

## **PPCC Land Use Committee (LUC) 3/4/20 Meeting Report & Recommendation to the Board**

The LUC held a public meeting on March 4, 2020, to discuss the proposed project at **1270 N. Marinette Rd.** (application for 4-lot subdivision parcel map and other proposals, including demolition of existing home, construction of four new homes and retaining walls, grading (no export of soil), extension of the existing street for legal & physical access, and removal and replacement of ten protected oak trees and 53 "significant" non-protected trees – the "Application").

LUC Chair Howard Robinson explained that a City Planning Dept. hearing on the Application had occurred on February 27 and that the hearing officer kept the file open for possible further comment until March 31. He also explained that since no variances were sought, the Application would ordinarily not be considered by the LUC, but the matter had been referred to the committee by PPCC Chair David Card, primarily due to concern about the tree removal proposals.

The LUC then heard from the applicants and their representative, who explained the project and the various proposals in detail. Cindy Kirven (PPCC Palisades Forestry Committee Chair, speaking on her own behalf) next related her individual concerns regarding the tree removals. The LUC also heard from City Urban Forestry Division Superintendent Stephen Du Prey, who explained his agency's involvement in the approval process.

The applicants answered numerous questions from LUC members and the audience, which included several residents and some PFC members. Many issues were discussed and concerns were addressed, including project history, tree removal and replacement, retaining walls, impact on neighboring properties, grading and soil replacement, infrastructure and size of proposed homes.

As to tree removals, the applicants stated that all protected oak trees must be removed due to the fact that much of the existing site is composed of uncertified dirt fill, and must be removed and recompacted with proper permits and inspections. This will result in the loss of many trees. All "protected" trees (primarily oak trees) will be replaced on-site at a 4:1 ratio as required by Code and the conditions of approval of the approval letter. As to other trees, they explained that the hearing officer had indicated at the February 27<sup>th</sup> hearing that she may not require a 1:1 replacement of "significant" trees (any non-protected species with a greater than 8 inch trunk diameter) because of concerns expressed by LAFD about fire danger and tree health given the large number of protected trees that must also be replaced. The applicants advised that nonetheless, as part of their landscape plan they intend to plant many other trees in addition to protected oak trees, in part in order to screen required retaining walls. They also indicated that all trees would be planted below view corridors and that they would work with neighboring residents to address concerns about perceived impacts on adjacent properties.

There was no organized opposition to the project. Area 5 Representative Sue Kohl (the applicable PPCC representative) was unable to attend but had previously indicated that she was not aware of any current neighborhood opposition.

After discussion, and based on the presentation as well as review of the applicable documents, the LUC unanimously passed the following motion:

"The LUC recommends that the PPCC Board request the following amendments to proposed conditions of approval of the Application, as set forth in the City Planning Department Staff Report (Draft Vesting Tentative Tract Report with Conditions – "Report")<sup>1</sup>:

- 1) Urban Forestry Division and Dept. of City Planning Condition #19, second paragraph (Report, p. 6):

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<sup>1</sup> Proposed amendments in bold font.

A minimum of 4 trees (a minimum of 48 inch box in size if available) shall be planted **on-site** for each protected tree that is removed. The canopy of the oak trees planted shall be in proportion to the canopies of the oak trees removed per Ordinance No. 177,404, and to the satisfaction of the Urban Forestry Division of the Bureau of Street Services and the Advisory Agency.

- 2) Dept. of City Planning – Standard Single-Family Condition #SF-2, first sentence (Report, p. 8):

That a landscape plan, prepared by a licensed landscape architect, be submitted to and approved by the Advisory Agency **and by the Urban Forestry Division** in accordance with CP-6730 prior to obtaining any grading or building permits before the recordation of the final map . . .

- 3) Dept. of City Planning – Standard Single-Family Conditions #SF-2, second sentence (Report, p. 8):

. . . The landscape plan shall identify tree replacement on a 1:1 basis by a minimum of 24 inch box trees for the unavoidable loss of “**significant**” trees on the site, **to the maximum extent possible consistent with fire danger protection and tree health.**”

*Howard Robinson, Chair, PPCC LUC*