees had fallen during recent storms. The arborist provided additional recommendations (Attachment #4).

**Discussion:** The site includes three contiguous private parcels that function as a single lot for a single-family residence. The site is an extension of a eucalyptus grove that spans along Park Avenue, the eastern end of Depot Hill, and Grove Lane. Except for the residence and portions of the bluff, the property is almost entirely covered by tree canopy.

The applicant is requesting removal of 35 blue gum eucalyptus trees, including 15 trees located within the Escalona Gulch environmentally sensitive habitat area (ESHA). Under the City's Community Tree and Forest Management Ordinance (§12.12.180(C)(1-4), removal of non-heritage trees can be permitted if the tree removals are in the public interest, no feasible alternatives to removal exist, the replanting requirements are met, and removal is not contrary to the purpose statements of the Community Tree and Forest Management Ordinance and ESHA. In addition, tree removals within ESHA are permissible when in the public interest, including for good forestry practice, when supported by an arborist evaluation. Staff analysis of the criteria is listed at the end of the report within the tree removal findings. Condition #2 has been added to avoid monarch butterfly roosting season and placement of any heavy equipment as far from the habitat area as feasible.

Based on the arborist report, many trees recommended for removal have poor health and structural conditions due to over-competition between trees. The close spacing between trees is noted as creating a heightened risk of wildfire. Removal of these trees is in the public interest by reason of good forestry practice and will enhance the health of remaining trees by allowing fuller canopy growth.



The table below outlines trees proposed for removal. More comprehensive data is included in the arborist documentation (Attachment 2).

Tree Numbers	Tree Species & Quantity	Within ESHA	Reason for Removal
T6, T10, T14, T21, T22, T23, T24, T26, T32, T36, T67, T68, T69, T70	(14) Eucalyptus	No	Forestry management to mitigate fire risk
T37, T38, T40, T41, T44, T45, T55, T56, T57, T58, T60, T61, T62, T64, T97	(15) Eucalyptus	Yes	Forestry management to mitigate fire risk
T73	(1) Eucalyptus	No	Property damage risk
T80, T89, T90	(3) Eucalyptus	No	Hazardous
No numbers; located along bluff.	(2) Eucalyptus	No	Risk of failure; likely to land along shore.

The post-removal canopy coverage will exceed the minimum required canopy coverage of 30%. Some lost canopy coverage will also be restored over time due to the relative density of remaining trees. Therefore, staff supports approval without replacement requirements, as it would still accomplish the goals of the City's ordinance and reflect good forestry management.

**CEQA Determination:** Section 15304 of the CEQA Guidelines exempts minor alterations to land. The project involves the removal of 35 trees which have been found to possess one or more good causes for removal, including wildfire risk reduction, or risks from failing or hazardous structural conditions.

#### Tree Removal Findings:

**A. The removal of the tree is in the public interest with respect to unreasonable existing and potential property damage.**

Most trees marked for removal suffer from over competition and create heightened risk for wildfire. Tree thinning is an established forestry practice that promotes healthier growth among remaining trees and can reduce fire risk. Six additional trees pose substantial risk to safety, property damage, or both.

**B. There are no feasible alternatives to tree removal that secure the purposes of the Community Tree and Forest Management Ordinance.**

The subject site has an unmanaged, densely populated grove of eucalyptus trees. There are no feasible alternatives to tree removal as most trees marked for removal suffer from over-competition and create heightened risk for wildfire. Tree thinning is an established forestry practice that promotes healthier growth among remaining trees and can reduce fire risk. Six additional trees have unmitigable structural conditions that are likely to failure if not removed.

**C. The type, size and schedule for planting replacement trees is specified and shall be concurrent with the tree removal or prior to it, in accordance with Section 12.12.190(F) and (G).**

Replacement trees are not required if the post-removal tree canopy coverage on the site or parcel will be 30% or more. The post removal canopy coverage is estimated to exceed 30%. Some of the canopy openings will fill over time from the remaining stand of trees. Therefore, no replacement trees are required to accomplish the goals of Section 12.12.190(F).

**D. The removal of the tree would not be contrary to the purposes of this chapter and Chapter 17.64, Environmentally Sensitive Habitat Areas.**

The proposed removals are based on good forestry practices, public safety, and protection of property from substantial harm. The removals are consistent with the purposes of chapter 12.12 and 17.64.

**Conditions of Approval:**

1. The project approved consists of a tree removal permit for the removal of 35 trees within the public right-of-way between Park Avenue and the rail corridor. The project is approved as described in the staff report by the Planning Commission on March 27, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Tree work within the habitat area shall be avoided during the months in which the monarch butterflies are in residence (October 1st to March 1st). Heavy equipment that has the potential to emit plumes of exhaust smoke shall be located as far from the habitat area as feasible.

**Attachments:**

1. 722 Escalona Drive – Arborist Report
2. 722 Escalona Drive – Tree Removal Plan
3. 722 Escalona Drive – Arborist Addendum #1
4. 722 Escalona Drive – Arborist Addendum #2

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

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# Nigel Belton

## Consulting Arborist

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AN ASSESSMENT OF THE MONTEREY PINE ON THE PROPERTY OF KIM RODRIGUEZ  
AT 722 ESCALONA DRIVE, CAPITOLA - CALIFORNIA

Prepared at the request of:  
Kim Rodriguez  
Secretary/Treasurer  
Bay Cities Paving and grading  
1450 Civic Court, STE 400  
Concord, CA 94520  
[krodriguez@baycities.us](mailto:krodriguez@baycities.us)

Site visit by:  
Nigel Belton  
ISA Certified Arborist WE-0410A  
ISA Tree Risk Assessment Qualification  
April 11, 2023

Job – Kim Rodriguez – 5.23.23



Ph / Fax (831) 688-1239

P.O. Box 1744 ~ Aptos, CA 95001 ~

~ [beltonnigel@gmail.com](mailto:beltonnigel@gmail.com)

AN ASSESSMENT OF THE MONTEREY PINE ON THE PROPERTY OF KIM RODRIGUEZ  
AT 722 ESCALONA DRIVE, CAPITOLA - CALIFORNIA

**SUMMARY:**

I determined that the mature Monterey Pine next to the west boundary has a poor structural condition because of its strong lean and weight bias. This tree is vulnerable to falling and it has the potential to strike the buildings on the adjacent Monarch Cove Inn Property. I determined that this tree represents a high risk to life and property within the next two years.

I recommend that this tree be removed as soon as possible to abate all potential risks resulting from tree failure. There are no other effective mitigation options available in this situation. This tree qualifies as a Protected Tree within the City of Capitola and a permit is required before it can be removed. I recommend that two 15-gallon size trees be planted on the property as replacement mitigations.

**BACKGROUND:**

Kim Rodriguez asked me to assess the conditions of the trees at 722 Escalona Drive, Capitola. I observed that a mature Monterey Pine on her property has a poor structural condition and that it is vulnerable to falling onto the adjacent property. I recommended that this tree be removed as soon as possible.

Ms. Rodriguez asked me to prepare an arborist report on her behalf because this tree qualifies as a Protected Tree within the City of Capitola.

**ASSIGNMENT:**

1- Provide an assessment of the health and structural condition of the subject tree and take field notes and photographs. Undertake an ISA Level-Two assessment (A 360-degree visual inspection of the tree made from the ground).

2- Prepare an arborist report:

- Provide background information regarding the nature of the assignment.
- Provide observations concerning the tree's dimensions and its health and structural conditions.
- Provide determinations concerning the level of risk this tree represents within a prescribed time frame.
- Provide recommendations for the removal and replacement of this tree.

**LIMITATIONS:**

The inspection of this tree was made from the ground. The tree's crown was not accessed to examine its above ground structure, nor were its roots examined below the ground. The inspection of the tree was limited to a visual examination and did not entail any advanced testing of its internal structural condition.

**OBSERVATIONS:**

The Monterey Pine (*Pinus radiata*) is located next to the western boundary of the property.

This tree has a trunk that measures 40-inches diameter at 54-inches above ground and it is about 140-feet tall (measured with a device). The foliage condition exhibits poor health and it has poor vitality because it is declining, as a result of being overmature. The live crown ratio is approximately 20% (the percentage of the living crown relative to the tree's height).

This tree has a poor structural condition because of its strong lean and weight bias to the west. The buildings on the adjacent Monarch Cove Inn Property are located within the falling radius of this tall tree.



**DETERMINATIONS:**

I determined that this Monterey Pine is vulnerable to structural failure because of its heavy eight bias and its high crown, which is exposed to prevailing winds from the west. The tree will likely fall in storm conditions when the soil is saturated and root adherence is compromised. I utilized the ISA Basic Tree Risk Assessment Form to determine the level of risk this tree represents within a two-year time frame (See the attached Form).

- I determined the likelihood of this tree falling within the next two years to be possible.
- I determined that potential targets in the event of this tree failing include the accommodation buildings on the adjacent hotel property. This tree will fall in a westerly direction.
- I determined that the most significant of these targets qualify as having constant occupancy ratings.
- I determined that the consequences of this tree failing have the potential to be severe.
- I determined that there are no effective means available to reduce the risk of tree failure (such as pruning work or the installation of support systems).
- I concluded that this Monterey Cypress represents a high risk to surrounding life and property within the next two years.

**RECOMMENDATIONS:**

I recommend that this tree is removed expeditiously by a State Licensed Tree Service. This work is best undertaken with the aid of a crane if access is available. I recommend that the stump either be ground out or cut close to grade.

I recommend that two 15-gallon size trees be planted on the property as replacement mitigations.

The following trees are recommended for consideration as suitable trees for this purpose:

- Coast Live Oak (*Quercus agrifolia*)
- Arbutus Marina (*Arbutus marina*)
- Brisbane Box (*Lophostemon confertus*)

The replacement trees must be planted correctly and be supported by two lodgepole stakes with flexible tree ties. These trees must be irrigated for five years to become successfully established.

Please contact me if you have any questions.

Respectfully submitted,



Nigel Belton

Attachments:

- Assumptions & Limiting Conditions
- Tree Location Map
- ISA Basic Tree Risk Assessment Form



### **Assumptions and limiting Conditions**

1. Any legal description given by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
2. The appraiser /consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of the appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser's/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches, diagrams, graphs, photos, etc in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which only could have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

### **Consulting Arborist Disclosure Statement**

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within the trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Nigel Belton  
ISA Certified Arborist – WE 410A



TREE LOCATION MAP:  
722 ESCALONA DRIVE  
CAPITOLA, CA 95010

Site visit by;  
Nigel Belton - Consulting Arborist  
April 11, 2023

Subject Tree:  
40-inch DBH Monterey Pine



722 Escalona Dr

Monarch Cove Inn

Salto Dr

Escalona C

Google Earth

200 ft



66



#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
1	Blue Gum Eucalyptus ( <i>Eucalyptus globulus</i> )	31	60	Good	Good	X	-	X	-	-	-	-	Located next to the drainage and the Coastal bluff.
2	Blue Gum Eucalyptus	19	50	Good	Good	X	-	X	-	-	-	-	-
3	Blue Gum Eucalyptus	23	75	Good	Good	X	-	X	-	-	-	-	Located next to the drainage.
4	Blue Gum Eucalyptus	51	100	Good	Fair	X	-	X	-	-	-	-	Observed a heavy southeast facing limb structure.
5	Blue Gum Eucalyptus	29	80	Good	Good	X	-	X	-	-	-	-	-
6	Blue Gum Eucalyptus	7	25	Good	Good	X	-	-	-	X	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees.
7	Blue Gum Eucalyptus	35	80	Good	Fair	X	-	X	-	-	-	-	Located next to the drainage. The trunk leans moderately to the east, towards the neighbor's house.
8	Blue Gum Eucalyptus	29/24	120	Good	Fair	X	-	X	-	-	-	-	Observed a codominant growth pattern at ground level (two codominant stems).
9	Blue Gum Eucalyptus	35	90	Good	Fair	X	-	X	-	-	-	-	Located next to the drainage. The trunk leans moderately to the east, towards the neighbor's house. Observed large dead branches in its crown.
10	Blue Gum Eucalyptus	8	30	Good	Fair	X	-	-	-	X	-	-	Located next to the drainage. This small tree's crown is suppressed by adjacent trees.

SHEET 2 OF 11.													
#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
11	Blue Gum Eucalyptus	17	70	Good	Good	X	-	X	-	-	-	-	Located next to the drainage. The trunk leans lightly to the east.
12	Blue Gum Eucalyptus	24	80	Good	Good	X	-	X	-	-	-	-	Located next to the drainage. The trunk leans lightly to the east.
13	Blue Gum Eucalyptus	23	110	Good	Fair	X	-	X	-	-	-	-	Located next to the drainage. The trunk leans moderately to the east, towards the neighbor's house. Observed large dead branches in its crown.
14	Blue Gum Eucalyptus	11	70	Fair	Fair	X	-	-	-	X	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees.
15	Blue Gum Eucalyptus	17	100	Good	Fair	X	-	X	-	-	-	-	-
16	Blue Gum Eucalyptus	30	125	Good	Poor	-	-	X	-	-	-	-	Observed a lean west towards the back patio behind the Rodriguez residence. I recommend weight reduction pruning in the west side of the crown of this tree.
17	Blue Gum Eucalyptus	39	150	Good	Good	X	-	X	-	-	-	-	-
18	Blue Gum Euc.	26	100	Good	Good	X	-	X	-	-	-	-	-
19	Blue Gum Euc.	12/23	90	Good	Fair	X	-	X	-	-	-	-	Observed a codominant structure at ground level.
20	Blue Gum Eucalyptus	13	70	Fair	Poor	-	-	-	-	-	-	-	Crown suppressed by adjacent trees. Prune to remove its dead top.
21	Blue Gum Eucalyptus	14	60	Good	Fair	X	-	-	-	X	-	-	Located next to the drainage. Crown suppressed by adjacent trees. The top of this tree orientates northeast.

#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
22	Blue Gum Eucalyptus	10	30	Fair	Fair	X	-	-	-	X	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees.
23	Blue Gum Eucalyptus	11	35	Fair	Fair	X	-	-	-	X	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees. The top orientates east.
24	Blue Gum Eucalyptus	7	35	Fair	Fair	X	-	-	-	X	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees.
25	Blue Gum Eucalyptus	36	130	Good	Good	X	-	X	-	-	-	-	Observed a light lean northeast.
26	Blue Gum Eucalyptus	9	35	Good	Good	X	-	-	-	X	-	-	Located next to the drainage.
27	Blue Gum Eucalyptus	15	60	Good	Good	X	-	X	-	-	-	-	-
28	Blue Gum Eucalyptus	27	100	Good	Fair	X	-	X	-	-	-	-	Observed large dead branches in its crown.
29	Coast Live Oak ( <i>Quercus agrifolia</i> )	10	30	Good	Fair	X	-	X	-	-	-	-	Located next to the drainage.
30	Blue Gum Eucalyptus	19	75	Good	Fair	X	-	X	-	-	-	-	The top orientates east.
31	Blue Gum Eucalyptus	39	170	Good	Good	X	-	X	-	-	-	-	A very tall tree.
32	Blue Gum Eucalyptus	7	25	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
33	Blue Gum Eucalyptus	23	80	Fair	Fair	X	-	X	-	-	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees.

#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
34	Blue Gum Eucalyptus	15	75	Good	Fair	X	-	X	-	-	-	-	Observed large dead branches in the crown of this tree.
35	Blue Gum Eucalyptus	19	40	Fair	Fair	X	-	X	-	-	-	-	The tree's crown is suppressed by adjacent trees. Observed large dead branches in the crown of this tree.
36	Blue Gum Eucalyptus	13	50	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees. Observed large dead branches in the crown of this tree.
36A	Blue Gum Eucalyptus	26	90	Good	Poor	-	-	X	-	-	-	-	No tag. Located in the drainage. The roots around the stump have been exposed by erosion.
37	Blue Gum Eucalyptus	12	50	Fair	Fair	X	-	-	-	X	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees.
38	Blue Gum Eucalyptus	6	25	Fair	Fair	X	-	-	-	X	-	-	Located next to the drainage. The tree's crown is suppressed by adjacent trees.
39	Blue Gum Eucalyptus	18	100	Good	Good	X	-	X	-	-	-	-	-
40	Blue Gum Eucalyptus	6	35	Poor	Fair	-	X	-	X	X	-	-	The tree's crown is suppressed by adjacent trees.
41	Blue Gum Eucalyptus	7	30	Good	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
42	Blue Gum Eucalyptus	13	70	Good	Good	X	-	X	-	-	-	-	-
43	Blue Gum Eucalyptus	6/15	75	Fair	Fair	X	-	X	-	-	-	-	Observed a codominant growth pattern at ground level.

#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
44	Blue Gum Eucalyptus	7	40	Poor	Fair	-	X	-	X	X	-	-	The tree's crown is suppressed by adjacent trees and by ivy growth.
45	Blue Gum Eucalyptus	12	80	Good	Good	X	-	-	-	X	-	-	Next to the drainage. Observed erosion near the trunk.
46	Coast Live Oak	23	30	Good	Fair	X	-	X	-	-	-	-	-
47	Coast Live Oak	6/11	20	Good	Good	X	-	X	-	-	-	-	-
48	Coast Live Oak	13	20	Good	Fair	X	-	X	-	-	-	-	-
49	Blue Gum Eucalyptus	16	90	Good	Good	X	-	X	-	-	-	-	Located at the top of the steep bank above the drainage.
50	Blue Gum Eucalyptus	26	120	Good	Good	X	-	X	-	-	-	-	-
51	Blue Gum Eucalyptus	9	50	Good	Fair	X	-	X	-	-	-	-	Located at the top of the steep bank above the drainage.
52	Blue Gum Eucalyptus	8	20	Poor	Fair	-	X	X	-	-	-	-	Observed that this tree is almost dead.
53	Blue Gum Eucalyptus	11	50	Good	Good	X	-	X	-	-	-	-	Located next to the front gate post.
54	Blue Gum Eucalyptus	16	110	Good	Good	X	-	X	-	-	-	-	Located next to the front gate post.
55	Blue Gum Eucalyptus	12	75	Good	Good	X	-	-	-	X	-	X	In contact with the fence.
56	Blue Gum Eucalyptus	9	40	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.

#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
57	Blue Gum Eucalyptus	10	30	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
58	Blue Gum Eucalyptus	12	55	Fair	Fair	X	-	-	-	X	-	X	Located in close proximity to the fence.
59	Blue Gum Eucalyptus	23	130	Fair	Fair	X	-	X	-	-	-	-	Observed large dead wood in the crown of this tree. Recommend pruning to improve its structural condition.
60	Blue Gum Eucalyptus	6.5	35	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
61	Blue Gum Eucalyptus	9	50	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
62	Blue Gum Eucalyptus	9	45	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
63	Blue Gum Eucalyptus	26	175	Good	Fair	X	-	X	-	-	-	-	A very tall tree.
64	Blue Gum Eucalyptus	6	40	Poor	Poor	-	X	-	X	X	-	-	The tree's crown is suppressed by adjacent trees.
65	Blue Gum Eucalyptus	31	160	Good	Fair	X	-	X	-	-	-	-	A very tall tree.
66	Blue Gum Eucalyptus	9	50	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
67	Blue Gum Eucalyptus	12	50	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
68	Blue Gum Eucalyptus	15	75	Fair	Fair	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.

#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
69	Blue Gum Eucalyptus	7.5	25	Fair	Poor	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
70	Blue Gum Eucalyptus	7	25	Fair	Poor	X	-	-	-	X	-	-	The tree's crown is suppressed by adjacent trees.
71	Blue Gum Eucalyptus	28	150	Good	Fair	X	-	X	-	-	-	-	Observed large dead wood in the crown of this tree.
72	Blue Gum Eucalyptus	38	175	Good	Fair	X	-	X	-	-	-	-	Observed large dead wood in the crown of this tree.
73	Blue Gum Eucalyptus	15	90	Poor	Poor	-	X	-	X	-	-	X	Located in a cutout in the retaining wall.
74	Monterey Cypress ( <i>Hesperocyparis macrocarpa</i> )	25.5	45	Good	Good	X	-	X	-	-	-	-	Located near the coastal bluff.
75	Monterey Cypress	24	50	Good	Fair	X	-	X	-	-	-	-	Observed an unbalanced crown shape.
76	Red Ironbark ( <i>Eucalyptus sideroxylon</i> )	14.5	35	Good	Poor	-	-	X	-	-	-	-	Observed a wound on the trunk at 12-feet above ground where a codominant stem had failed. This tree has an unbalanced crown shape. Suppressed by adjacent trees.
77	Coast Live Oak	6.5/6/7.5/6	20	Good	Poor	X	-	X	-	-	-	-	Observed a codominant growth pattern consisting of multiple stems attached to the stump.
78	Blue Gum Eucalyptus	20.5	100	Good	Good	X	-	X	-	-	-	-	-
79	Blue Gum Eucalyptus	22	100	Good	Good	X	-	X	-	-	-	-	-



SHEET 8 OF 11.													
#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	R RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
80	Blue Gum Eucalyptus	73	175	Good	Poor	-	X	-	-	-	X	-	An edge tree that is exposed to strong winds. I observed a codominant growth pattern at 54-inches above ground. The area of attachment between the two codominant stems is defective. One large stem leans towards the cottage and the back of the patio. I recommend that this large tree be removed because the consequences of this tree falling have the potential to be severe if it strikes the house.
81	Blue Gum Eucalyptus	19	100	Good	Good	X	-	X	-	-	-	-	An edge tree that is exposed to strong winds. Recommend that this tree be pruned to improve its structure.
82	Blue Gum Eucalyptus	19	110	Good	Fair	X	-	X	-	-	-	-	The trunk is located next to Tree #80. I recommend that this tree be preserved and be pruned to improve its structure.
83	Blue Gum Eucalyptus	23	90	Good	Poor	-	X	X	-	-	-	-	The upper crown of this tree leans out over the cottage and towards the back patio area. I recommend that this tree be pruned to improve its structure.
84	Blue Gum Eucalyptus	16.5	75	Fair	Fair	X	-	X	-	-	-	-	The tree's crown is suppressed by adjacent trees. I recommend that this tree be preserved and be pruned to improve its structure.
85	Blue Gum Eucalyptus	41.5	150	Good	Fair	X	-	X	-	-	-	-	I observed large dead branches in the crown of this tree. Recommend that tree be pruned to improve its structure.
86	Monterey Cypress	8.5	50	Good	Fair	X	-	X	-	-	-	-	-
87	Monterey Pine ( <i>Pinus radiata</i> )	40	140	Poor	Poor	-	X	-	X	-	X	-	<b>This tree was recently removed because of its hazardous condition (See the arborist report dated 5/23/23).</b>

#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
88	Blue Gum Eucalyptus	13	75	Good	Fair	X	-	X	-	-	-	-	Damaging the adjacent fence.
89	Blue Gum Eucalyptus	33.5	150	Good	Fair	X	-	-	-	-	X	-	I recommend the removal of this tree because of its close proximity to the house. The consequences of it falling have the potential to be severe if it strikes the house.
90	Blue Gum Eucalyptus	44	170	Good	Good	X	-	-	-	-	X	-	A very tall tree with a high crown. I recommend the removal of this tree because of its close proximity to the house. The consequences of it falling have the potential to be severe if it strikes the house.
91	Blue Gum Eucalyptus	73	190	Good	Fair	X	-	X	-	-	-	-	The trunk transects the west boundary line. A very tall tree. Observed large dead branches in its crown.
92	Blue Gum Eucalyptus	17.5	70	Good	Fair	X	-	X	-	-	-	-	Observed a bow in the trunk at about halfway up. The top leans east. I recommend that the top of the tree is reduced in height (back to the bow in the trunk).
93	Blue Gum Eucalyptus	22	120	Good	Fair	X	-	X	-	-	-	-	Observed large dead branches in the crown of this tree.
94	Blue Gum Eucalyptus	20.5	80	Good	Fair	X	-	X	-	-	-	-	Observed large dead branches in the crown of this tree.
95	Blue Gum Eucalyptus	19	90	Good	Fair	X	-	X	-	-	-	-	-
96	Blue Gum Eucalyptus	13	60	Good	Fair	X	-	X	-	-	-	-	-
97	Blue Gum Eucalyptus	37.5	120	Good	Fair	X	-	-	-	-	-	X	Located at the edge of the driveway. This tree's roots are damaging the driveway at this time.

SHEET 10 OF 11.													
#	SPECIES:	TRUNK DIAMETERS @ 54" ABOVE NATURAL GRADE	APPROXIMATE HEIGHT (FEET)	HEALTH & VITALITY	STRUCTURAL CONDITION	SUITABLE FOR PRESERVATION (Based on tree's condition ratings)	UNSUITABLE FOR PRESERVATION (Based on tree's condition ratings)	RECOMMENDED FOR PRESERVATION AND MAINTENANCE WORK	RECOMMENDED FOR REMOVAL BECAUSE OF POOR CONDITION RATING	RECOMMENDED FOR REMOVAL TO REDUCE WILDFIRE RISK	RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS	RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE	COMMENTS:
98	Blue Gum Eucalyptus	13	90	Good	Good	X	-	X	-	-	-	-	-
99	Blue Gum Eucalyptus	85.5	175	Good	Fair	X	-	X	-	-	-	-	Note - Located on the adjacent property next to the front gate. A very tall tree. Observed damage to the adjacent driveway and gate pillar. This tree has a codominant growth pattern consisting of large three stems and it has a heavy branch structure. Observed large dead branches in the crown of this tree. Structural pruning work is recommended.
100	Blue Gum Eucalyptus	12.5	70	Good	Good	X	-	X	-	-	-	-	Note – Located on the adjacent property.
101	Blue Gum Eucalyptus	12.5	40	Fair	Fair	X	-	X	-	-	-	-	Note – Located on the adjacent property. This tree is located in close proximity to Tree #102.
102	Blue Gum Eucalyptus	57	150	Good	Poor	X	-	X	-	-	-	-	Note – Located on the adjacent property. This large tree has a codominant growth pattern, and it has a heavy branch structure. Observed large dead branches in the crown of this tree. Structural pruning work is recommended.
103	Coast Live Oak	13	20	Good	Fair	X	-	X	-	-	-	-	Note – Located on the adjacent property.
104	Blue Gum Eucalyptus	60	175	Good	Fair	X	-	X	-	-	-	-	Note – Located on the adjacent property. A very tall tree which leans east, away from the Rodriguez residence. Structural pruning work is recommended.

**MATRIX SUMMARY**

*SHEET 11 OF 11.*

103 OF THE TREES THAT WERE ORIGINALLY SURVEYED FOR THIS REPORT ARE EXISTING AT THIS TIME (THE PINE IDENTIFIED AS TREE #87 HAS SINCE BEEN REMOVED).

69 OF THESE TREES ARE RECOMMENDED FOR PRESERVATION. I RECOMMEND THAT MANY OF THESE TREES BE PRUNED TO REMOVE LARGER DEAD BRANCHES, REMOVE DAMAGED AND CROSSING BRANCHES, AND TO REDUCE THE WEIGHT IN THE ENDS OF OVEREXTENDED BRANCHES, WHERE NEEDED. THESE ACTIONS ARE INTENDED TO REDUCE THE POTENTIAL FOR TREE FAILURES AND WILL ALSO SERVE TO REDUCE POTENTIAL FIRE RISKS.

29 CROWDED TREES ARE RECOMMENDED FOR REMOVAL TO REDUCE POTENTIAL WILDFIRE RISKS.

3 TREES ARE RECOMMENDED FOR REMOVAL TO ABATE POTENTIAL HAZARDS CONCERNING THE PROXIMITY OF THE HOUSE (TREES #80, #89 & #90).

2 TREES ARE RECOMMENDED FOR REMOVAL TO PREVENT PROPERTY DAMAGE (TREES #73 & #97).



# Nigel Belton

## Consulting Arborist

January 8, 2024

Kim Rodriguez  
 Bay Cities Paving  
 1450 Civic Court, Suite 400  
 Concord, CA 94520  
[krodriguez@baycities.com](mailto:krodriguez@baycities.com)

**Subject – An addendum to the Arborist report Dated 11/15/23, concerning the management of the trees on the property of Kim and Benjamen Rodriguez at 722 Escalona Drive, Capitola, CA 95010 – Site visit on January 6, 2024:**

Dear Mr. and Mrs. Rodriguez,

Please be advised that I assessed the conditions of the three Blue Gum Eucalyptus Trees (*Eucalyptus globulus*) that are growing on the coastal bluff behind your residence.

1- The largest of these trees is located about seven feet down from the top of the bluff and I estimate that it has a trunk measurement of about 7-inches diameter at 54-inches above ground. This tree qualifies as a protected tree in the City of Capitola. I determined that it has a good health condition and a fair structural condition rating. I also determined that it would become increasingly vulnerable to falling as it grows larger over time. The failure of this tree has the potential to damage the vertical face of the bluff when its root pan pulls out of the ground.

I recommend that this tree be cut down to the stump at this time and that it be allowed to regenerate new growth. I determined that the existing root structure should help stabilize the face of the bluff as long as its trunk and branches are not allowed to grow large in this situation. I recommend that the new growth be cut back periodically for this purpose.

2- The two other Blue Gum Eucalyptus trees are located at the top of the bluff. Both of these trees have small trunk dimensions, being about three and four inches in diameter, respectively. These trees also appear to provide stabilization benefits at the top of the bluff.

I recommend that both of these trees be cut back to their stumps within the next year or two. This action should serve to stabilize the edge of the bluff. The new growth must also be cut back periodically to reduce the potential for them falling in the future and causing damage at that time.

Page 1 of 3



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**Subject – An addendum to the Arborist report Dated 11/15/23, concerning the management of the trees on the property of Kim and Benjamin Rodriguez at 722 Escalona Drive, Capitola, CA 95010 – Site visit on January 6, 2024:**

Please contact me if you have any questions.

Respectfully submitted,



Nigel Belton

Attached Below – Photographs of the Subject trees.





**Subject – An addendum to the Arborist report Dated 11/15/23, concerning the management of the trees on the property of Kim and Benjamin Rodriguez at 722 Escalona Drive, Capitola, CA 95010 – Site visit on January 6, 2024:**



# Nigel Belton

## Consulting Arborist

February 21, 2024

Kim Rodriguez  
 Bay Cities Paving  
 1450 Civic Court, Suite 400  
 Concord, CA 94520  
[krodriguez@baycities.com](mailto:krodriguez@baycities.com)

**Subject – The second addendum to the Arborist report Dated November 15, 2023. Concerning the eight Blue Gum Eucalyptus Trees at 722 Escalona Drive, Capitola, which fell during the storm on February 4, 2024. Site visits undertaken on February 7 & February 21, 2024:**

Dear Mr. and Mrs. Rodriguez,

Please find this report concerning the eight Blue Gum Eucalyptus Trees (*Eucalyptus globulus*) that fell during the storm on February 4<sup>th</sup> of this year.

Five of the eight fallen trees fell in a westerly direction across the driveway, resulting in damage to the steel property fence and the adjacent retaining wall.

The four trees on the Rodriguez Property that fell across the driveway are identified as follows:

- Tree #39 – 18-inch DBH Blue Gum Eucalyptus
- Tree #63 – 26-inch DBH Blue Gum Eucalyptus
- Tree #65 – 31-inch DBH Blue Gum Eucalyptus
- Tree #66 – 9-inch DBH Blue Gum Eucalyptus

The other tree fell across the driveway on the Rodriguez Property, fell from the adjacent State Park Property to the east (This tree was a large specimen).

The three trees that fell above the driveway are identified as follows:

- Tree #94 – 20.5-inch DBH Blue Gum Eucalyptus
- Tree #95 – 19-inch DBH Blue Gum Eucalyptus
- Tree #96 – 13-inch DBH Blue gum Eucalyptus

I determined that the large eucalyptus tree located on the State Park Property likely fell first, and that it struck the other downed trees (A domino effect). These failures were predisposed by the saturated soil conditions and strong wind forces at that time, which compromised root adherence in the ground.

Page 1 of 5



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**Subject – The second addendum to the Arborist report Dated November 15, 2023. Concerning the eight Blue Gum Eucalyptus Trees at 722 Escalona Drive, Capitola, which fell during the storm on February 4, 2024. Site visits undertaken on February 7 & February 21, 2024:**

Photographs of the trees that fell on February 4<sup>th</sup> 2024:



Looking west from the State Park Property.



Looking east from the Rodriguez's driveway.



**Subject – The second addendum to the Arborist report Dated November 15, 2023. Concerning the eight Blue Gum Eucalyptus Trees at 722 Escalona Drive, Capitola, which fell during the storm on February 4, 2024. Site visits undertaken on February 7 & February 21, 2024:**

Photographs of the site taken on 2/21/24:



The Remnant stumps of Trees #39, #63, #65 & #66, looking from the driveway.



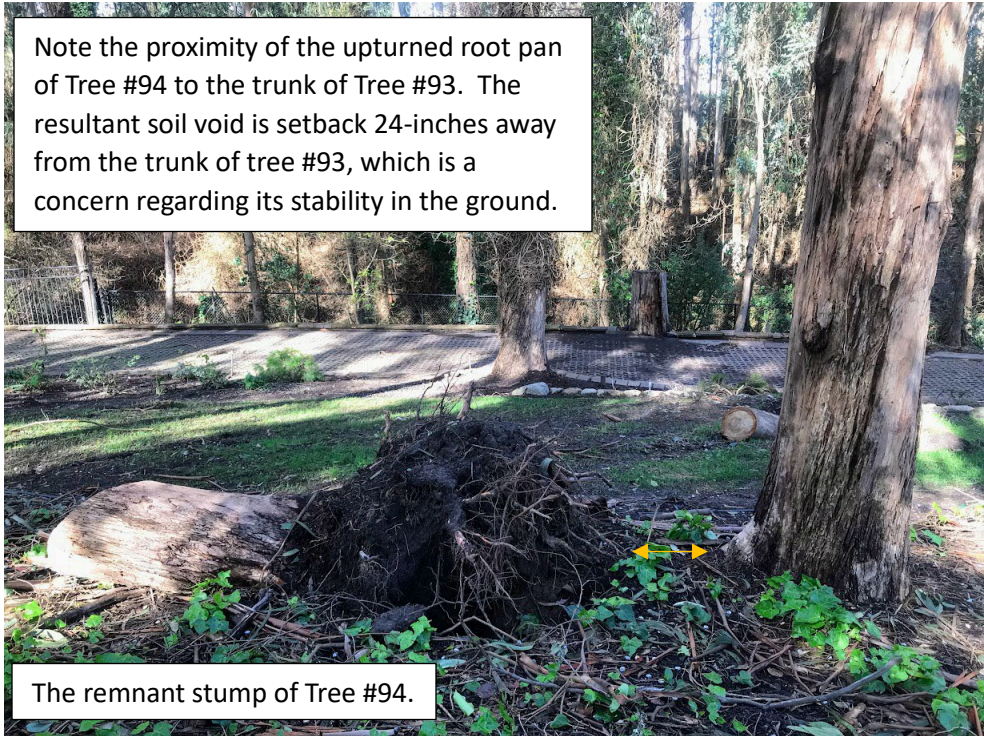
The remnant stump of Tree #96.



Subject – The second addendum to the Arborist report Dated November 15, 2023. Concerning the eight Blue Gum Eucalyptus Trees at 722 Escalona Drive, Capitola, which fell during the storm on February 4, 2024. Site visits undertaken on February 7 & February 21, 2024:



The remnant stump of Tree #95.



Note the proximity of the upturned root pan of Tree #94 to the trunk of Tree #93. The resultant soil void is setback 24-inches away from the trunk of tree #93, which is a concern regarding its stability in the ground.

The remnant stump of Tree #94.



**Subject – The second addendum to the Arborist report Dated November 15, 2023. Concerning the eight Blue Gum Eucalyptus Trees at 722 Escalona Drive, Capitola, which fell during the storm on February 4, 2024. Site visits undertaken on February 7 & February 21, 2024:**



The view of the damaged retaining wall at the edge of the driveway.

I recommend that Tree #93 (22-inch DBH Blue Gum Eucalyptus) be removed expeditiously because of the proximity of the soil void that resulted from the failure of Tree #94. This void is setback 24-inches from the trunk of Tree #93, and I determined that this area of soil disturbance has resulted in it being potentially unstable in the ground. I recommend that you request that the city provide an emergency tree removal authorization/permit in this regard because of the potential for additional property damage when it falls.

Please contact me if you have any questions pertaining to this report.

Respectfully submitted,



Nigel Belton

Attachment – Tree Location Map – 722 Escalona Drive

# Capitola Planning Commission

## Agenda Report

**Meeting:** March 27, 2024

**From:** Community Development Department

**Address:** City Property along Park Avenue



**Project Description:** Tree Removal Permit #24-0106 for the removal of 22 trees between Park Avenue and the rail corridor.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

**Recommended Action:** Approve application #24-0106 based on the attached Conditions and Findings for approval.

**Property Owner:** City of Capitola

**Representative:** Public Works Department

**Background:** On October 20, 2023, Nigel Belton, the city-contracted arborist, inspected trees within city-owned land along Park Avenue to provide removal and retention recommendations. Fourteen trees were initially identified for removal. Following the initial recommendation, the arborist revised the initial evaluation to recommend the removal of two additional trees due to further damage from more recent storms.

**Discussion:** The city is requesting removal of 22 trees in the unimproved portion of Park Avenue between McGregor Drive and a private road serving the Park Avenue Apartments. All trees are located on city property and not within the rail corridor. Several trees identified for pruning or removal (T46, T47, T49, T51, T52, T53, T492) are along the boundary of the Escalona Gulch environmentally sensitive habitat area (ESHA).

Under the City's Community Tree and Forest Management Ordinance (§12.12.180(C)(1-4)), removal of non-heritage trees can be permitted if the tree removals are in the public interest, no feasible alternatives to removal exist, the replanting requirements are met, and removal is not contrary to the purpose statements of the Community Tree and Forest Management Ordinance and ESHA. Staff analysis of the four criteria is listed at the end of the report within the tree removal findings. Condition #2 has been added to avoid monarch butterfly roosting season and placement of any heavy equipment as far from the habitat area as feasible.

The table below outlines trees proposed for removal. More comprehensive data is included in the arborist documentation.

Tree Numbers	Tree Species & Quantity	Reason for Removal
T1, T2, T3	(3) Bailey Acacia	Species is invasive and prone to failure
T6, T7	(2) Coast Live Oak	Dead with significant risk of failure
T15	(1) Blue Gum Eucalyptus	Signs of dieback with risk of total failure
T26	(1) Blue Gum Eucalyptus	Increasing risk of tree failure
T27, T28, T29, T30, T31	(5) Elm	Dead with significant risk of failure
T41	(1) Elm	Trunk decay with high risk of failure
T42	(1) Elm	Structural damage from vehicle impact. Increasing risk of failure
T43	(1) Elm	Extensive decay with high risk of failure
T46	(1) Blue Gum Eucalyptus	Dead; Total tree failure hazard



T49	(1) Blue Gum Eucalyptus	Abate total tree failure hazard
T51, T52	(2) Blue Gum Eucalyptus	Poor growth patterns to worsen over time
T391	(2) Bailey Acacia	Significant lean over roadway; risk of failure
T492	(1) Monterey Pine	Dead; fungal decay increasing risk of failure

**CEQA Determination:** Section 15304 of the CEQA Guidelines exempts minor alterations to land. The project involves the removal of 22 trees that have been found to possess one or more good causes for removal, including being invasive species, poor or hazardous structural conditions, and poor health.

#### Tree Removal Findings:

**A. The proposed tree removals are in the public interest.**

City staff and arborist evaluation found the identified trees had one or more causes for removal, including being invasive species, poor or hazardous structural conditions, and/or poor health. Removal of the identified trees is in the public interest.

**B. There are no feasible alternatives to tree removal that secure the purposes of the Community Tree and Forest Management Ordinance.**

As noted in the arborist report, pruning treatments will be pursued where it is believed to be a feasible mitigation. Trees found to have no feasible alternatives are proposed for removal to adequately mitigate existing tree conditions or risk factors.

**C. The type, size and schedule for planting replacement trees is specified and shall be concurrent with the tree removal or prior to it, in accordance with Section 12.12.190(F) and (G).**

Replacement trees are not necessary to meet the city canopy coverage goal within the area. One benefit to removing the proposed trees is the new openings will allow the remaining trees to create fuller canopies.

**D. The removal of the tree would not be contrary to the purposes of this chapter and Chapter 17.64, Environmentally Sensitive Habitat Areas.**

The proposed removals are based on good forestry practices, public safety, and protection of property from substantial harm. The removals are consistent with the purposes of chapter 12.12 and 17.64.

#### Conditions of Approval:

1. The project approval includes a tree removal permit for the removal of 22 trees and pruning work within the public right-of-way between Park Avenue and the rail corridor. The project is approved as described in the staff report by the Planning Commission on March 27, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Tree work near or within the habitat area shall be avoided during the months in which the monarch butterflies are in residence (October 1st to March 1st). Heavy equipment that has the potential to emit plumes of exhaust smoke shall be located as far from the habitat area as feasible.

#### Attachments:

1. Park Avenue - Arborist Report
2. Park Avenue – Tree Location Maps

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



**TREE LOCATION MAP:  
PARK AVENUE, CAPITOLA  
MCCORMICK AVE TO WESLEY STREET**

Prepared by:  
Nigel Belton - Consulting Arborist  
12/27/23

Legend  
Item 7 C.  
Feature



Google Earth

Data: CSUMB SFML, CA OPC



89

600 ft



**TREE LOCATION MAP (SHEET 1):  
PARK AVENUE. CAPITOLA**

Prepared by:  
Nigel Belton - Consulting Arborist  
12/27/23

**Leg**

Item 7 C.

Feature



Google Earth

Data CSUMB SFML, CA OPC

80 ft

90



**TREE LOCATION MAP (SHEET #2):  
PARK AVENUE, CAPITOLA**

Prepared by:  
Nigel Belton - Consulting Arborist  
12/27/23

Legend  
Item 7 C.  
Feature



Google Earth

Data CSUMB SFML, CA OPC

100 ft

91



**TREE LOCATION MAP (SHEET #3):**  
**PARK AVENUE, CAPITOLA**

Prepared by:  
Nigel Belton - Consulting Arborist  
12/27/23

**Leg**

Item 7 C.

Feature



Google Earth

Data CSUMB SFML, CA OPC

100 ft

92



**TREE LOCATION MAP (SHEET #4):  
PARK AVENUE, CAPITOLA**

Prepared by:  
Nigel Belton - Consulting Arborist  
12/27/23

**Leg**

Item 7 C.

Feature



Google Earth

Data CSUMB SFML, CA OPC

100 ft

93



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# Nigel Belton

## Consulting Arborist

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AN ASSESSMENT OF THE TREES ON PARK AVENUE BETWEEN MONTEREY AVENUE AND WESLEY STREET,  
CAPITOLA, AND RECOMMENDATIONS FOR TREE MAINTENANCE WORK TO ENHANCE PUBLIC SAFETY

Prepared at the request of:  
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City of Capitola  
Public Works Project Manager  
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Site visit by:  
Nigel Belton  
ISA Certified Arborist WE-041A  
ISA Tree Risk Assessment qualification (TRAQ)  
October 20, 2023

Job – City of Capitola - Park Avenue 2023  
(Revised and updated on March 17, 2024)



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AN ASSESSMENT OF THE TREES ON PARK AVENUE BETWEEN MONTEREY AVENUE AND WESLEY STREET, CAPITOLA, AND RECOMMENDATIONS FOR TREE MAINTENANCE WORK TO ENHANCE PUBLIC SAFETY

**SUMMARY:**

On October 20, I completed an assessment of the conditions of 56 trees on the south side of Park Avenue, Between Monterey Avenue and Wesley Street. I utilized an ISA Basic Tree Risk Assessment Form to determine the levels of risk each of these trees represents to life and property located within their proximity. This risk assessment was based on a two-year period, from the time of my field assessment, which was completed on October 20, 2023. I prepared an arborist report in December of 2023.

At that time, I determined that the most significant targets in the event of whole tree failures or partial tree failures include Park Avenue and Wesley Street, the private residences and the Community Properties found within their falling radii and the adjacent Regional Transport Commission Property (Also referred to as the Rail Trail Property in this report). I determined that Park Avenue qualifies as being a frequent occupancy area and that the residential and community properties within the falling and/or failure radii of these trees qualify as being constant occupancy areas. I also determined that the adjacent Rail Trail Property qualifies as an occasional occupancy area at this time. I determined that the consequences of whole tree failures have the potential to be severe in the event that the adjacent street, and residential and community properties are struck at that time. I determined that the consequences of branch failures have the potential to be significant in the event that the adjacent street and the Rail Trail Property are struck at that time.

On February 12, 2024, I met with Kailash Mozumder and Ed Morrison of the City of Capitola, and with the prospective tree service companies to discuss the scope of the recommended work outlined in my original report. At that time, we also identified five additional trees on the adjacent Regional Transport Commission Property that required attention. This revised report includes a number of changes and additions to the content of the original report, which are summarized below (See the revised Tree Risk Assessment and Maintenance Matrix on Page 22 for more information). The trees that were identified for removal February 12<sup>th</sup>, were flagged with red tape and the trees identified for pruning work had yellow tape attached to their trunks.

> I determined that twelve of the trees on the City ROW represent a high risk concerning the increased likelihood of them failing and impacting significant targets within the next two years, and the extent of the potential consequences. Eleven of these high priority trees are recommended to be removed and the other tree requires pruning work at this time. These trees have been designated A-Priority rankings for recommended maintenance work.

> I determined that 25 of the trees on the City ROW represent a moderate risk concerning the likelihood of them failing and impacting significant targets within the next two years, and the extent of the potential consequences. Twenty-three of these trees are recommended pruning work to reduce potential hazards. Two of these trees are recommended for removal within the next year. All of these trees have been designated B-Priority rankings for recommended maintenance work.

> I determined that 20 of the trees on the City ROW qualify as representing a low risk within the next two years. I recommend that these trees be inspected again by an ISA Certified Arborist in two years. The majority of these trees have been designated a D Priority ranking.

At the time of the site meeting with the prospective tree service providers on February 12, 2024, Kailash Mozumder and Ed Morrison requested that the Trees identified as #51 and #52 in this report (Two Blue Gum Eucalyptus), be added to the tree removal list because they are not good specimens and have poor growth patterns.

Mr. Mozumder and Mr. Morrison also identified five additional trees on the adjacent Regional Transport Commission Property that need to be pruned or removed for safety reasons (These trees are identified in the separate matrix on Page 39).

**BACKGROUND:**

Kailash Mozumder asked me to provide an assessment of the conditions of the trees on Park Avenue on behalf of the City of Capitola. A number of mature Blue Gum Eucalyptus fell onto Park Avenue during last winter's storms and the city wishes to have a tree risk assessment and management plan undertaken concerning the conditions of the existing trees found on the City Right of Way, between Monterey Avenue and Wesley Street. I prepared the original arborist report in December, 2024. This revised report includes additional trees of concern and some corrections concerning the content of the original report.

**ASSIGNMENT:**

1- Provide an assessment of the health and structural conditions of 57 trees found within the Public Right of Way on Park Avenue, between Monterey Avenue and Wesley Street. Assess all of the trees that have trunks equaling six-inches and larger in diameter when measured at 54-inches above ground. Utilize ISA Level Two Inspection Standards for these assessments. The trunks of a number of these trees transect the boundary between the City Right of Way and the adjacent Regional Transport Commission Property. Affix numbered tags to the trunks of the subject trees and take field notes and photographs. Geolocate the location of each tree.

2- Prepare an arborist report:

- Provide background information about the nature of the assignment.
- Document the dimensions and the health and structural conditions of the subject trees in a Tree Risk Assessment and Maintenance Matrix. Utilize this matrix to provide determinations concerning the level of risk each of these trees represents within a prescribed time frame (within a two-year time frame).
- Provide recommendations for the management of each tree to either reduce or abate potential risks to life and property.
- Prepare a Tree Location Map to go with this report.



**LIMITATIONS:**

The assessments of these trees were made from the ground. The tree’s crowns were not accessed to examine their above ground structures, nor were their roots examined below ground. The inspections of these trees were limited to visual examinations and did not entail advanced assessments of their internal structural conditions with the aid of tomography or by other means.

The recommendations for pruning and maintenance work within this report are intended to reduce the risk of tree failures. These recommendations are based on objective assessments of the probability of tree failure and tree risk analysis within a specified period. These recommendations must never be considered as guarantees against such events ever occurring. Trees can and sometimes do fail unexpectedly, despite these assessments and determinations being undertaken by a qualified Certified Arborist.

Trees are living organisms, and their health and structural conditions can change within a short period of time. I recommend that these trees are inspected periodically by a certified arborist to determine if there are any significant changes in the subject trees’ health and structural conditions.

**OBSERVATIONS – THE 56 SURVEYED TREES ON THE CITY RIGHT OF WAY:**

Tree #1 – 10-inch DBH Bailey Acacia (*Acacia baileyana*):

Tree #2 – 8-inch DBH bailey Acacia:

Tree #3 – 12.5-inch DBH Bailey Acacia:

These trees are found within the crowded stand of acacias at the western end of the tree assessment area, near Monterey Avenue. Trees #1 and #2 exhibit strong leans. This species is vulnerable to falling in storm conditions.





Trees #4 through #15 – Ten Coast Live Oaks (*Quercus agrifolia*) and two Blue Gum Eucalyptus (*Eucalyptus globulus*):

The majority of the Blue Gum Eucalyptus within the assessment area exhibit good health and vitality, as shown by their foliage conditions. The majority of these trees have either fair or poor structural condition ratings because they have large diameter dead branches within their crowns. Many of the Blue Gum Eucalyptus also have overextended branches that encroach out over Park Avenue.





Trees #6 – 9-inch DBH Coast Live Oak:

Tree #7 – 12 & 11-inch DBH Coast Live Oak

Tree #8 – 10-inch DBH Coast Live Oak:

Tree #9 – 7.5-inch DBH Coast Live Oak:

Tree #10 – 15-inch DBH Coast Live Oak:

Tree #11 – 9.5-inch DBH Coast Live Oak:

The Coast Live Oaks identified as number six and number seven are dead and they are vulnerable to falling at this time (whole tree failure is probable within the next two years).





Tree #12 – 57-inch DBH Blue Gum Eucalyptus:

This tall tree has large diameter dead branches within its crown. I also observed overextended branches that extend out over Park Avenue.





I also observed that the trunk of Tree #12 is set back 12-inches away from the top of the steep bank on its south side. The bank appears to be stable at this time and I determined that this tree is unlikely to fall within the next two years because of this situation.





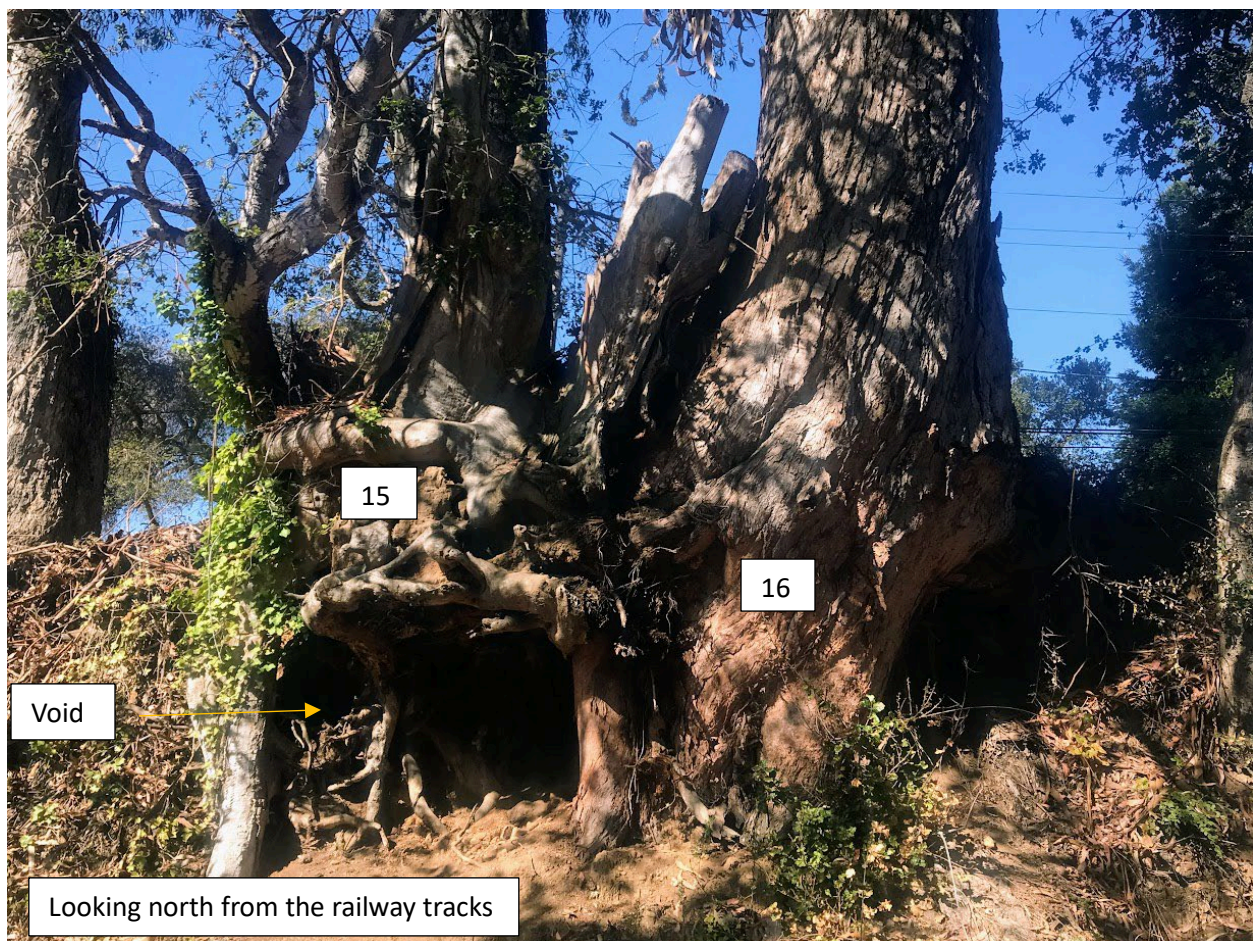
Tree #15 – 49-inch DBH Blue Gum Eucalyptus:

Tree #16 – 65-inch DBH Blue Gum Eucalyptus:

Both of these trees are located at the top of the steep bank above the railway line.

The roots and the base of the trunk of Tree #15 are significantly undermined by erosion. I determined that this tall tree is vulnerable to falling as a result of the loss of structural support in the bank (failure is possible within the next two years).

Tree #16 is partially undermined by erosion. I observed several large supportive roots that extend down the bank and they appear to be well anchored in the ground. I determined the likelihood of this tree falling to be improbable within the next two years. I also observed large dead branches in the crown of this tree.





Tree #17 – 72, 26, 16 & 17-inch DBH Blue Gum Eucalyptus:

Tree #18 – 60, 17, 10, 16, 30 & 44-inch DBH Blue Gum Eucalyptus:

Tree #19 – 51-inch DBH Blue Gum Eucalyptus:

Tree #17 has multiple codominant stems that share narrow areas of attachment. I observed large dead branches in the crowns of these trees. These trees also have overextended branch structures that encroach out over Park Avenue. I determined that the dead branches and overextended branches are vulnerable to failing and falling onto Park Avenue (failure is possible within two years).





Tree #22 – 29, 19.5 & 8-inch DBH Blue Gum Eucalyptus:

This tree has developed a codominant growth pattern, having three stems that are attached to an original stump. The stump is extensively decayed.

I determined that these codominant stems vulnerable to falling at this time and that they have the potential to strike Park Avenue and the private residences within their falling radius (failure is possible within the next two years).





Tree #26 – 46-inch DBH Blue Gum Eucalyptus:

I observed large diameter dead branches and overextended branches in the crown of this tree (failure is possible within the next two years).





Trees #27 through #31 – Five Elms (*Ulmus ssp.*):

These small diameter trees have likely been infected by Dutch Elm Disease. Trees #27 through #30 are dead and they are vulnerable to falling at this time.





Trees #33 through #40 – Eight Blue Gum Eucalyptus:

These large trees have fair structural conditions as a result of them having large diameter dead branches within their crowns and overextended branches that encroach out over Park Avenue. I determined that these branches are vulnerable to failing in storm conditions (failure is possible within the next two years).



Page 14

AN ASSESSMENT OF THE TREES ON PARK AVENUE BETWEEN MONTEREY AVENUE AND WESLEY STREET, CAPITOLA, AND RECOMMENDATIONS FOR TREE MAINTENANCE WORK TO ENHANCE PUBLIC SAFETY – Site visit by Nigel Belton, ISA certified arborist WE-0410A – October 20, 2023



Tree #35 – 62-inch DBH Blue Gum Eucalyptus:

Tree #36 – 39-inch DBH Blue Gum Eucalyptus:

These large trees have fair structural conditions because they have large diameter dead branches within their crowns, and they have overextended branches that encroach out over Park Avenue. I determined that these branches are vulnerable to failing in storm conditions (branch failures are possible within two years).





Tree #36 – 39-inch DBH Blue Gum Eucalyptus:

Tree #37 – 26.5-inch DBH Blue Gum Eucalyptus:

Tree #38 – 29-inch DBH Blue Gum Eucalyptus:

Tree #39 – 19-inch DBH Blue Gum Eucalyptus:

Tree #40 – 39-inch DBH Blue Gum Eucalyptus:

These large trees have fair structural conditions as a result of them having large diameter dead wood within their crowns and they have overextended branches that encroach out over Park Avenue. I determined that these branches are vulnerable to failing in storm conditions (branch failures are possible within two years).





Tree #41 – 40-inch DBH Elm:

This tree is in poor health, and it has an extremely poor structural condition because its trunk is extensively decayed. I determined that it is vulnerable to falling into Park Avenue at this time (whole tree failure is probable within the next two years).





Tree #42 – 16 & 13-inch DBH Elm:

The trunk has been extensively damaged by a vehicle impact. This large wound will become infected by fungal decay. I determined that this tree will become increasingly vulnerable to falling over time (whole tree failure is improbable within the next two years).

I observed large diameter dead branches within the crown of this tree (branch failures are possible within the next two years).





Tree #43 – 22 & 32-inch DBH Elm:

This codominant tree has extensive areas of decay in its stems. I determined that it is vulnerable to falling into Park Avenue at this time (whole tree failure is probable within the next two years).





Tree #44 – 28, 28 & 19-inch DBH Blue Gum Eucalyptus:

Tree #45 – 42, 16, 17 & 8-inch DBH Blue Gum Eucalyptus:

Tree #47 – 29 & 54-inch DBH Blue Gum Eucalyptus:

Tree #48 – 17 & 23-inch DBH Blue Gum Eucalyptus:

These large trees have fair structural conditions as a result of them having large diameter dead wood within their crowns and overextended branches that encroach out over Park Avenue. I determined that these branches are vulnerable to failing in storm conditions, and that they will strike Park Avenue (branch failures are possible within the next two years). Note that Tree #46 (a 13-inch DBH Blue Gum Eucalyptus is dead).





Tree #51 – 9 & 10.5-inch DBH Blue Gum Eucalyptus:

Tree #52 – 20.5 & 45-inch DBH Blue Gum Eucalyptus:

Tree #53 – 26.5 & 12-inch DBH Blue Gum Eucalyptus:

These trees have fair structural conditions because they have large diameter dead wood within their crowns and overextended branches that encroach out over Park Avenue. I determined that these branches are vulnerable to failing in storm conditions, and that they will fall on Park Avenue (branch failures are possible within two years).



**DETERMINATIONS:****TREE RISK ASSESSMENT AND MAINTENANCE MATRIX – THE 56 TREES ON THE CITY RIGHT OF WAY:**

I utilized the ISA Basic Tree Risk Assessment Form to make the determinations found within this matrix. These determinations pertain to the level of risk each tree represents to surrounding life and property within a two-year time period (See the attached form).

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIRTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T1	Bailey Acacia ( <i>Acacia baileyana</i> )	10	30X15	Good	Poor	Park Avenue & landscape	> Leans strongly west. > Potential for root failure	> Possible > Unlikely	Significant	Low	I recommend that all of the Baileys Acacia be removed because this species is vulnerable to failure, and it is invasive.	C
T2	Bailey Acacia	8	25X15	Good	Poor	Park Avenue & landscape	> Trunk leans strongly > Potential for root failure	> Improbable > Unlikely	Significant	Low	I recommend that all of the Baileys Acacia be removed because this species is vulnerable to failure, and because it is an invasive species.	C
T3	Bailey Acacia	12.5	35X15	Good	Poor	Park Avenue & landscape	A poor codominant growth pattern at 8-feet above ground.	> Improbable > Unlikely	Significant	Low	I recommend that all of the Baileys Acacia be removed because this species is vulnerable to failure and because it is an invasive species.	C
T4	Coast Live Oak ( <i>Quercus agrifolia</i> )	6.5	15X15	Good	Fair	Park Avenue	None	> Improbable > Unlikely	Significant	Low	None	D
T5	Coast Live Oak	28\21	35X40	Good	Fair	Park Avenue	None	> Improbable > Unlikely	Significant	Low	None	D
T6	Coast Live Oak	9	25X10	Dead	Poor	Park Avenue	Vulnerable to falling as a result of fungal decay	> Probable > Likely	Significant	High	Remove tree to abate risks	A
T7	Coast Live Oak	12/11	20X25	Dead	Poor	Park Avenue & Rail Trail	Vulnerable to falling as a result of fungal decay	> Probable > Likely	Significant	High	Remove tree to abate risks	A
T8	Coast Live Oak	10	30X10	Fair	Good	Park Avenue	None	> Improbable > Unlikely	NA	Low	None	D



TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T9	Coast Live Oak	7.5	30X15	Good	Good	Park Avenue	None	> Improbable > Unlikely	NA	Low	None	D
T10	Coast Live Oak	15	30X15	Good	Good	Park Avenue	None	> Improbable > Unlikely	NA	Low	None	D
T11	Coast Live Oak	9.5	20X10	Good	Good	Park Avenue	None	> Improbable > Unlikely	NA	Low	None	D
T12	Blue Gum Eucalyptus ( <i>Eucalyptus globulus</i> )	57	85X70	Good	Fair	Park Avenue, the Rail Trail, and the residential properties within its falling radius.	1- I observed a steep bank 12-inches south of the trunk.  2- Observed large dead branches in the crown.	> Improbable > Unlikely  > Possible > Somewhat likely	Severe  Significant	Low  Moderate	1- Inspect this tree every two years  2- Prune to remove all dead branches over 1.5-inches diameter (Overall residual risk rating will be low after this work).	D  B
T13	Coast Live Oak	9.5	20X10	Good	Good	Park Avenue	None	> Improbable > Unlikely	NA	Low	None	D
T14	Coast Live Oak	7.5	15X20	Fair	Fair	The Rail Trail	Perched above the eroded bank which could compromise root stability.	> Improbable > Unlikely	NA	Low	Inspect this tree every two years	D
T15	Blue Gum Eucalyptus	49	150X50	Fair	Fair	Park Avenue & the Rail Trail, as well as the residential properties located within its falling radius.	1- Observed significant erosion in the steep bank next to the trunk. This tree is vulnerable to falling as a result of its compromised supportive roots in the bank.  2- Observed a dieback pattern and large dead branches in the crown.	> Possible > Somewhat Likely  > Probable > likely	Severe  Significant	Moderate  High	I recommend that this tall tree be removed to abate all potential hazards resulting from whole tree failure and from branch failures. It is important to note that the consequences of tree failure have the potential to be severe.	A

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TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T16	Blue Gum Eucalyptus	65	90X120	Fair	Fair	Park Avenue & the Rail Trail, as well as the residential properties located within its falling radius.	Observed large dead branches in the crown of this tree	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (I determined that the overall residual risk rating will be low after this pruning work).	B
T17	Blue Gum Eucalyptus	72/26/16 /17	140X140	Good	Poor	Park Avenue & the Rail Trail, as well as the residential properties located within its falling radius.	1- Observed large dead branches in the crown of this tree. Also observed heavy overextended branches over Park Avenue.  2- Observed multiple codominant stems that share narrow attachments at the trunk and each other.	> Possible > Somewhat likely  > Improbable > Unlikely	Significant  Severe	Moderate  Low	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter. I also recommend that weight reduction pruning be undertaken at the ends of the overextended branches over the road (I determined that the overall residual risk rating will be low after this pruning work).	B  D
T17A	Blue Gum Eucalyptus (No tag)	31	60/25	Good	Fair	Park Avenue and the RTC property.	None	> Improbable > Unlikely	NA	Low	None	D

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TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T18	Blue Gum Eucalyptus  Note – This tree is possibly located on the Rail Trail property.	60/17/ 10/16/ 30/44	150X45	Good	Poor	Park Avenue & the Rail Trail, as well as the residential properties located within its falling radius.	1- Observed Large dead branches in the crown  2- Observed multiple codominant stems that share narrow attachments at the trunk and each other.	> Possible > Somewhat likely  > Improbable > Unlikely	Significant  Severe	Moderate  Low	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).  I recommend that this tree be inspected again in two years.	B  D
T19	Blue Gum Eucalyptus	51	175X80	Good	Fair	Park Avenue & the Rail Trail, as well as the residential properties located within its falling radius.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T20	Blue Gum Eucalyptus	51	100X45	Good	Fair	Park Avenue & the Rail Trail, as well as the residential properties located within its falling radius.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T21	Coast Live Oak  Note – Possibly located on the Rail Trail Property.	12	20X15	Good	Fair	Targets include Park Avenue and the RTC Property.	None	> Improbable > Unlikely	NA	Low	None	D

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TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T22	Blue Gum Eucalyptus  Note – It is possible that this tree is actually located on the adjacent Rail Trail property.	29/8/19.5	90X40	Good	Poor	Targets include Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed that the three codominant stems are attached to an extensively decayed stump.  Observed Large dead branches in the crown	> Probable > likely	Severe	High	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	A
T23	Blue Gum Eucalyptus	27/21	150X50	Fair	Poor	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T24	Blue Gum Eucalyptus	13	50X15	Good	Fair	Park Avenue and the residential properties located within its falling radius.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T25	Blue Gum Eucalyptus  Note – It is possible that this tree is actually located on the adjacent Rail Trail property.	12	50X15	Good	Fair	Park Avenue and the residential properties located within its falling radius.	None	> Improbable > Unlikely	NA	Low	None	D

← 3596

← 358



TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIRTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T26	Blue Gum Eucalyptus  Note – Possibly located on the RTC Property	46	150X80	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T26A	Monterey Pine ( <i>Pinus radiata</i> )			Good	Poor	Park Avenue	Overextended branches	> Possible > Somewhat likely	Significant	Moderate	Reduce weight on overextended branches.	B
T27	Elm ( <i>Ulmus spp.</i> )	6	30X10	Dead	Poor	Park Avenue	Observed decay in the trunk and branches	> Probable > Likely	Significant	High	I recommend that this tree be removed as soon as possible.	A
T28	Elm	9	30X5	Dead	Poor	Park Avenue	Observed decay in the trunk and branches	> Probable > Likely	Significant	High	I recommend that this tree be removed as soon as possible.	A
T29	Elm	8	30X5	Dead	Poor	Park Avenue	Observed decay in the trunk and branches	> Probable > Likely	Significant	High	I recommend that this tree be removed as soon as possible.	A
T30	Elm	7	20X5	Dead	Poor	Park Avenue	Observed decay in the trunk and branches	> Probable > Likely	Significant	High	I recommend that this tree be removed as soon as possible.	A
T31	Elm	7	20X10	Poor	Poor	Park Avenue	Observed decay in the trunk and branches	> Probable > Likely	Significant	High	I also recommend that this tree be removed as soon as possible.	A
T32	Blue Gum Eucalyptus	22.5	80X25	Good	Good	Park Avenue & the Rail Trail Property. Also located within the falling radius of nearby residential properties.	None	> Improbable > Unlikely	NA	Low	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter. Reduce weight in the ends of the overextended branches that extend out over the street (The overall residual risk rating will be low after this pruning work is completed).	B

359

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T33	Blue Gum Eucalyptus	28/61	125X80	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T34	Blue Gum Eucalyptus	41	175X50	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T35	Blue Gum Eucalyptus	62	150X80	Fair	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T36	Blue Gum Eucalyptus	39	175X50	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T37	Blue Gum Eucalyptus	26.5	70X30	Good	Fair	Park Avenue & the Rail Trail Property. Also located within the falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B

454



TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T38	Blue Gum Eucalyptus	29	180X40	Fair	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
											457	
T39	Blue Gum Eucalyptus	19	70X30	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
											459	
T40	Blue Gum Eucalyptus	39	150/50	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
											462	
T41	Elm	40	45X20	Poor	Poor	Park Avenue	Observed extensive areas of decay in the trunk  Observed Large dead branches in the crown	> Probable > Likely	Severe	High	I recommend that this tree be removed as soon as possible to abate all potential hazards.	A
T42	Elm	16/13	45X20	Good	Fair	Park Avenue	Observed Large dead branches in the crown  Observed extensive damage to the trunk from a vehicle impact.	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be removed within the next year. Its trunk will become infected by decay in the future because of the extensive damage.	B

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T42A	Elm (No Tag)	9.5	15X15	Good	Fair	The Rail trail Property	None	> Improbable > Unlikely	NA	Low	None	<b>D</b>
T42B	Elm (No Tag)	12	50X25	Good	Fair	Park avenue and the Rail Trail Property	None	> Improbable > Unlikely	NA	Low	None	<b>D</b>
T43	Elm	22/32	60X30	Good	Poor	Park Avenue	Observed extensive decay in both of the codominant stems.	> Probable > Likely	Severe	High	I recommend that this tree be removed as soon as possible to abate all potential hazards.	<b>A</b>
T44	Blue Gum Eucalyptus	28/28/19	175X40	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	<b>B</b>
T45	Blue Gum Eucalyptus	42/16/17 8	180X60	Good	Fair	Park Avenue & the Rail Trail Property. Also located within falling radius of nearby residential properties.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	<b>B</b>
T46	Blue Gum Eucalyptus	13	75X5	Dead	Poor	Park Avenue, the Rail Trail Property, and the residences within this tree's falling radius.	Observed that this pine has been dead for a number of years and that it is vulnerable to falling onto Park Avenue.	> Probable > Likely	Severe	High	I recommend that this dead tree be removed as soon as possible to abate all potential hazards.	<b>A</b>

490

491



TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T47	Blue Gum Eucalyptus	29/54	175X40	Good	Fair	Park Avene, the Rail Trail Property, and the residences within this tree's falling radius.	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B
T48	Blue Gum Eucalyptus	17/23	135X10	Good	Fair	Park Avene, the Rail Trail Property, and the residences within this tree's falling radius.	None	> Improbable > Unlikely	NA	Low	None	D
T49	Blue Gum Eucalyptus	22	100X25	Fair	Fair	Park Avene, the Rail Trail Property, and the residences within this tree's falling radius.	Observed Large dead branches in the crown. Observed a large wound on the south side of the lower trunk.	> Possible > Somewhat likely	Severe	Moderate	I recommend that this tree be removed to abate all potential hazards resulting from tree failure.	B
T50	Big Leaf Maple ( <i>Acer macrophyllum</i> )	8.5	15X15	Good	Good	Park Avenue	None	> Improbable > Unlikely	NA	Low	None	D
T51	Blue Gum Eucalyptus	9/10.5	50X10	Fair	Fair	Park Avene and the Rail Trail Property	None	> Improbable > Unlikely	NA	Low	None	D
T52	Blue Gum Eucalyptus	20.5/45	90X10	Fair	Fair	Park Avene and the Rail Trail Property	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B

498

3600

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT & CROWN WIDTH (Feet)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF TREE FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T53	Blue Gum Eucalyptus	26.5/12	70X30	Good	Fair	Park Avene and the Rail Trail Property	Observed Large dead branches in the crown	> Possible > Somewhat likely	Significant	Moderate	I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter (The overall residual risk rating will be low after this pruning work).	B



**TREE MAINTENANCE RECOMMENDATIONS – THE 56 TREES ON THE CITY RIGHT OF WAY:**

I recommend that I meet with the prospective Tree Service Providers to discuss the scope of the recommended tree maintenance work on the site during the bidding process. I should also be available to inspect the work in progress to ensure that it is being performed correctly. This work must follow ANSI A-300 Best Management Practices and ISA Standards for Tree Pruning and Removal Work. The work must also be performed under the supervision of an ISA Certified Arborist.

I recommend that the following actions are taken to reduce potential risks to life and property.

**RECOMMENDED A PRIORITY WORK:**

I recommend that this work be undertaken as soon as possible.

Remove the following trees to abate potential hazards resulting from whole tree failures.

- Tree #6 – 9-inch DBH Coast Live Oak
- Tree #7 – 12 & 11-inch DBH Coast Live Oak
- Tree #15 – 49-inch DBH Blue Gum Eucalyptus
- Tree #22 – 29, 8 & 19.5-inch DBH Blue Gum Eucalyptus
- Tree #27 – 6-inch DBH Elm
- Tree #28 – 9-inch DBH Elm
- Tree #29 – 8-inch DBH Elm
- Tree #30 – 7-inch DBH Elm
- Tree #31 – 7-inch DBH Elm
- Tree #41 – 40-inch DBH Elm (grind the stump)
- Tree #43 – 22 & 32-inch DBH Elm (grind the stump)
- Tree #46 – 13-inch DBH Blue Gum Eucalyptus

← 3596

- 381 - weight reduction
- 391 - removal
- 482 - pruning
- 492 - removal=dead

RECOMMENDED B PRIORITY WORK:

I recommend that this work be undertaken within one year of this report.

Prune the following trees to reduce potential hazards resulting from branch failures.

- > Remove all dead branches larger than 1.5-inches diameter.
- > Remove all damaged and crossing branches larger than 1.5-inches diameter.
- > Reduce the weight in the ends of all of the overextended branches that encroach over Park Avenue. Utilize thinning cuts (wherever possible, prune the ends of these overextended branches back to side branches that are no less than 1/3 the diameter of the piece removed).

- Tree #12 – 57-inch DBH Blue Gum Eucalyptus
- Tree #16 – 65-inch DBH Blue Gum Eucalyptus
- Tree #17 – 72, 26, 16 & 17-inch DBH Blue Gum Eucalyptus
- Tree #18 – 60, 17, 10, 16, 30 & 44-inch DBH Blue Gum Eucalyptus
- Tree #19 – 51-inch DBH Blue Gum Eucalyptus
- Tree #20 – 51-inch DBH Blue Gum Eucalyptus
- Tree #23 – 27 & 21-inch DBH Blue Gum Eucalyptus
- Tree #24 – 13-inch DBH Blue Gum Eucalyptus
- Tree #26 – 46-inch DBH Blue Gum Eucalyptus
- Tree #32 – 22.5-inch DBH Blue Gum Eucalyptus
- Tree #33 – 28 & 61-inch DBH Blue Gum Eucalyptus
- Tree #34 – 41-inch DBH Blue Gum Eucalyptus
- Tree #35 – 62-inch DBH Blue Gum Eucalyptus
- Tree #36 – 39-inch DBH Blue Gum Eucalyptus
- Tree #37 – 26.5-inch DBH Blue Gum Eucalyptus
- Tree #38 – 29-inch DBH Blue Gum Eucalyptus
- Tree #39 – 19-inch DBH Blue Gum Eucalyptus
- Tree #40 – 39-inch DBH Blue Gum Eucalyptus
- Tree #44 – 28, 28 & 19-inch DBH Blue Gum Eucalyptus
- Tree #45 – 42, 16, 17 & 8-inch DBH Blue Gum Eucalyptus
- Tree #47 – 29 & 54-inch DBH Blue Gum Eucalyptus
- Tree #53 – 26.5 & 12-inch DBH Blue Gum Eucalyptus

- Remove Tree #42 – 16 & 13-inch DBH Elm (grind the stump)
- Remove Tree #49 – 22-inch DBH Blue Gum Eucalyptus (grind the stump)
- Remove Tree #51 – 9 & 10.5-inch DBH Blue Gum Eucalyptus (grind the stump)
- Remove Tree #52 – 20.5 & 45-inch DBH Blue Gum Eucalyptus (grind the stump)



RECOMMENDED C PRIORITY WORK:

I recommend that this work be undertaken within two years of this report.

Remove the following trees to abate potential hazards resulting from whole tree failures.

Tree #1 – 10-inch DBH Bailey Acacia (grind the stump or treat it with an approved herbicide)

Tree #2 – 8-inch DBH Bailey Acacia (grind the stump or treat it with an approved herbicide)

Tree #3 – 12.5-inch DBH Bailey Acacia (grind the stump or treat it with an approved herbicide)

Note that I also recommend that all of the Bailey Acacias on this site be removed because this species typically becomes vulnerable to falling when it grows larger over time. It is also an invasive species. I recommend that consideration be given to planting Coast Live Oaks as replacement trees in this location.

**THE FIVE TREES OF CONCERN ON THE REGIONAL TRANSPORT COMMISSION PROPERTY:**

**OBSERVATIONS & RECOMMENDATIONS:**

Note - The tree tag numbers below pertain to the tree resource assessment undertaken by RRM Design Group in 2021.

**Tree #381 – 35-inch DBH Monterey Pine (*Pinus radiata*):**

This tree is located opposite the residence at 414 Park Avenue. It has a poor structural condition, having an overextended branch structure that encroaches out over Park Avenue. This tree also has a codominant growth pattern, having two stems attached to its trunk at about 18-feet above ground. The area of attachment between these stems is poor.



I recommend that five of the lower branches that encroach over the street be removed and that weight is also reduced in the ends of the remaining branches on that side of the tree.

I also recommend that consideration be given to installing a support cable between the two codominant stems that share a poor attachment.



Two Baileys Acacia (Possibly Tree #391 and another adjacent unidentified Acacia):

A 10-inch diameter stem on the larger tree and a six-inch diameter branch on the smaller tree encroach over Park Avenue. They are vulnerable to falling onto Park Avenue at this time.

I recommend that the encroaching stem and branch be removed to prevent them from striking the street.





Tree #482 – 80-inch DBH Blue Gum Eucalyptus:

The crown of the large tree encroaches out over Park Avenue. I observed large dead branches over the street. This tree also has overextended branches that are vulnerable to falling onto the street.

I recommend that this tree be pruned to remove dead branches over 1.5-inches diameter and that weight is reduced in the ends of the overextended branches that have the potential to fall onto Park Avenue.

Tree #492 – 19-inch DBH Monterey Pine:

This dead pine leans towards Park Avenue and it is being weakened by fungal decay. I determined that it will likely fall within the next two years and that the consequences of this event have the potential to be severe.

I recommend that this pine be removed expeditiously to abate all potential hazards resulting from tree failure.

Tree #507 – 41-inch DBH Blue Gum Eucalyptus:

This large tree has a low limb that encroaches out over Park Avenue. This limb crosses the trunk of an adjacent tree on the RTC Property (Tree #508). I recommend that the crossing limb be removed at this time.





TREE RISK ASSESSMENT AND MAINTENANCE MATRIX – THE FIVE TREES OF CONCERN ON THE ADJACENT REGIONAL TRANSPORT COMMISSION PROPERTY:

TREE NUMBER	TREE SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GROUND (DBH)	ESTIMATED TREE HEIGHT (FEET)	HEALTH CONDITION	STRUCTURAL CONDITION	POTENTIAL TARGETS OF CONCERN	TREE DEFECTS AND CONDITIONS OF CONCERN	LIKELIHOOD OF FAILURE AND LIKELIHOOD OF IMPACT WITHIN TWO YEARS	POTENTIAL CONSEQUENCES OF FAILURE	ASSESSED RISK RATING WITHIN A TWO-YEAR PERIOD	RECOMMENDED ACTIONS TO ABATE OR MITIGATE POTENTIAL RISKS TO SURROUNDING LIFE AND PROPERTY	PRIORITY LEVEL
T381	Monterey Pine ( <i>Pinus radiata</i> )	35	65	Good	Poor	Park Avenue	- Overextended branches and a weak codominant growth pattern. - Codominant stems that share a weak attachment.	> Possible > Somewhat likely	Significant	Moderate	> Remove the lower branches over the street. > Install a support cable between the codominant stems.	B
T391	Two Bailey Acacias ( <i>Acacia baileyana</i> )	10 & 6	15	Good	Poor	Park Avenue	- Strong leans over the street.	> Probable > Likely	Significant	High	> Remove the leaning stem and the encroaching branch.	A
T482	Blue Gum Eucalyptus ( <i>Eucalyptus globulus</i> )	80	100	Fair	Poor	Park Avenue	Overextended branches & large dead branches that extend out over Park Avenue.	> Possible > Somewhat likely	Significant	Moderate	Remove dead branches over 1.5-inches diameter and to reduce the weight in the ends of overextended branches.	B
T492	Monterey Pine	NA	NA	Dead tree	Poor	Park Avenue	A dead tree that is being weakened by decay in its trunk and roots.	> Probable	Severe	High	I recommend that this tree be removed as soon as possible to abate all potential risks to life and property.	A
T507	Blue Gum Eucalyptus	NA	NA	Good	Poor	Park Avenue	A large crossing branch that extends out over the road.	Possible	Severe	Moderate	I recommend that the crossing branch of concern be removed.	B

Please contact me if you have any questions pertaining to this report.

Respectfully submitted,



Nigel Belton

Attachments:

- Assumptions & Limiting Conditions
- Tree Location Maps (City ROW Trees)
- ISA Basic Tree Risk Assessment Form (Tree #22)
- ISA Basic Tree Risk Assessment Form (Tree #17)