

SAVE OUR TREES

The Pacifica Planning Department is considering approval of a permit to cut down all the Heritage Trees that line the front of Casa Pacifica. By your signature below, tell the City Planning Department that you want the trees saved and to reject and deny the above permit.

1. Sign name Sharon Emerson Smith Apt # 307-D
Print name SHARON EMERSON SMITH
2. Sign name Josie Arando Apt # 312-B
Print name JOSIE ARANDO
3. Sign name Margaret Hobbs Apt # 104D
Print name MARGARET HOBBS
4. Sign name Keiko Mills Apt # 110-B
Print name KEIKO MILLS
5. Sign name Marilyn Miller Apt # 112B
Print name MARILYN MILLER
6. Sign name Ruth A. Mareki Apt # 310-D
Print name RUTH A. MAREKI
7. Sign name Rosa Monde Bagan Apt # _____
Print name ROSA MONDE BAGAN
8. Sign name Celina V. Parr Apt # 312B
Print name CELINA V. PARR
9. Sign name Lydia Benitez Apt # 104A
Print name LYDIA BENITEZ
10. Sign name Mary McCall Apt # 2050
Print name MARY MCCALL
11. Sign name Betty Gardner Apt # 201D
Print name BETTY GARDNER
12. Sign name Ruth Cooper Apt # 201-B
Print name RUTH COOPER
13. Sign name Honey Rollitz Apt # 306-B
Print name HONEY ROLLITZ

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1. Sign name FRAN LARSON Apt # 112A
Print name FRANCOIS M. LARSON
2. Sign name Carol M. Rising Apt # D306
Print name CAROL M. RISING
3. Sign name Celina Pan Apt # 312-B
Print name CELINA PAN
4. Sign name Manuel F. Sequeira Apt # 102A
Print name MANUEL SEQUEIRA
5. Sign name Gary Kaufman Apt # 109H
Print name GARY KAUFMAN
6. Sign name Ronald Perez Apt # 108A
Print name RONALD PEREZ
7. Sign name Zenaida Agoncillo Apt # 105-A
Print name ZENaida AGONCILLO
8. Sign name Virginia Pitts Apt # 106L
Print name Virginia Pitts
9. Sign name Ricardo Griffin Apt # 111A
Print name RICARDO GRIFFIN
10. Sign name Yuhua Chen Apt # 301A
Print name SI HUI SU
11. Sign name Nelia Echar Apt # _____
Print name NELIA ECHAR
12. Sign name Elizabeth Lee Apt # 310-A
Print name Elizabeth Lee
13. Sign name Alla Nikolaeva Apt # 311A
Print name Alla Nikolaeva
14. Sign name _____ Apt # 311A
Print name Elena Opall

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1. Sign name Rosa Monde Bagon Apt # 201A
Print name ROSA MONDE BAGON
2. Sign name Josie Arando Apt # 212-B
Print name JOSIE ARANDO
3. Sign name V. B. B... Apt # 203-B
Print name V. B. B...
4. Sign name Basil Brummel Apt # 212A
Print name BASIL BRUMMEL
5. Sign name Cynthia Licea Apt # 302A
Print name CYNTHIA LICEA
6. Sign name Barbara Bove Apt # 305A
Print name BARBARA BOVE
7. Sign name Bill Bove Apt # 308A
Print name BILL BOVE
8. Sign name M. McCall Apt # 205D
Print name MARY MCCALL
9. Sign name Guillermo Petera Apt # 203D
Print name GUILLERMO PETERA
10. Sign name Isaura Aljicua Apt # 110.E
Print name ISAURA ALJICUA
11. Sign name Dona Valenzuela Apt # 108D
Print name DONA VALENZUELA
12. Sign name Corrine Sanchez Apt # D-107
Print name CORRINE SANCHEZ
13. Sign name Christina Sotelo Apt # D106
Print name CHRISTINA SOTELO
14. Sign name _____ Apt # _____
Print name _____

14. Sign name Ellie Dabuet Apt # D-210
Print name ELLIE DABUET

15. Sign name Mickey Lawson Apt # 306A
Print name MICKIEY LAWSON

16. Sign name Guillermo Perez B. Apt # 203D
Print name GUILLERMO PETER B.

17. Sign name H. Guzman Apt # 210A
Print name HUMBERTO AGUIRRE

18. Sign name Ronald Davis Apt # 206A
Print name RONALD DAVIS

19. Sign name Bernard Rojas Apt # 211-A
Print name BERNARD ROJAS

20. Sign name Juan Serrano Apt # 207A
Print name JUAN SERRANO

21. Sign name _____ Apt # ~~207A~~
Print name _____

22. Sign name Herita L. Alvarado Apt # 307K
Print name HERITA L. ALVARADO

23. Sign name Lidia Benitez Apt # 1074A
Print name LYDIA BENITEZ

24. Sign name Irene Hars Apt # 107B
Print name IRENE HARS

25. Sign name Isabel Donovan Apt # _____
Print name ISABEL DONOVAN

26. Sign name _____ Apt # _____
Print name _____

~~27. Sign name _____ Apt # _____~~

28. Sign name _____ Apt # _____
Print name _____

29. Sign name _____ Apt # _____
Print name _____

30. Sign name _____ Apt # _____
Print name _____

309A

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- 1. Sign name [Signature] Apt # 103A
Print name RANDA TIBBS
- 2. Sign name _____ Apt # _____
Print name _____
- 3. Sign name _____ Apt # _____
Print name _____
- 4. Sign name _____ Apt # _____
Print name _____
- 5. Sign name _____ Apt # _____
Print name _____
- 6. Sign name _____ Apt # _____
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- 7. Sign name _____ Apt # _____
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- 8. Sign name _____ Apt # _____
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- 9. Sign name _____ Apt # _____
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- 10. Sign name _____ Apt # _____
Print name _____
- 11. Sign name _____ Apt # _____
Print name _____
- 12. Sign name _____ Apt # _____
Print name _____
- 13. Sign name _____ Apt # _____
Print name _____
- 14. Sign name _____ Apt # _____
Print name _____

August 2016

City of Pacifica
Attention: M. Perez,
T. Wehrmeister
2800 Francisco Blvd
Pacifica, CA 94044

Re: Removal of Heritage Trees at Casa Pacifica Apts. 1060 Terra Nova Blvd

This letter is to request that there not be a removal of the heritage trees situated on the Casa Pacifica Apts along Terra Nova Blvd. As one of the residents with a unit facing Terra Nova, I have enjoyed a number of benefits from these lovely trees.

They are a buffer between the noise and air pollution of the heavy traffic on Terra Nova. They provide shade and protection against possible vehicle accidents. There is an on-going problem with motorcycles and cars being raced on Terra Nova and "spun for fun" in the empty gravel area directly across the street.


I am on the second floor and can honestly testify to the positive growth and health of the trees. Some have been trimmed (topped) in a drastic manner. I know the trimming was done by P.G.& E at no cost to owner and it was done drastically so that they would not have to do it again for several years. In spite of this and the drought, they have not only survived but have thrived.

Since the exterior deferred maintenance (the property was neglected for more than 10 years) started a year ago last April, we no longer have the use of our balconies and patios for plants and enjoyment of the outdoors. Consequently, the beauty of these trees provides soothing relief and calming balm during this on-going (and it appears never ending) repair and turmoil. Now, we have been without heat for almost 3 weeks.

We are elderly, low income folks with no option to "just move". I love Pacifica. I love the care and consideration that Pacifica has shown for the scenic beauty, health, safety and welcoming, historic environment of our community.

Please request and consider permitting other less drastic options.

Thank you,


Sharon J. Emerson-Smith
1060 Terra Nova # 207 D
Pacifica, CA 94044

Arborist Report

**Tree Health and Assessment
Casa Pacifica Retirement Apartments
1060 Terra Nova Blvd
Pacifica, CA**



Prepared By: Tom Dahl, ISA Certified Arborist WE-1953A

ARBORIST REPORT

Thomas Dahl
Certified Arborist W.E. 1953A
P.O. Box 881
Moss Beach, CA 94038
650-728-5833

July 11, 2016
Client: Tenants of Casa Pacifica
Retirements Apartments
1060 Terra Nova Blvd.
Pacifica, CA

Assignment: Tom Dahl, certified arborist, has been retained by the tenants of the Casa Pacifica apartments in Pacifica Ca. to assess the condition and health of the trees that line the front of their two buildings. The city of Pacifica has approved a permit for the property owner remove the trees and the tenants of Casa Pacifica are against it. This is not an in depth detailed tree by tree arborist report. It is a general overall health and condition assessment with observations, opinions and a conclusion. The goal of this report is to have the City of Pacifica overturn its original decision to approve the removal of all twenty trees. It is the hope that the Park Commission will reassess the situation from the perspective of the Casa Pacifica residents who live in the community and pay rent to the property owner and taxes to the City of Pacifica.

Site Visits: June 18, July 1 and July 6, 2016

Tree Inventory: The residential apartment complex has 23 trees along the front of the building adjacent to Terra Nova Blvd. Eighteen coast redwoods-Sequoia sempervirens, two Monterey cypress Hesperocyparis macrocarpa and three Peruvian peppers-Schinus molle. The three peppers are to remain.

Assessment and Observations: All of the trees are alive; none of the trees approved for removal are dead. Eleven of the trees have been topped due to overhead utility power lines. These trees are healthy and show no sign of failure or decline. Seven of the redwoods have not been topped and are natural in height with no overhead power lines above. Four of these seven have been side pruned for clearance from power lines, but are recovering nicely with healthy new growth. These trees are not hazardous and show no signs of potential failure. The two Monterey cypress trees have been topped due to overhead power lines. These trees are not hazardous and show no signs of potential failure. There is an underground utility vault in between the two cypress trees approximately ten feet from each tree. There is no damage seen to the vault.

Sixteen of the redwood trees are in good health, with normal green foliage. Two of the redwoods that have not been topped have some yellowing of the foliage, but are not in decline. All of the trees are growing straight, with no lean or showing signs of failure or uprooting. There are no safety concerns or hazards with any of the aforementioned twenty trees. The clearance from the overhead power lines is legal and more than adequate.

Surface roots are visible from some of the redwoods and both the cypress trees, but are not causing any damage to the building or the public sidewalk. There are no sidewalk deficiencies caused by the tree roots. The trees are not damaging any property or encroaching on the power lines. There are no signs

of any decay or cavities in any of the tree trunks or root crown areas. There are no hazards to property or people seen from any of these trees.

Down the street on Oddstead Street there is another large apartment complex with several redwood trees that have been topped. These trees look good and are sustainable.

Conclusion: This assessment is not just about the trees. It is about the trees and how their removal would impact an entire community of senior citizens who have come to enjoy the benefits the trees offer to their quality of life.

Although the trees are not in perfect condition and may not be the best species for the location, they are healthy, sustainable, are not hazardous and do not have to be removed. The trees offer shade, privacy, protection from elements such as dust, noise and pollution, serenity and peace to the Casa Pacifica residents. In addition, the trees act as a visual barrier for the unsightly commercial center and its parking lot across the street, and a potential physical barrier from cars hitting the building in the event of an auto accident.

With proper maintenance the trees could be sustained for years to come and have a more natural appearance. The redwoods can be thinned out and shaped to look aesthetically pleasant. The adventitious growth of vegetation from the topping cuts can be managed better so the power line maintenance doesn't have to be so drastically low. The trees can grow back a little taller and have a more natural symmetry and still have legal power line clearance. The skirts can be raised and all suckers sprouting at the base of the redwood trees can be pruned, which would expose more of the natural beauty of the trunk, and improve the overall appearance of the existing landscape.

The two cypress trees can be re-structured/pruned. Excessive end weight can be reduced to compensate for the current out of balance shape. Thinning and dead wooding would also help improve the aesthetics of the cypress trees.

Some of the tenants of the Casa Pacifica Retirement community have lived there for fifteen or more years and to remove these twenty trees would impact and change the established environment they currently enjoy. Most of the tenants do not want the trees removed. These people, who have lived among this beauty for many years, do not mind the imperfections. Many of the senior citizens do not get out much and enjoy walking up and down the sidewalk adjacent to these trees. The removal of twenty trees would be disruptive to the peaceful lives these seniors enjoy. They would not only be losing the beauty of the trees but also the protective benefits they offer such as shade protection, privacy and protection from the elements. Many of these senior citizens do not have the option to move if they are unable to adjust to the new landscape without the trees.

The tenants of Casa Pacifica enjoy the beauty and benefits of the mature, established landscape. They have roots in the community and love the look and peaceful serenity these Heritage trees provide. Although there is a plan for a new landscape, it would take several years for the trees to grow into maturity and offer what the present landscape does.

All of these trees do not HAVE to be removed.

Consultants Qualifications:

- I have over thirty five years of experience in the field of Arboriculture.
- International Society Arboriculture Certified Arborist WE 1953A from 1998 to present.
- International Society of Arboriculture member
- International Society of Arboriculture Western Chapter member

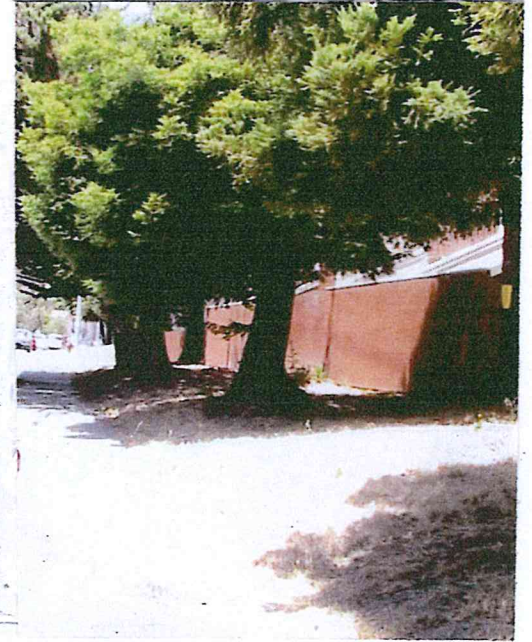
Certification: I hereby certify that all statements of fact in this report are true complete and correct to the best of my knowledge and belief.

Tom Dill
W.E-1953A





View from 2nd story window on Terra Nova Blvd. showing screening from street and shopping area



Trees provide privacy, shade and noise and dust buffer from street



Healthy, established trees along Terra Nova Blvd. provide tenants and Pacifica residents parklike appeal



Location: West End of Casa Pacifica @ Aspen Drive

As it stands today - August 2016 - the historic charm of Pacifica's big & small trees appealingly down Aspen Drive and links up nicely with the long line of Heritage Trees in front of both Casa Pacifica buildings.

In a pleasant and natural way, the continuity of the old tree greenery and charm is preserved and continued on Terra Nova together with an appealing mix of small trees.

On the contrary, however, if all the Heritage Trees are destroyed, the historic charm and link to the neighborhood will instead come to an abrupt and unnatural halt at Terra Nova where the old beauties will encounter a new line of incongruent, skinny young saplings 10 feet high..

We the tenants of Casa Pacifica feel this setting is precisely the kind which the existing standing Heritage Tree Municipal Codes should preserve and protect.

And we respectfully request their due consideration in the case before us.

6/24

OUR ISA - CERTIFIED
ARBORIST APPRAISAL
FOLLOWING HIS
INSPECTION OF ALL
THE TREES ON
SITE -

John Brothman
CASA Pacific
1060 Terry North Blvd
Pacifica
20518
650 557
1507

Page 1 of
JohnBrothman@
pac-com

The structure is compromised and health and safety issues can result usually but in the case of the Redwoods at your apartment topping has not had a disastrous effect or created a hazardous condition but that is what usually happens.

And as for the clearance from the High Voltage power line PGE will keep a certain distance but it looks like the trees are even further below the wires than usual. I wonder if they were topped for any other reason by the property

In short your tree situation there is far from perfect and does have several deficiencies but the trees are not hazardous, can be sustainable and do not have to be removed.

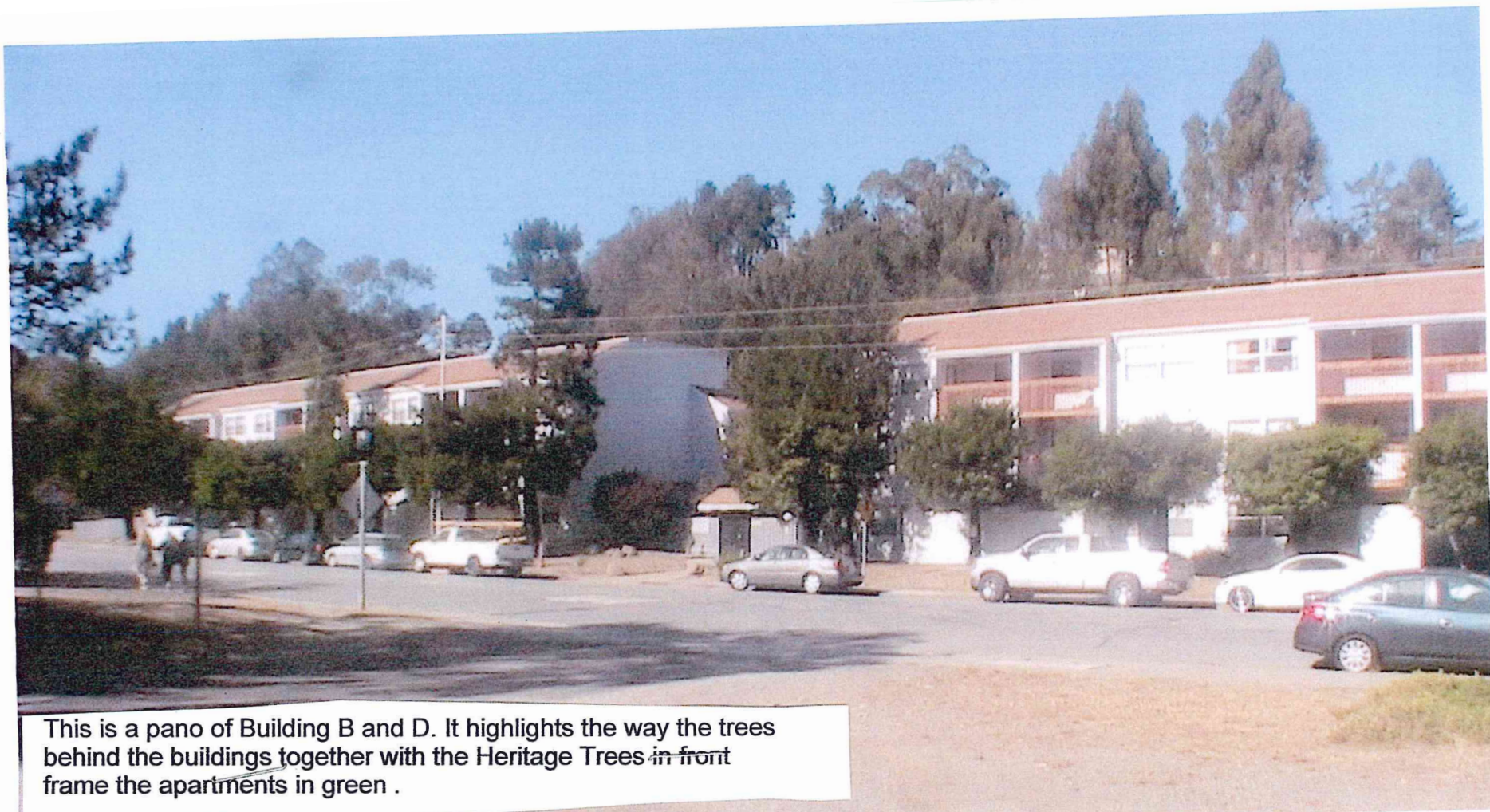
I think the owner has a plan and wants to remove the trees and start fresh with different species.

But as i said it is about more than just having perfect text book trees it is about real people and where and how they like to live and a setting that is established and enjoyed by many and that is worth fighting for.

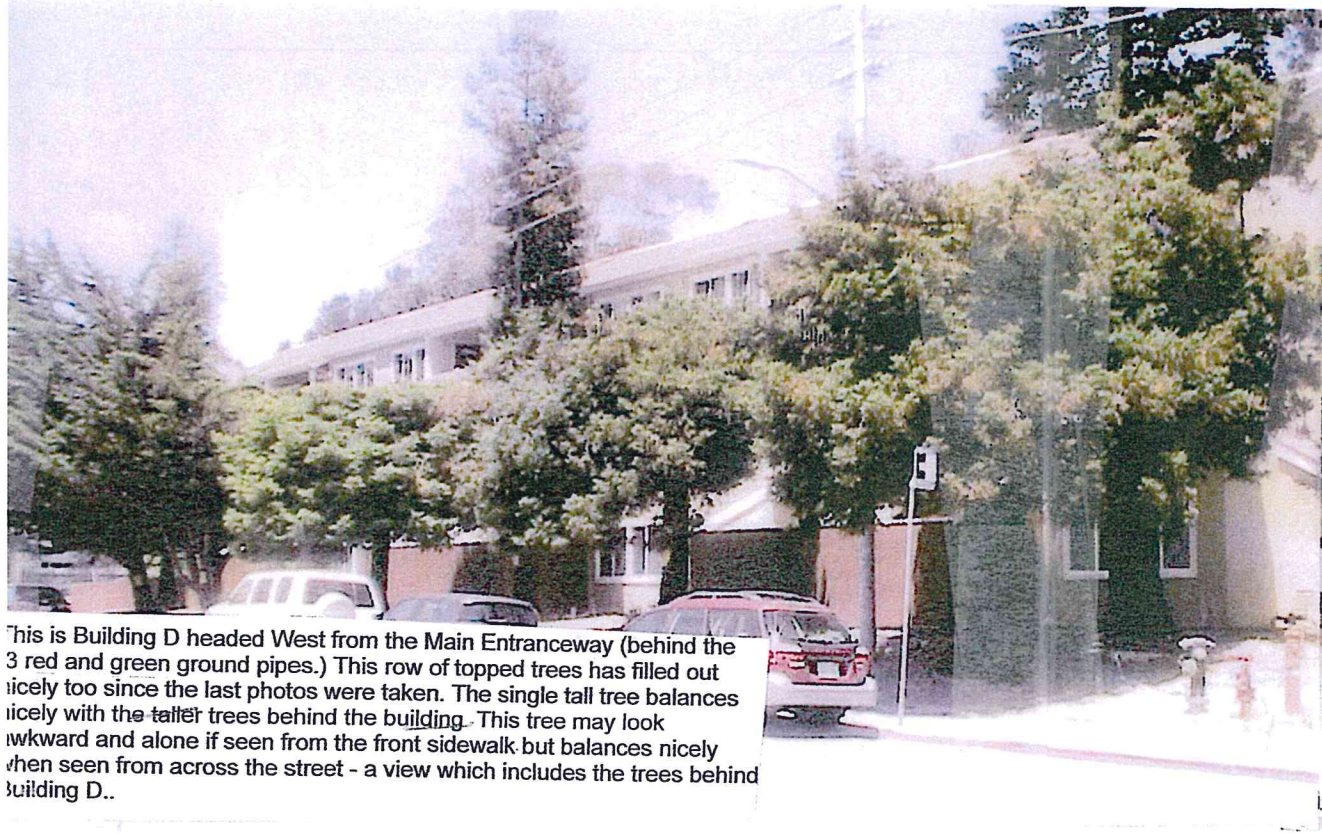
I have reviewed all the documents you provided and went online to the City Agenda and read all the letters

I think it is worth fighting for, if i lived there i know i sure would not want all the Redwoods removed

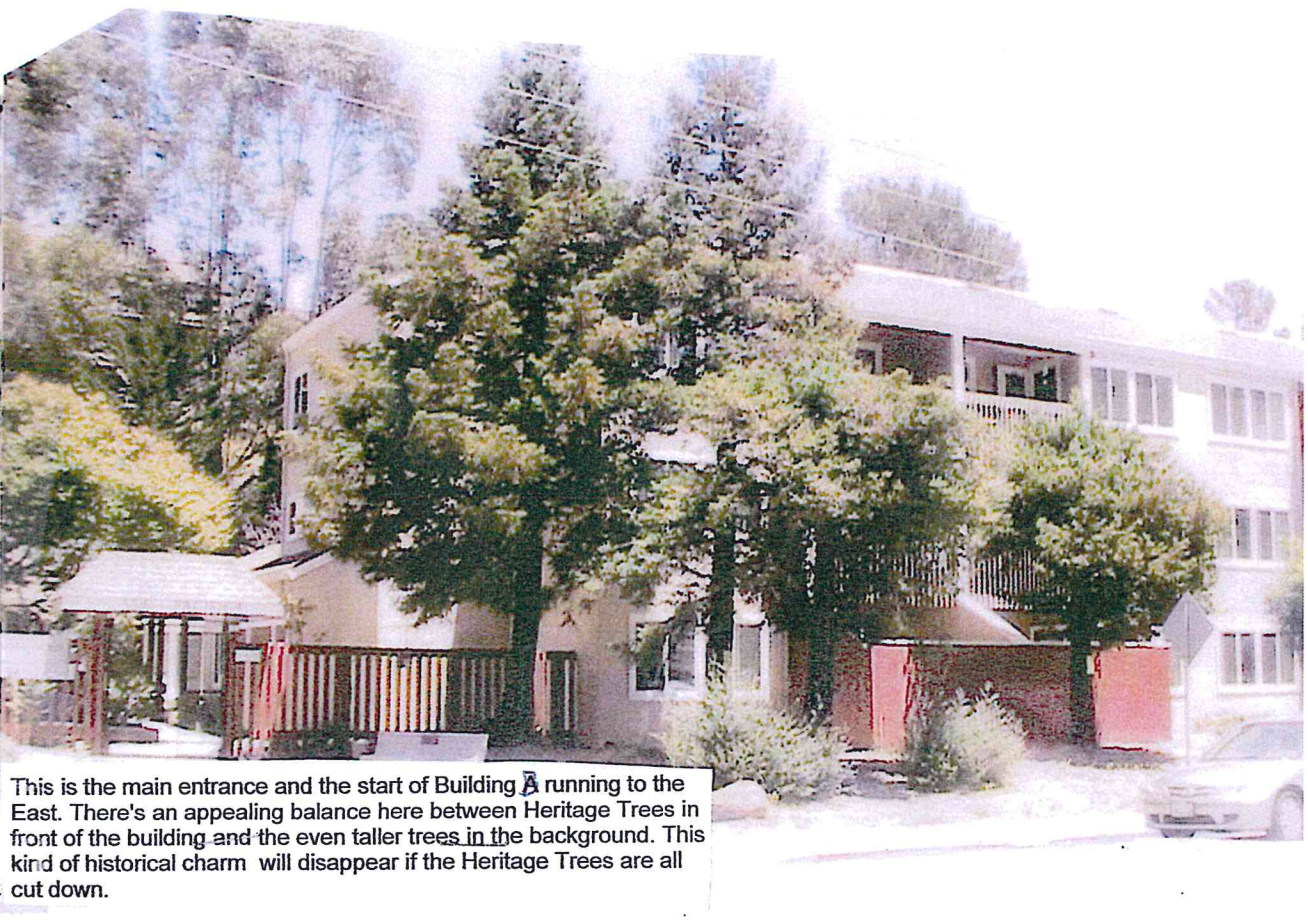
Please let me know as soon as you can if you want to proceed with what we talked about so i can get started on the report writing (in general report not detailed)



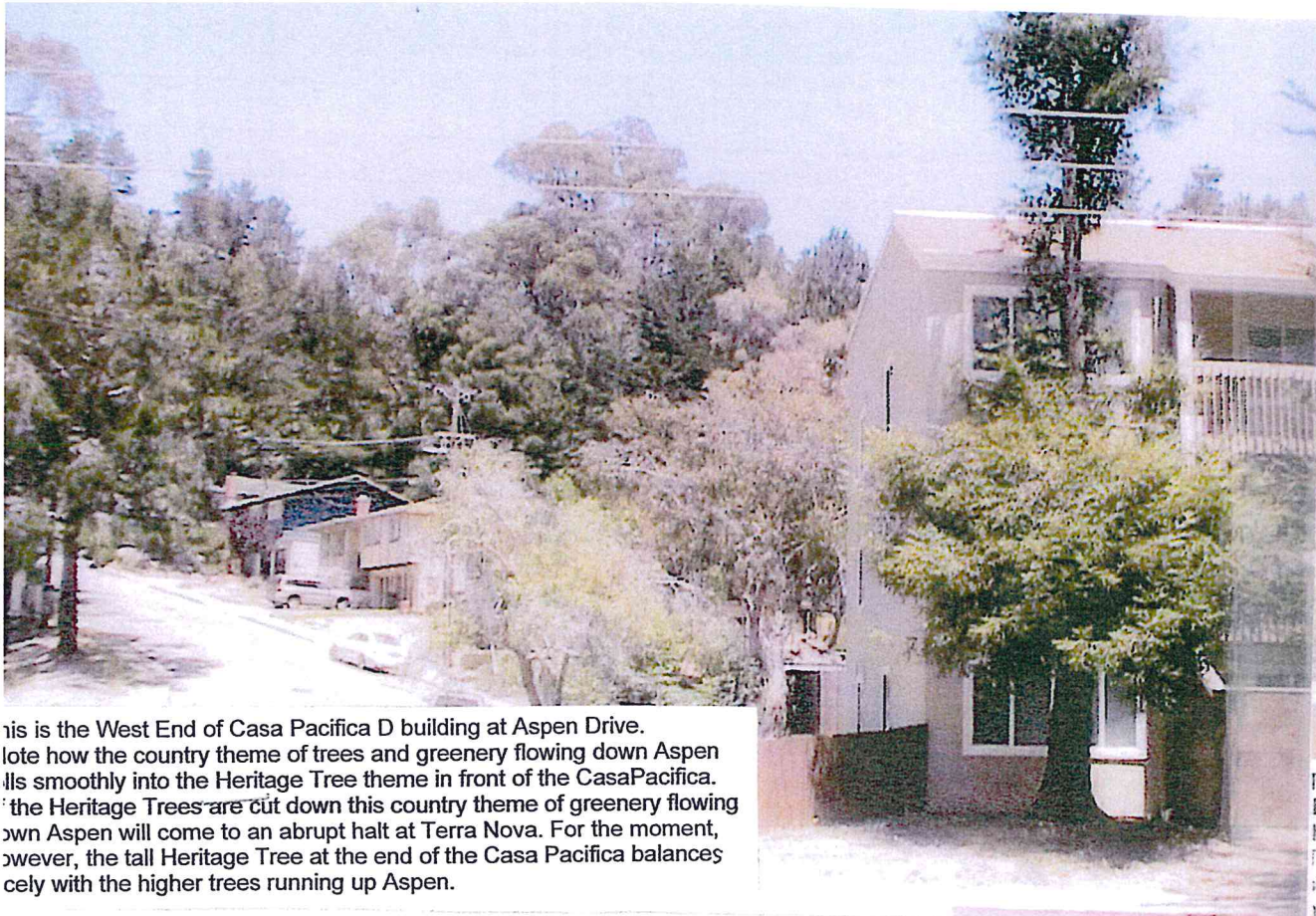
This is a pano of Building B and D. It highlights the way the trees behind the buildings together with the Heritage Trees in front frame the apartments in green .



This is Building D headed West from the Main Entranceway (behind the 3 red and green ground pipes.) This row of topped trees has filled out nicely too since the last photos were taken. The single tall tree balances nicely with the taller trees behind the building. This tree may look awkward and alone if seen from the front sidewalk but balances nicely when seen from across the street - a view which includes the trees behind building D..



This is the main entrance and the start of Building A running to the East. There's an appealing balance here between Heritage Trees in front of the building and the even taller trees in the background. This kind of historical charm will disappear if the Heritage Trees are all cut down.



This is the West End of Casa Pacifica D building at Aspen Drive. Note how the country theme of trees and greenery flowing down Aspen flows smoothly into the Heritage Tree theme in front of the Casa Pacifica. If the Heritage Trees are cut down this country theme of greenery flowing down Aspen will come to an abrupt halt at Terra Nova. For the moment, however, the tall Heritage Tree at the end of the Casa Pacifica balances nicely with the higher trees running up Aspen.



This is the West End of building D at Aspen Drive. The Heritage Tree behind the blue car has grown a good deal since arborist D... his photo of it for his 2015 proposal to the owner and the C... The Cox photo was taken from the sidewalk at about the bridge... showed a much thinner tree abnormally leaning toward the... However, the tree has developed a normal or very near normal...

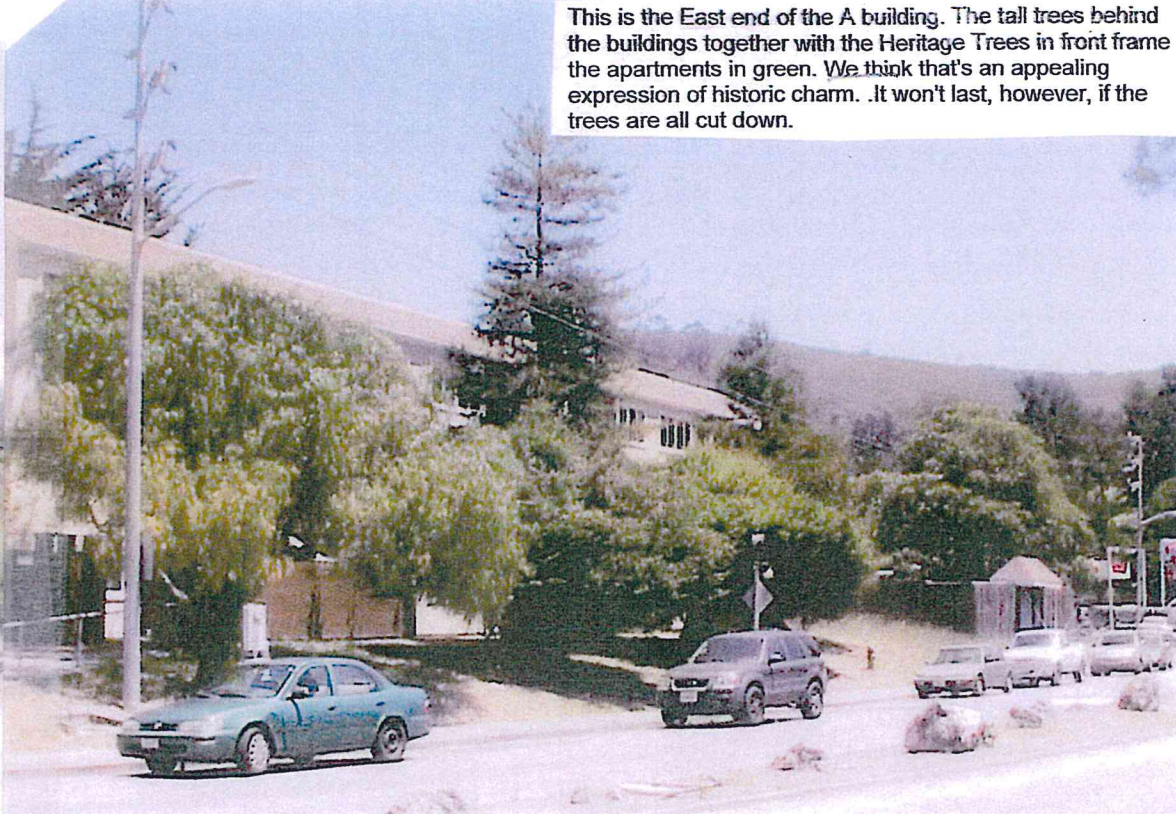
In the last year or so, the growth of the Heritage Tree has improved the greenery and shade they bring to the sidewalks. If they're cut down, the shade will vanish.

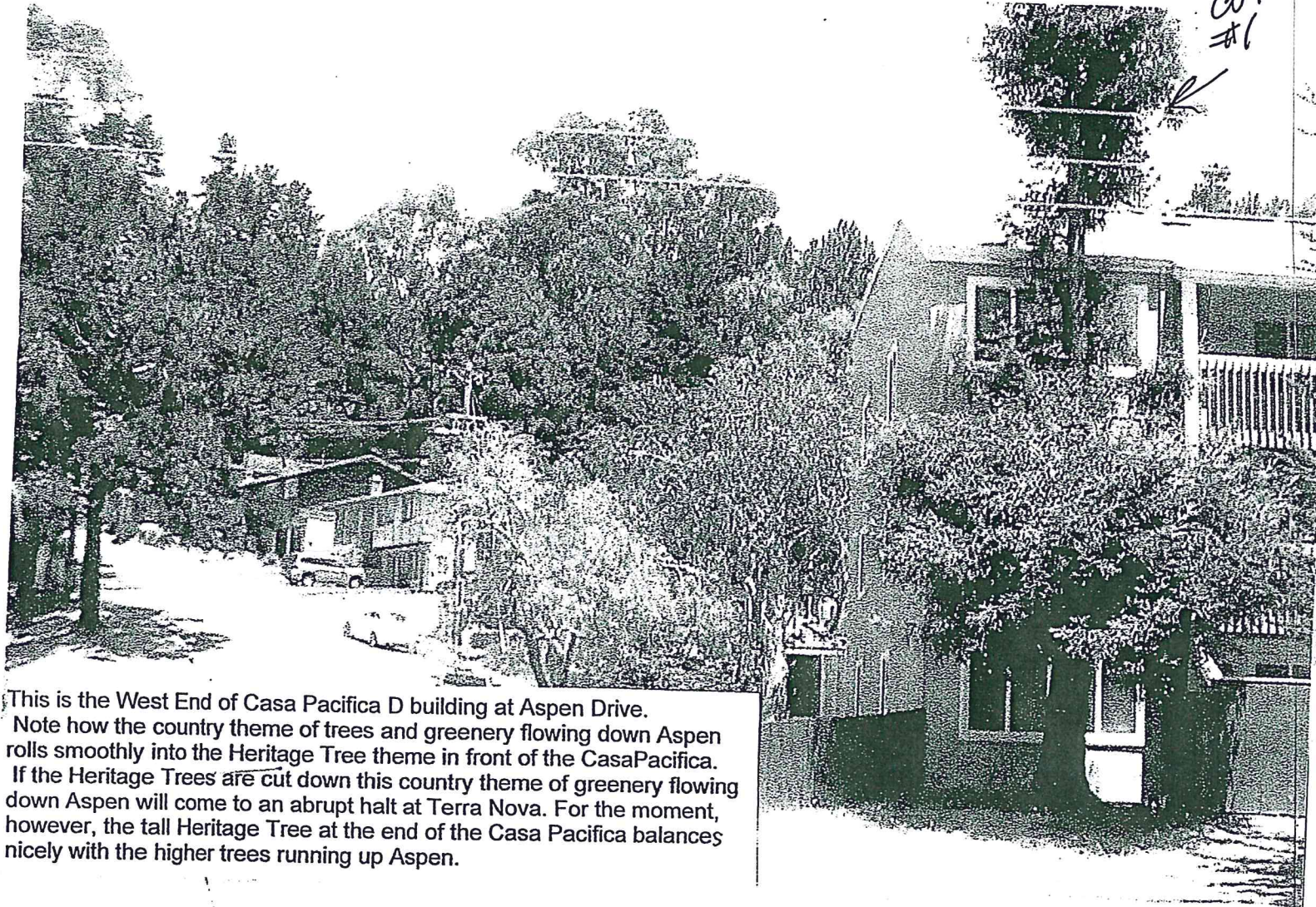
This is the start of Bldg B adjacent to the side door ramp.
This row of 5 topped trees has filled out nicely since the last photos were taken over a year ago. They now form an almost continuous row of greenery in front of the building. Note the density of their greenery. The planned replacement trees, however, are thin and airy. They may never ever be able to duplicate the green density and privacy which the Heritage Trees give us now..

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7/19
AT
BASE OF
SIDE
RAMP

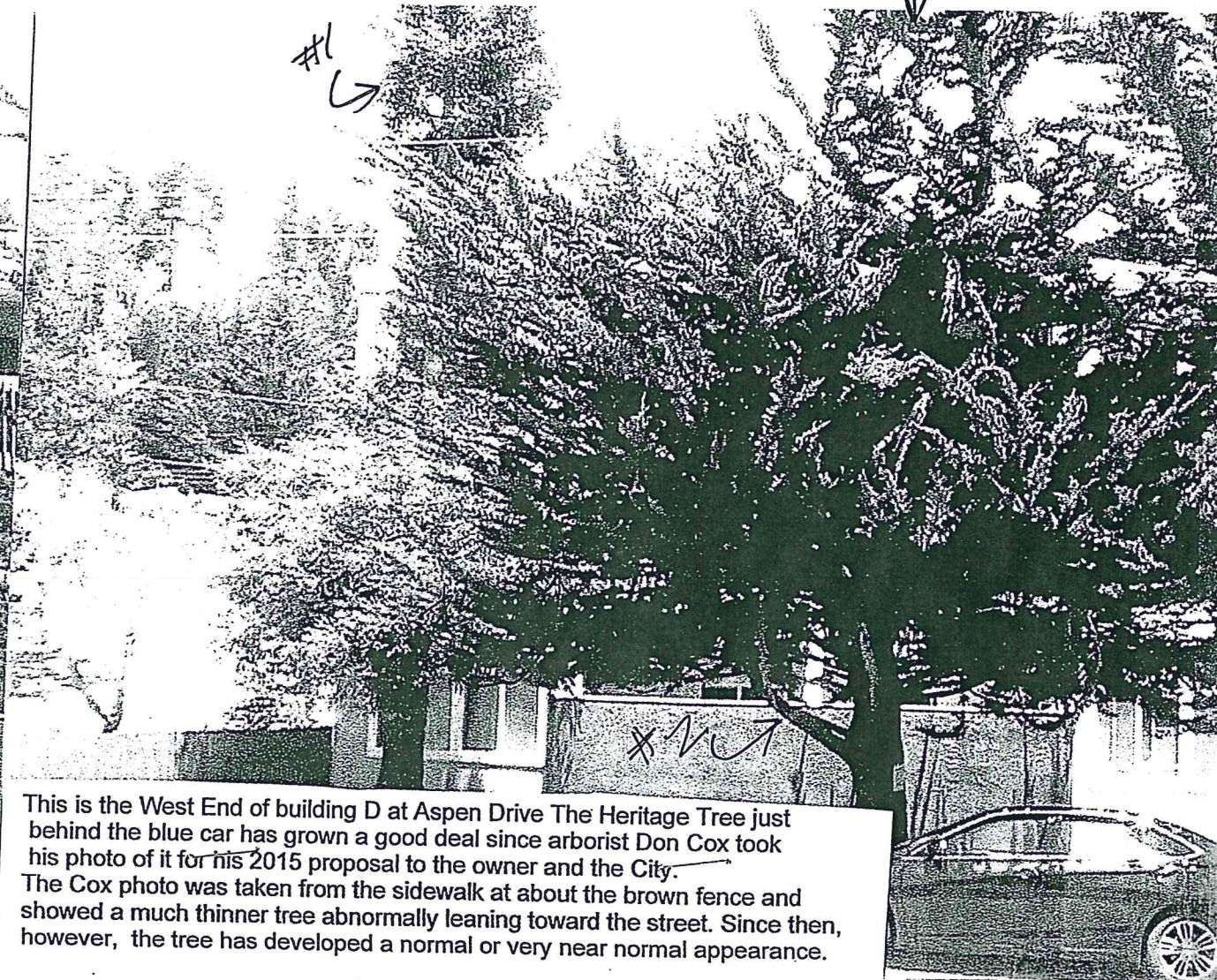
This is the East end of the A building. The tall trees behind the buildings together with the Heritage Trees in front frame the apartments in green. We think that's an appealing expression of historic charm. It won't last, however, if the trees are all cut down.



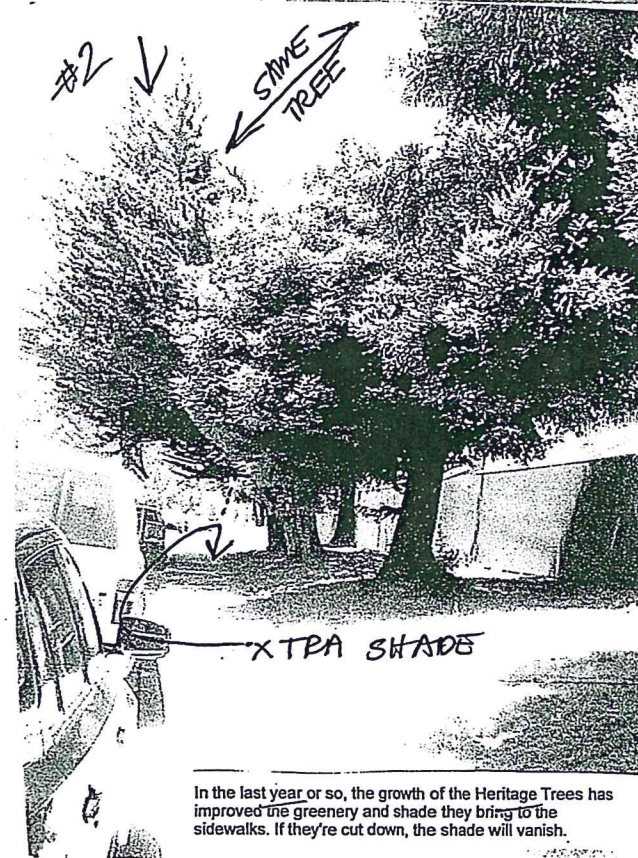


This is the West End of Casa Pacifica D building at Aspen Drive.
 Note how the country theme of trees and greenery flowing down Aspen rolls smoothly into the Heritage Tree theme in front of the Casa Pacifica.
 If the Heritage Trees are cut down this country theme of greenery flowing down Aspen will come to an abrupt halt at Terra Nova. For the moment, however, the tall Heritage Tree at the end of the Casa Pacifica balances nicely with the higher trees running up Aspen.

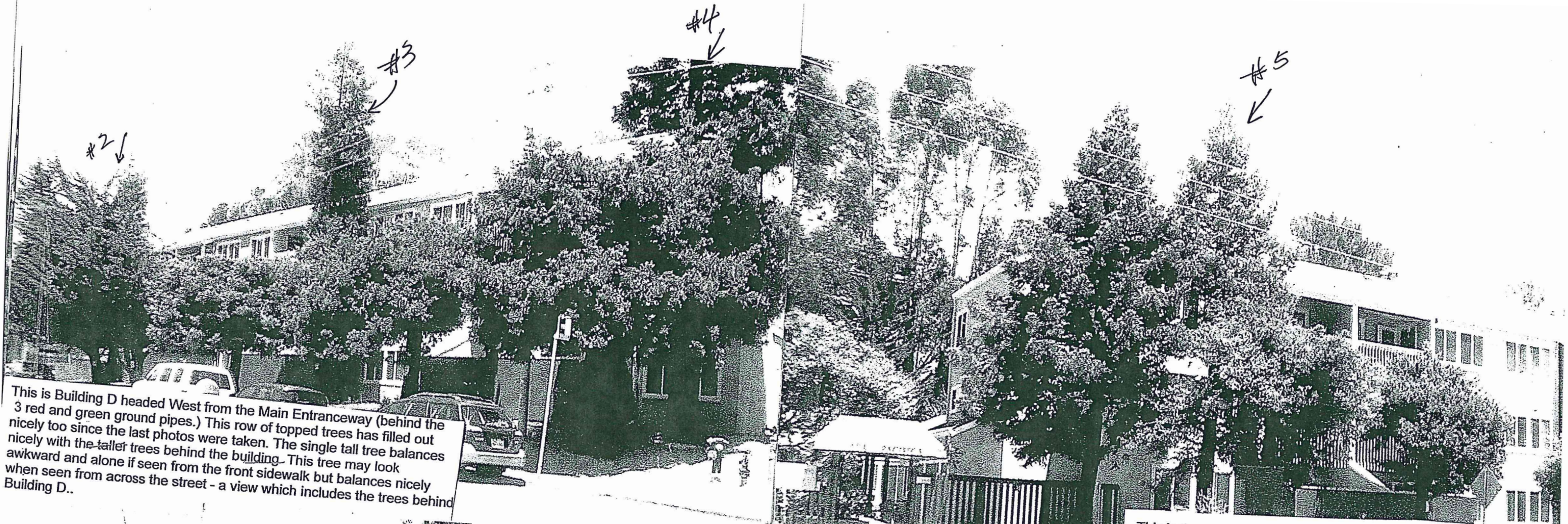
← WEST



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 The Cox photo was taken from the sidewalk at about the brown fence and showed a much thinner tree abnormally leaning toward the street. Since then, however, the tree has developed a normal or very near normal appearance.

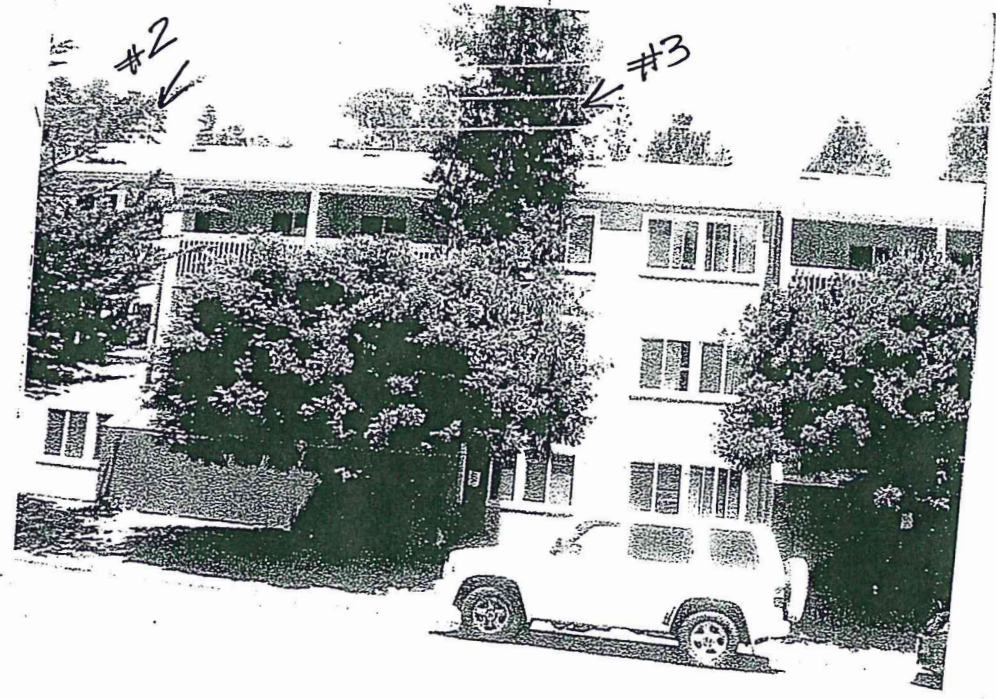


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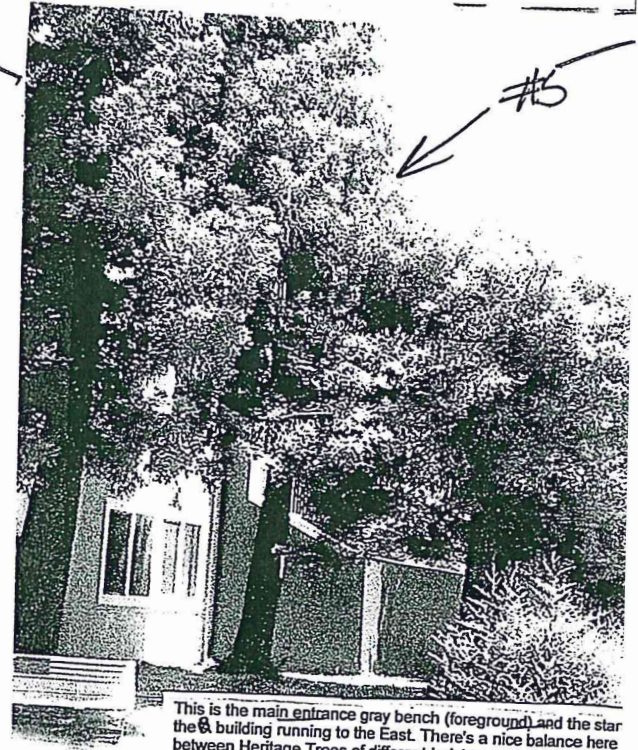
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MA 103

MAIN ENT.

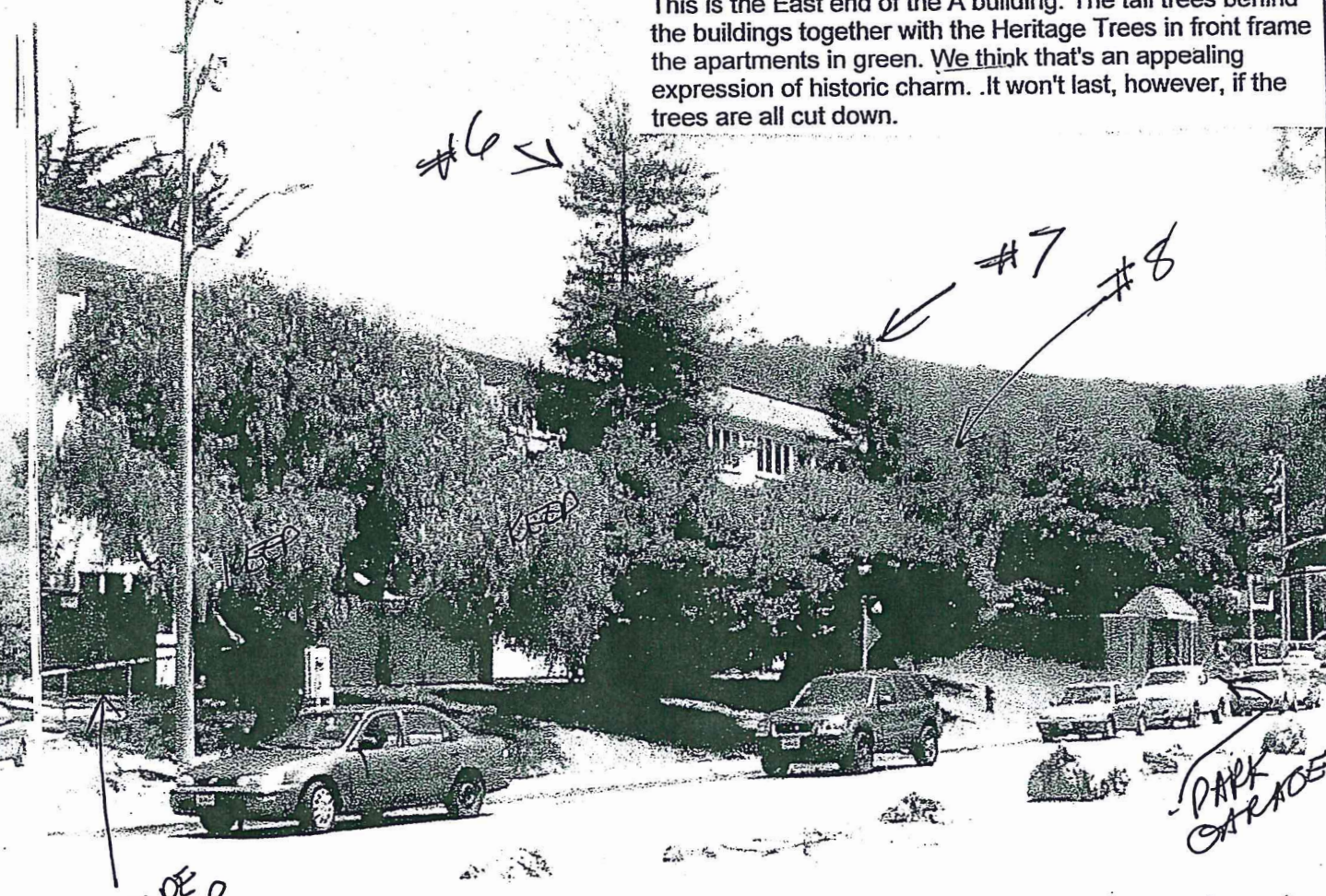
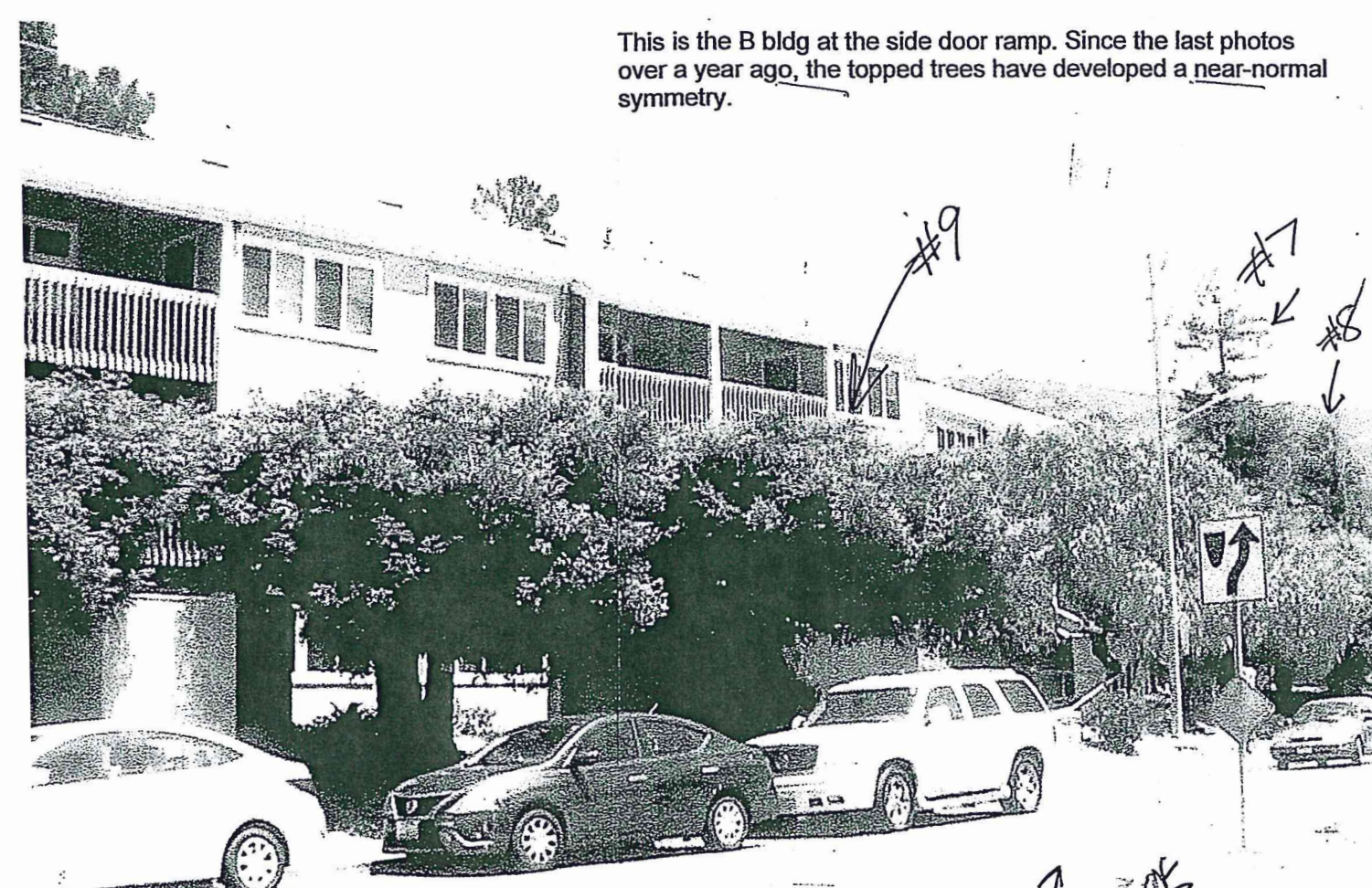
CENTER



This is the main entrance gray bench (foreground) and the start of the building running to the East. There's a nice balance here between Heritage Trees of different heights.

This is the B bldg at the side door ramp. Since the last photos over a year ago, the topped trees have developed a near-normal symmetry.

This is the East end of the A building. The tall trees behind the buildings together with the Heritage Trees in front frame the apartments in green. We think that's an appealing expression of historic charm. It won't last, however, if the trees are all cut down.



← NICE CONNECTED ROW →

↑ AT BASE OF SIDE RAMP

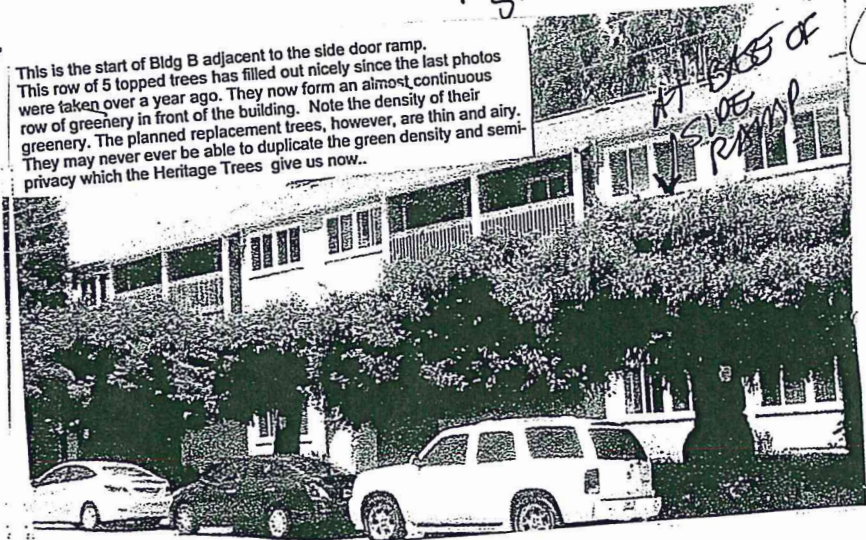
SIDE RAMP

PARK GARAGE

STATION

→ EAST

This is the start of Bldg B adjacent to the side door ramp. This row of 5 topped trees has filled out nicely since the last photos were taken over a year ago. They now form an almost continuous row of greenery in front of the building. Note the density of their greenery. The planned replacement trees, however, are thin and airy. They may never ever be able to duplicate the green density and semi-privacy which the Heritage Trees give us now..



↑ AT BASE OF SIDE RAMP