



City of Palo Alto  
**City Manager's Report**

**5**

**TO: HONORABLE CITY COUNCIL**

**FROM: CITY MANAGER**

**DEPARTMENT: PLANNING AND  
COMMUNITY ENVIRONMENT**

**DATE: JULY 12, 2004**

**CMR: 339:04**

**SUBJECT: REQUEST FOR CITY COUNCIL TO ADOPT A RESOLUTION  
DESIGNATING A HERITAGE TREE OWNED BY MS. BARBARA  
CARLITZ, AT 2291 RAMONA STREET**

*Heritage Tree #7*

**RECOMMENDATION**

Staff recommends that the City Council adopt a resolution designating an Aleppo Pine, located at 2291 Ramona Street, for heritage tree status at the request of the owner of the property (Attachment A).

**BACKGROUND**

In 1996, the City Council enacted the Tree Preservation Ordinance (Attachment D) in order to preserve and maintain specified native oaks, redwoods and heritage trees on private property, and to protect them from disfigurement or removal, except in certain circumstances.

Chapter 8.10.090 of the Ordinance allows persons to nominate a tree on their property as a Heritage Tree. After City Council approval of such designation, the tree is added to the heritage tree listing, which includes such information as specific location, overall size, canopy spread, etc. The list is maintained by the Department of Planning and Community Environment. The Heritage Tree list (Attachment C), is publicly available on the City's Tree Programs website at <http://www.city.palo-alto.ca.us/trees/heritagetreelist.html>. Once designated, a heritage tree benefits from all the provisions of the Tree Preservation and Management Regulations, unless removed from the heritage tree list by subsequent action of the City Council at the request of the property owner.

## **DISCUSSION**

Staff has reviewed the application and fully discussed the benefits, restrictions and obligations that apply for a tree on private property being designated as a Heritage Tree by the Council. Ms. Carlitz is committed to the following understanding of this designation, which is:

- To maintain the tree according to the standards of practice, care and stewardship as outlined in the Palo Alto Tree Technical Manual
- To disclose this obligation to future owners of the property, and
- To allow the address and tree location to appear on City inventory lists and maps.

Staff has evaluated the tree and supports the heritage tree designation. The tree is of sound health and structure, is a significant contribution to the landscape scheme of the property, provides superior curb appeal to the neighborhood and, with reasonable care, will live for many years to come. To be designated as Heritage Tree No. 7, the tree must meet one or more of the criteria listed below.

- (1) The pine satisfies PAMC Section 8.10.090 requirements
- (2) The pine is an outstanding specimen of a desirable species
- (3) The pine is one of the largest and oldest in Palo Alto
- (4) The pine possesses distinctive form, size, age and location

The Aleppo Pine meets the standards for heritage tree designation set forth in Chapter 8.10.090 and Heritage Tree checklist (see Attachment C). Written request, consent and photographs from Ms. Carlitz have been received along with a written analysis of the tree's specific location, size, dimensions, quality and economic value prepared by consulting arborist, Jim McClenahan, (see Arborist Report, Attachment B). The tree was probably planted at the time the house was built, circa World War I, when the house was used as a summer cottage on a large acre size property. Barbara Carlitz bought this property because of the notable trees on it, has appropriately remodeled around the tree and is committed to care for the tree. The tree has been well maintained and has a favorable prognosis for the future. The tree is a desirable species, healthy and sizable, and is perhaps the best example of an Aleppo Pine in all of Palo Alto. The Aleppo Pine tree contributes approximately \$39,800 to the real estate value of this property (see Attachment B).

## **RESOURCE IMPACT**

There is no resource impact to the City of Palo Alto expected by this designation.

## **POLICY IMPLICATIONS**

The recommended action would continue to promote the pattern for other Heritage Tree designations and is consistent with the existing City policies and the overall Urban Forest Objectives and Goals, N-3 and Policy N-17 of the Palo Alto Comprehensive Plan.

**TIMELINE**


Being adopted by resolution, the Heritage Tree will be recognized as such immediately.

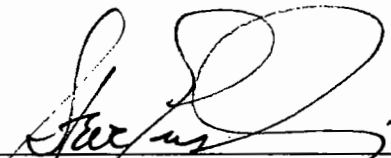
**ENVIRONMENTAL REVIEW**

The Heritage Tree action is exempt from provisions of the California Environmental Quality Act (CEQA), Section 15061 (b)(3) because it can be seen with certainty that there is no possibility that the designation will have a significant effect on the environment.

**ATTACHMENTS**

- Attachment A: Resolution
- Attachment B: Application request letter and image of Aleppo Pine
- Attachment C: Arborist Report and Economic Valuation
- Attachment D: Heritage Tree List, Application Checklist
- Attachment E: Tree Preservation and Management Regulations (Ord.#4568)

**PREPARED BY:**   
 Dave Dockter, Planning Arborist, Planning Division

**DEPARTMENT HEAD REVIEW:**   
 Steve Emslie  
 Director of Planning and Community Environment

**CITY MANAGER APPROVAL:**   
 EMILY HARRISON  
 Assistant City Manager

cc: Ms. Barbara Carlitz  
 Jim McClenahan, Consulting Arborist  
 Canopy: Trees for Palo Alto

RESOLUTION NO. \_\_\_\_\_  
RESOLUTION OF THE COUNCIL OF THE CITY OF PALO  
ALTO DESIGNATING A HERITAGE TREE AT 2291 RAMONA  
STREET

WHEREAS, Pursuant to Palo Alto Municipal Code section 8.10.090, upon nomination by any person and with the written consent of the property owner(s), the City Council may designate a tree as a heritage tree;

WHEREAS, a tree may be designated as a heritage tree upon a finding that it is unique and of importance to the Community due to any of the following factors:

- (1) It is an outstanding specimen of a desirable species;
- (2) It is one of the largest or oldest trees in Palo Alto; or
- (3) It possesses distinctive form, size, age, location and/or historical significance;

WHEREAS, Barbara Carlitz, the owner of property located at 2291 Ramona Street, has requested that an Aleppo Pine tree on her property be designated as a heritage tree; and

WHEREAS, the City Council finds that the tree is unique and of importance to the community because it is a desirable species, healthy, sizable, and is perhaps the best example of an Aleppo Pine in the City.

NOW, THEREFORE, the Council of the City of Palo Alto does hereby RESOLVE as follows:

SECTION 1. The Aleppo Pine tree located at 2291 Ramona Street is designated as a heritage tree.

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SECTION 2. The tree shall be added to the City's Heritage Tree List and is subject to the provisions of Chapter 8.10 of the Palo Alto Municipal Code (Tree preservation and Management Regulations).

INTRODUCED AND PASSED:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

ATTEST:

APPROVED:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
City Manager

\_\_\_\_\_  
Special Counsel

\_\_\_\_\_  
Director of Planning and  
Community Environment

Attachment B



25 February 2004

04 MAR -9 PM 1:14

RECEIVED  
CITY MANAGER'S OFFICE

CITY OF PALO ALTO, CA  
OFFICE  
1 AM 8:53

City Council  
City of Palo Alto  
P.O. Box 10250  
Palo Alto, CA 94303

Dear Council Members,

I am writing to ask that you consider designating a tree on my property as a Heritage Tree as outlined in CPA Municipal Code 8.10.090. I am prepared to maintain the tree according to the standard practice of care and stewardship, to disclose this obligation to future owners, and to allow the address and tree location to appear on city inventory lists and maps.

The tree for which I request such status is an Aleppo pine which was probably planted about the time my house was built, circa World War I. My property was at one time an acre and the house was apparently built as a summer cottage by someone who normally lived in San Francisco and preferred to garden in sunshine. The additional presence of a venerable fig and two Italian cypresses in the the garden leads me to imagine an Italian-American family who planted trees reminding them of their southern European roots.

It is a lovely, healthy specimen which is a dominant feature of the neighborhood. Jim McClenahan, in whose care the tree has been during my ownership and whose letter I include, finds it perhaps the best example of an Aleppo pine in Palo Alto. When I bought this property in 1986, my mortgage broker opined that the property was not notable for its house, but for its wonderful trees. I have improved the house and zealously guarded the trees. The Aleppo pine deserves your support as well. I hope you will join me in appreciating it!

I include the requested photograph, arborist's report and site plan. Please advise me if you require more information. With thanks for your consideration.

Yours sincerely,

A handwritten signature in cursive script that reads "Barbara Carlitz".

Barbara Carlitz  
2291 Ramona Street  
Palo Alto, CA 94301

650.327.7630



# McCLENAHAN CONSULTING, LLC

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February 5, 2004

**Mrs. Barbara B. Carlitz**  
2291 Ramona Street  
Palo Alto, California 94301

## **Assignment**

As requested, I inspected the Aleppo pine to determine present condition, appraised value, and possible qualifications for heritage tree designation.

## **Background**

The tree is located at the left front of the property, 27' from sidewalk and 2' from the property line. Pruning to include endweight reduction and deadwood removal was accomplished February 3, 1987, December 20, 1993, December 17, 1998 and December 27, 2001. Fertilization was accomplished to increase tree vigor after exposure to climatic extremes on March 13, 1989 and March 17, 1994. Cabling of scaffold structure is inspected and reviewed during each pruning operation. This work has been accomplished for the current owner. No history of prior work was made available.

## **Summary**

The tree is a mature specimen of Aleppo pine estimated at 70 plus years of age. The trees growth characteristics of gnarled, irregular trunks and sweeping scaffold branch structure typify the species. This specimen is one of the largest, if not the largest Aleppo pine in the Palo Alto area. The tree is visible from several city blocks. The tree is considered a significant asset to the property and enhances the aesthetic beauty of the neighborhood.

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## **Methodology**

In determining Tree Condition several factors have been considered which include:

- Rate of growth over several seasons;
- Structural decays or weaknesses;
- Presence of disease or insects; and
- Life expectancy.

The following guide for interpretation of Tree Condition as related to Life Expectancy is submitted for your information.

0 - 5 Years	=	Poor
5 - 10 Years	=	Poor to Fair
10 - 15 Years	=	Fair
15 - 20 Years	=	Fair to Good
20 + Years	=	Good

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

In determining the monetary value, **the adjusted trunk formula method** of appraisal has been adopted for trees greater than 30" in diameter.

**The adjusted trunk formula method** determines the basic value and then adjusting that value depending on the trees condition and location ratings. Basic value is the cost of replacement and the increase in value due to the larger size of the tree being appraised compared to the size of the replacement tree.

Please be advised that the Council of Tree and Landscape Appraisers representing The American Association of Nurserymen, American Society of Consulting Arborists, Landscape Contractors of America, International Society of Arboriculture and National Arborist Association who have approved and adopted this method of plant valuation authored this method of plant appraisal.

In determining **species** rating, factors considered include:

- climate and soil adaptability
- growth characteristics
- resistance to insects and disease
- maintenance requirements
- aesthetic values

In determining **condition** rating, factors considered include:

- rate of growth over several seasons
- structural decays or weaknesses
- presence of insects or disease
- life expectancy



In determining **location** rating, factors considered include:

- site
- functional and aesthetic contribution
- placement

**Tree Description/Observation**

**Species:** Aleppo pine (*Pinus halepensis*)  
**Low branching:** 38.2", 34.8 DSH (diameter standard height)  
**Height:** 55' **Spread:** 60'  
**Condition:** Good

**Observation:**

Foliage is of uniform size, coloration and twig elongation indicates normal vitality. Tree structure is sound with no visible signs of decay. Bifurcation at a 4 foot height exhibits strong wood attachment. Cabling of scaffold limbs has provided additional structural support. Tipping back to provide necessary power line clearances has not altered tree appearance. The root crown has been maintained at natural grade. Buttress roots are visible at 1' from trunk.

**Appraisal**

<i>Basic Value</i>		\$ 63,576.00	
<i>Species Classification</i>	80%		
<i>Condition Rating</i>	80%	\$ 50,861.00	
<i>Location Rating</i>	78.3%	\$ 39,824.00	

(Site: 85% Contribution: 75% Placement: 75%)

**Appraised Value ..... \$ 39,800.00**

**Conclusion**

The maintenance history of this tree over the last 20 years has been sufficient to allow sustained tree vitality. Inspections and monitoring of tree vigor and structure are accomplished on an annual basis. The prognosis for continued health of this tree is considered most favorable. Designation as a 'Heritage Tree' in the City of Palo Alto is well deserved.

Mrs. Barbara B. Carlitz  
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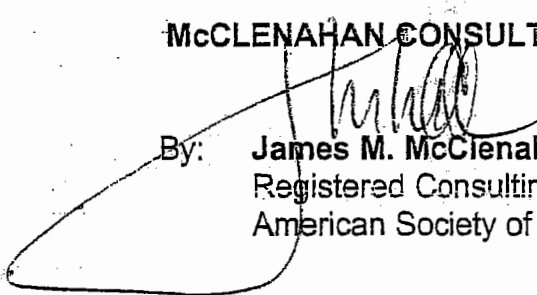
February 5, 2004

I trust this information will be of assistance.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

Very truly yours,

**McCLENAHAN CONSULTING, LLC**

  
By: **James M. McClenahan**  
Registered Consulting Arborist #249  
American Society of Consulting Arborists

JMMc: pm

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