

PROPOSED REMOVAL OF EXISTING ICONIC PALM TREE AT 202 W.  
MANCHESTER

1) PROPOSED ACTION BY OWNER:

- Existing PALM TREE along Vista Del Mar on this subject property is proposed to be REMOVED from this property so the Owner's driveway can be located where the Existing PALM TREE is now located.

2) ALTERNATE SOLUTIONS FOR CONSIDERATION BY PLUC:

- Relocate the proposed driveway, OR:
- Relocate the Existing Palm Tree to another position along the Vista Del Mar Lane frontage, under the direction of an Arborist, OR:
- Donate the Existing Palm Tree to Public Works ( to be rehomed by Public Works into another Park or Street Improvement project within in Playa Del Rey, west of Pershing Dr.).  
Owner to replace this donated tree with another Palm Tree of same species and height, to be required to be installed prior to, and as a condition of, issuance of Certificate of Substantial Completion and as a condition of issuance of the Certificate of Occupancy. Installation shall be along this properties Vista Del Mar Lane frontage.

3) NEIGHBORHOOD CONSIDERATIONS:

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- The EXISTING PALM TREE is an historic identifier of this neighborhood, and should remain on site.
- In other hearings of this type, where the elimination of one of the neighborhood's Iconic Palm Trees has been proposed, local neighbors have shown great interest in retaining our Palm Trees, as they are a defining element in the identity of our neighborhood.

## SUGGESTED CHANGES TO OWNERS PROPOSED LANDSCAPING FOR 202 WEST MANCHESTER (TREES)

See Landscape Construction Documents submitted to Planning Dept. by Owner

According to the Owner's Representative, Tony Russo, it is my understanding that the Owner's intent is to keep all vegetation: TREES, SHRUBS, Etc., below the height of the Roof adjacent to them, and in no case to exceed the height of the highest ROOF on site, the Level 3 ROOF which is +117 foot 6 inches.

The following comments are meant to call attention to the areas on site where a more detailed review of the Owner's current plans would call for the suggestions incorporated in these pages in order to adhere to the Owner's maximum intended TREE, SHRUB AND ALL OTHER VEGETATION'S height above finish grade.

ADDITIONAL CONCERNS and their suggested Solutions are also commented on in these pages.

### 1) PROBLEM:

ON MANCHESTER BLVD: When walking or driving down Manchester, the OCEAN VIEW to the SOUTH will be TOTALLY BLOCKED by 6 proposed Cajeput TREES growing up to 35 feet high along Manchester; that's the HEIGHT OF A 3 STORY BUILDING.

## SUGGESTED CHANGES TO OWNERS PROPOSED LANDSCAPING FOR 202 WEST MANCHESTER (TREES)

### 1) SOLUTION

\* Replace the Cajeput TREES with another selected Tree whose optimal growth is maximum 15 feet. 15 feet is the vertical measurement from top of finish grade to top of Roof at Level 3, according to Owner's plans, sheet A1.54

- All trees along Manchester (Owner's plans submitted to Planning, sheet L4.1, show 6 trees) shall be trimmed yearly in January to a maximum height of 15 feet above grade at each tree's location.

### 2) PROBLEM:

ON VISTA DEL MAR BLVD. at the Southwest corner of this property, Owner's plans sheet L4.1 shows a Pink Melaleuca TREE with an optimal height of 35 feet, the HEIGHT OF A 3 STORY BUILDING, blocking the Ocean views to the South and Southwest of all people walking or driving down Manchester, as well as blocking the Owner's own Ocean views to the Southwest, and the South and Southwest views of all neighbors living on the east side of Vista Del Mar north of Manchester.

This Tree also takes on the aura of a "STREET TREE" because of its location, and thus conflicts with the PALM TREE which has been suggested should remain on site.

SUGGESTED CHANGES TO OWNERS PROPOSED LANDSCAPING  
FOR 202 WEST MANCHESTER (TREES)

2) SOLUTION:

- \* DELETE this Pink Melaleuca TREE
- \* ANY TREE desired by Owner to be located along the Vista Del Mar frontage shall be either the EXISTING PALM TREE or one ADDITIONAL PALM TREE of the same species and height as the EXISTING PALM TREE.

3) PROBLEM:

Within 7 feet of this property's eastern property line, the common property line shared by this property and 7301 Rindge Ave., a MAIDENHAIR TREE with an OPTIMAL HEIGHT OF 25 FEET is shown on Owner's plans sheet L4.0. It is located within the proposed walled Patio.

According to Owner's plans sheet A0.01 the east wall of this Patio is a 10 foot high Retaining Wall with an (assumed) 5 foot wide minimum footing under the Patio.

This would preclude allowing the TREE, located as shown, to be rooted in the earth below the Patio, and would suggest the need for a 3 foot high raised planter in this location.

The distance from the finish grade at the raised planter to the top of the roof at Level 3 is 18 foot 6 inches, according to Owner's plans sheet A1.51.

SUGGESTED CHANGES TO OWNERS PROPOSED LANDSCAPING  
FOR 202 WEST MANCHESTER (TREES)

3) SOLUTION:

Replace the MAIDENHAIR TREE with another selected TREE whose optimal growth is maximum 18 feet, and who can survive in a container of 3 foot in depth.