

# STAFF REPORT

## SAUSALITO TREES AND VIEWS COMMITTEE

**Project** Casa Madrona Tree / 801 Bridgeway  
Tree Removal Permit  
TRP 12-151

**Meeting Date** July 5, 2012

**Staff** Lilly Schinsing, Associate Planner 

### REQUEST

Approval of a **Tree Removal Permit** to allow the removal of one Cottonwood tree located in the courtyard area of the Casa Madrona Hotel and Spa at 801 Bridgeway.

### PROJECT INFORMATION

**Applicant/Owner** Casa Madrona Hotel and Spa

**Location** 801 Bridgeway (APN 065-063-46) (see **Exhibit A** for vicinity map)

**Authority** Municipal Code Section 11.12.030.A.2.b authorizes the Trees and Views Committee to review and act upon Tree Removal and Alteration Permits regarding protected trees on private developed property

**Environmental Review** Issuance of Tree Removal and Alteration Permits is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15301 of the CEQA Guidelines.

### PROJECT DESCRIPTION

The property owner, Casa Madrona Hotel and Spa, has submitted an application for the removal of one large Fremont Cottonwood tree (*Populus fremontii*) located in the courtyard area of the Casa Madrona Hotel and Spa at 801 Bridgeway. See **Exhibit B** for an explanation of the proposed work. The tree is approximately 60 feet tall with a canopy spread of 65 feet. An Arborist Report was prepared on August 25, 2010 by Consulting Arborist, Ed Gurka, to assess the health, structural condition, and suitability for preservation of the Cottonwood tree located at 801 Bridgeway. Additionally, a Condition Assessment was prepared on May 4, 2012 by Certified Arborist, James Cairnes to assess the condition and structural integrity of the tree.

The arborists' reports identify the following attributes regarding the tree proposed for removal (see **Exhibit C and D** for the full reports):

- Main trunk with 39 inches in Diameter at Breast Height (DBH) and 123 inches in Circumference at Breast Height (CBH); the main trunk divides into three main stems at a height of 15 feet; the main stems divide into seven limbs at a height of 17-20 feet;
- The tree is growing in a restricted area surrounded by a tiered planter bed, stairway, hotel guest buildings and plumbing utilities (water supply piping, drainage pipes and fire lines for fire hookups);
- The tree has been repeatedly pollarded (a harsh punning technique), which leads to the introduction of decay at branch unions in the crown at 40 feet;
- At the ground level a three foot in diameter anchoring root grows to the south towards the water main pipe control area;
- The hotel's water drainage lines were repaired due to damage from the tree's root system
- A vertical crack in the trunk extends from the ground level to four feet above ground; the trunk has a flattened area to its cross section in this vicinity, which is a possible indicator of decay;

- The tree has a lean over and towards the hotel; if it were to fall it would fall in the direction of the lean.

The consulting arborist Ed Gurka's report states tree should be removed immediately and a smaller replacement tree planted in an approved location.

## **PROJECT ANALYSIS**

The required determinations for approval of a Permit to remove a protected tree are as follows (per Section 11.12.030.B):

1. In order to grant a tree removal or alteration permit it must be determined that removal or alteration is necessary in order to accomplish any one of the following objectives:
  - a. To insure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and interference with utilities or sewers.
  - b. To allow reasonable enjoyment of the property, including sunlight, and the right to develop the property.
  - c. To take reasonable advantage of views.
  - d. To pursue good, professional practices of forestry or landscape design.

*The tree is growing in a restricted area and has caused and is causing damage. Additionally, the tree has indicators of decay and a lean towards the hotel buildings. Removal of the Cottonwood tree is required to insure public safety as it related to the health of the tree, and potential hazards to life and property, thus satisfying **Objectives a and d** listed above.*

2. In order to grant a tree removal permit, it must be determined that any one of the following conditions is satisfied:
  - a. The tree to be removed will be replaced by a desirable tree.
  - b. The Tree Committee waives the above requirement based on information provided by the applicant/owner.

*Staff has created a condition of approval that the replacement tree shall be selected by the property owner from the list of replacement trees in the August 25, 2010 Gurka report and planted in an on-site 24-inch box container in a location to be determined by the property owner. The replacement tree shall be planted within 60 days of Cottonwood tree removal, thus satisfying **Objective a** listed above.*

## **PUBLIC NOTICE AND CORRESPONDENCE**

On June 22, 2012, a notice of this proposal was posted at the front of the subject property, visible to the surrounding neighborhood, and the tree has been tagged.

As of the writing of the staff report the City has not received any correspondence.

## **RECOMMENDATION**

Staff recommends the Trees and Views Committee approve the attached resolution (**Exhibit F**) which makes the required determinations for approval of a Tree Removal Permit to allow removal of the Cottonwood tree located at 801 Bridgeway (TRP 12-151).

Alternatively, the Trees and Views Committee may:

- Approve the Tree Removal Permit with modifications;

- Continue consideration of the item for additional information; or
- Deny the Tree Removal Permit and identify one or more of the Findings for Denial listed in Section 11.12.030.B.3 (see **Exhibit E**).

## **EXHIBITS**

- A. Vicinity Map
- B. Applicant's Explanation of Proposed Work, date stamped June 20, 2012
- C. Gurka Arborist report, date stamped June 20, 2012
- D. Cairnes Arborist report, date stamped June 20, 2012
- E. Criteria for Approval or Denial of Tree Removal Permits
- F. DRAFT Resolution

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# Vicinity Map



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**EXHIBIT A**  
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COMMUNITY DEVELOPMENT

## EXPLANATION OF PROPOSED WORK

### Extent of Proposed Tree Work:

We would like to remove the Cottonwood tree located in the courtyard area of Casa Madrona Hotel & Spa at 801 Bridgeway Sausalito CA.

The tree removal would be performed by Small World Tree Company, a licensed and insured tree removal company out of San Anselmo, CA. See attached proof of insurance and proof of workers compensation insurance.

### Explain why the work is needed:

In addition to the recommendations of the 2010 Arborist Report by Ed Gurka and the May 4<sup>th</sup>, 2012 Condition Assessment by Small World Tree Company, we experienced pipe damage in 2010 and recently two large limb failures to the Cottonwood.

- In 2010 we had to repair water drainage lines that were damaged from the trees roots
- On May 12, 2012, a large limb on the tree failed at around 5:30pm and fell on the edge of the building. (see attached photos)
- On June 17, 2012 a large branch on the tree failed in the morning and fell across the public walkway, El Monte Lane. (see attached photos)

The damaged water line caused a large water leak and the shutdown of water to the entire facility while the water line was repaired. The limb failures, while this time caused minimal damage to the property (some small metal repair on the roof where the limb was resting and relocation and compensation of several guests) posed a large potential for property and personal injury to both hotel guests and pedestrians using El Monte Lane. Thankfully, there were no guests or pedestrians in the vicinity at the time of the limb failures.

Because of all of the factors above, we would like to remove the large Cottonwood as soon as possible.

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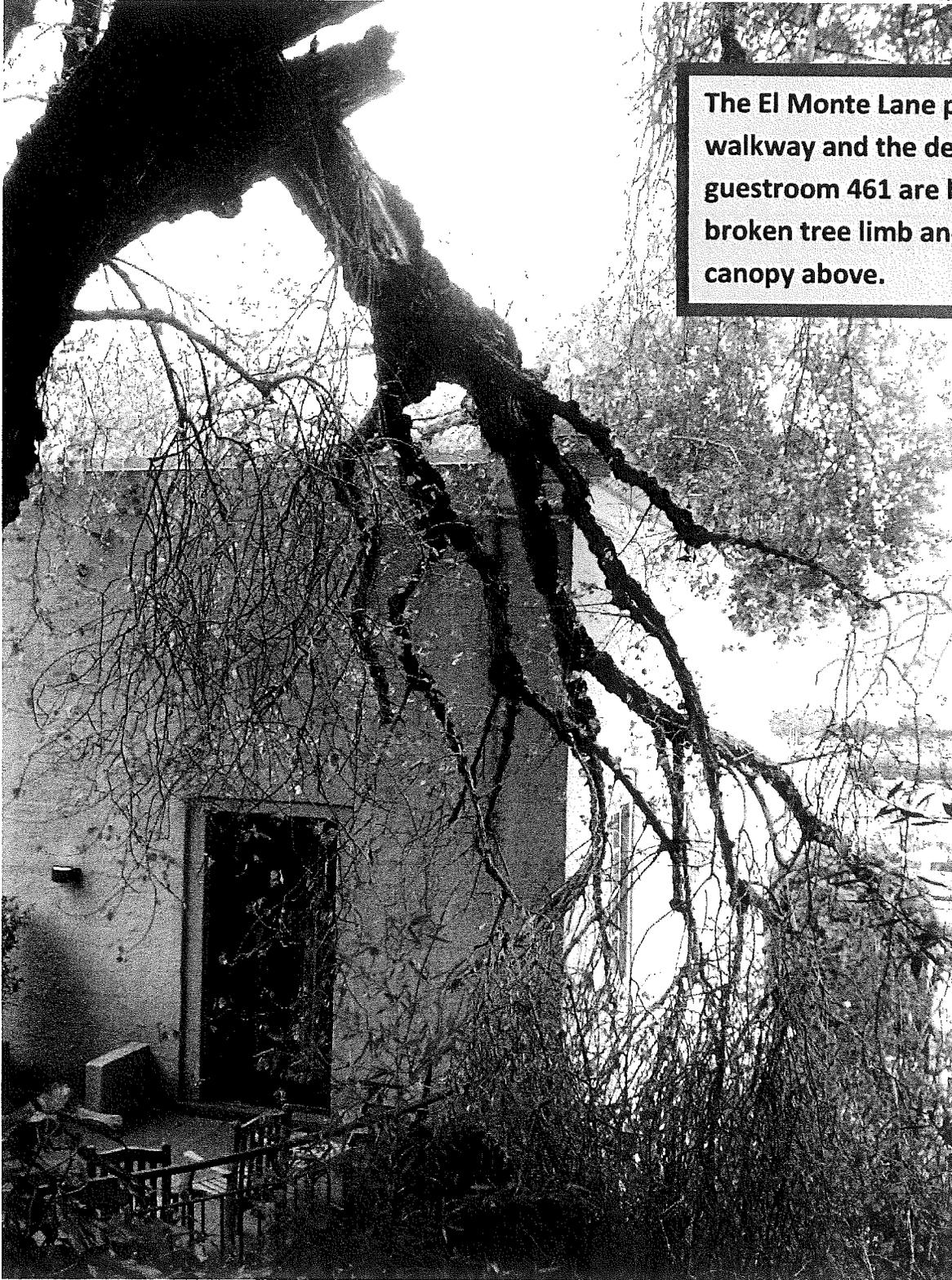
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**BROKEN LIMB 5/12/12**

**PHOTO 1 OF 4**

**(Photo taken from parking lot above the tree)**



**The El Monte Lane public walkway and the deck of guestroom 461 are below the broken tree limb and tree canopy above.**

**PHOTO 2 OF 4**  
**(Photo taken from the deck of guestroom 461)**



PHOTO 3 OF 4  
(Photo taken from the roof of Casa Madrona Hotel & Spa)



**PHOTO 4 OF 4**  
**(Photo taken from the roof of Casa Madrona Hotel & Spa)**



**BROKEN TREE LIMB 6/17/12**

**PHOTO 1 OF 2**

**(Photo taken from deck of guestroom 461)**



The El Monte Lane public  
walkway is below the broken  
branch and tree canopy  
above. Broken tree branch  
circumference was 36".

**BROKEN TREE BRANCH 6/17/12**  
**PHOTO 2 OF 2**  
**(Photo taken from parking lot above tree)**



**Leaning tree trunk**

**El Monte Lane public walkway –  
tree canopy above**

**Deck of guestroom 461**

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Ed Gurka, Consulting Arborist

Member, American Society of Consulting Arborists

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

August 25, 2010

ASSIGNMENT:

I received a call from Mr. Dean Oliver, General Manager of the Casa Madrona Hotel. Mr. Oliver stated that a tree on the hotel property was conflicting with utilities and had a lean over the hotel building. During a visit by a tree company owner, it was suggested that the tree could be a safety issue. It was because of these conditions that the tree company referred Mr. Oliver to me for advice and recommendation on how to proceed.

A site visit was arranged with the Casa Madrona Hotel Manager, Jeremy Stanfield. The purpose of the site visit was to collect information on this tree and present the findings in a report with recommendations on how to proceed.

OBSERVATIONS and DISCUSSIONS:

On August 24, 2010, I arrived at the Casa Madrona Hotel at 801 Bridgeway, Sausalito, California, and met with Mr. Jeremy Stanfield. He directed me to the tree location. The tree is described as a *Populus fremontii*, Western Cottonwood. The Circumference at Breast Height, (CBH) is 9.7 feet. Height is 50 feet and the canopy spread is 50 feet. This tree is defined as a "Heritage Tree" based on City of Sausalito Tree Cutting Permit Application Instructions. The tree is a California Native species normally found in riparian areas because of water requirements. It is rated as a high potential for root damage, shallow rooted with weak branch strength. The tree has an aggressive root system as the tree requires large amounts of water for growth. The most critical disease susceptibility of Populus trees is canker, crown rot, and root diseases. These diseases are significant because they can cause large limb or complete tree failure.

The main structure of the canopy is a main trunk that divides into three main stems at a height of 15 feet. These stems then further divide into 7 limbs at a height of 17 to 20 feet. The remainder of the canopy structure is comprised of medium size branches that have grown from pruning cuts that are referred to as a pollarding technique. Pollarding is a pruning technique where limbs are stub cut at a selected distal length of a limb to reduce the spread of a tree canopy. The pollarding style of pruning requires a high maintenance program of continual pruning during the life of a tree since the re-growth originating from the stub cut is considered weakly attached and prone to failure.

This tree is growing in a very restricted area. It is surrounded by a tiered planter bed, stairway, hotel guest buildings, and plumbing utilities that include water supply piping, drainage pipes, and fire lines for fire hookups. See the map sketch on page 4 of this report. The tree's root system has damaged the drainage lines that carry excess water away from the hotel grounds.

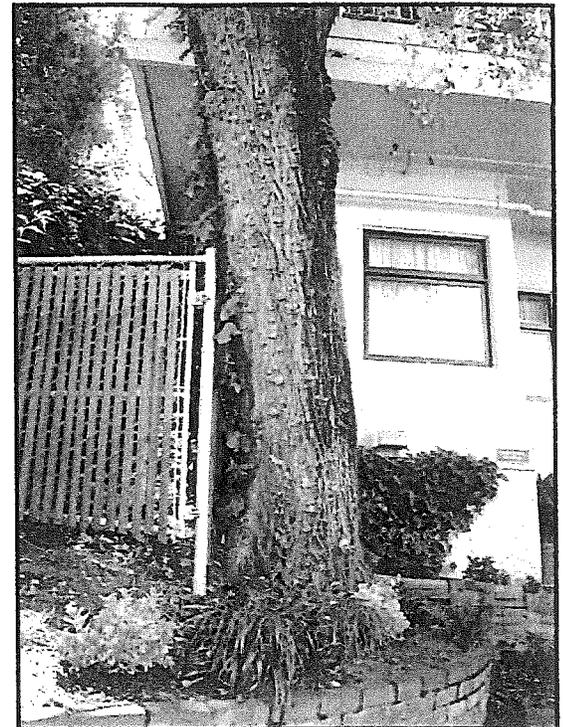


EXHIBIT C  
(4 PAGES)

In a brief conversation with the Hotel Engineer, Mr. Reyes stated that the hotel's water drainage lines were repaired due to damage from the Poplar tree's root system. He stated that roots were cracking the building's foundation and that water was entering the building. Surface roots were visible, that extended from the Poplar tree, under the stairway that leads to the guest rooms and into a separate planter bed at a distance from the trunk. The roots were confirmed to be Poplar roots from this tree identified by sucker sprouts growing from the roots. This was confirmed by comparing leaves from the sprouts to the leaves on the tree. It is certain that the root system from this mature Poplar tree has spread beneath the walls and stairway from the definition of the invasive rooting characteristics of Poplar trees.

The Poplar tree has a lean over and towards the hotel building. If the tree were to fall, it would fall in the direction of the lean.

Inspection of the trunk base revealed that the east side of the trunk, obstructed by a wooden vertical-slat fence, has a concave recession. The trunk is flattened here in comparison to the concentricity of the rest of the trunk base. Within this flattened area at the trunk base a white growth appearance on the outer bark surface was noticed. This substance is consistent with a fungus growth very likely caused by constant shade and moisture accumulation created by the slat fence's close proximity to the trunk base. These conditions are the result of the tree's growth and expansion, the lack of natural light, and the confinement of a restricted space. Removing the fence would not correct the trunk's concave shape or reverse the fungal growth and is a concern as this suggests the Poplar tree's trunk base has a serious weakness that can cause this tree to fail. The fungal disease may also have originated in the root system and advanced into the trunk base. The disease is very consistent with Armillaria fungus.



Concave section of Poplar trunk against fence where fungal growth is present.

#### RECOMMENDATIONS:

This Poplar tree has grown to a mature size in a restricted area. The tree roots have caused structural and utility drainage damage. The root system will continue to grow in size and because of expansion will continue to create more structural damage to the hotel building, stairs, and plumbing system. The roots are also going to lift El Monte lane stairs. The pollarding cuts have re-growth limbs that are weakly attached and prone to breakage in windy conditions. The most risk concern is the abnormal concave trunk shape depicted in the photograph above and the appearance of fungal growth at the trunk base. These conditions along with the lean over the hotel building are a potential for property or personal injury to guests at the hotel. There is no loss of soil stability from the tree removal. The area exposed when the tree is removed is a very limited space. Because of the Poplar tree's aggressive root system, this tree will continue invasive growth even if the tree trunk and canopy is removed. Stump and root removal are advised since the remaining roots and stump will re sprout and continue to grow.

The tree must be removed immediately and before winter conditions increase the failure potential. It is recommended that once the tree permit is issued and the tree is removed a smaller replacement tree is planted in an approved location on the hotel grounds.

SUMMARY:

When reviewing the alternative for removal, other possibilities were determined to be unsuccessful for a permanent solution. Removing re-growth from old pollarding cuts would increase the chance for diseases to enter the tree. Root pruning is not advised because it would lead to destabilizing the canopy and increase the possibility for failure. The issue of most concern is the irregular trunk shape and concave depression with white fungal growth. This is an indicator that disease is present in the tree and decaying live tissue. The best solution is to remove the tree and plant a replacement tree in another location on the hotel grounds.

The following list of replacement trees can be planted above the upper parking lot deck.

- Lagerstroemia indica*, Crape Myrtle
- Acer palmatum*, Japanese Maple
- Tristania laurina* Brisbane Box
- Pittiosporum eugenioides*
- Cercis occidentalis*, Western Redbud
- Ceanothus* "Concha," Wild :Lilac





THE  
Small World  
TREE COMPANY

James Cairnes, ND Arb, UK  
CERTIFIED ARBORIST #3841  
CALIFORNIA LICENSE #755039  
OFF (415) 717-8885

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JUN 20 2012

CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

**ARBORIST REPORT**

**Client: Casa Madrona Hotel & Spa**

**Site: 801 Bridgeway, Sausalito, Ca 94965**

**Date of Inspection: May 4, 2012**

**Re: Condition Assessment of large Poplar Tree.**

I was asked to assess the condition and structural integrity of a large Fremont Cottonwood (*Populus fremontii*) growing behind the Casa Madrona Hotel in Sausalito. The tree grows on a steep slope on the southern fence line behind the hotel and to the north of the El Monte stairs. The diameter at breast height is 39" or 123" in circumference. Height is 60 feet. Crown spread is 65 feet. Trunk leans out to the southeast targeting the hotel and Bridgeway Ave. below. The tree has grown away from the building/parking structure on its upslope side which is only 3 feet away. The tree splits into 3 main trunks at 20 feet and has been repeatedly pollarded (harsh pruning technique), which leads to introduction of decay at branch unions in the crown at 40 feet. Canopy has now grown on to its present height of approximately 60 feet. At ground level a 3 foot in diameter anchoring root grows to the south towards the water main pipe control area (4 feet away) and a vertical crack in the trunk extends from ground level to 4 feet above ground. Trunk has a flattened area to its cross section in this vicinity- a possible indicator of decay.

**Conclusions:**

This species is very fast growing with a high demand for water and has an aggressive root system. Damage to water pipes has already been seen and the long term future is more of the same with potential damage to people or property.

Any questions please call.

James E. Cairnes, ND Arb., UK  
Certified Arborist # WE-3841A

P.O. BOX 2824 • SAN ANSELMO • CALIFORNIA 94979  
PHONE: (415) 455-0909 • FAX: (415) 482-8212 • [www.SmallWorldTree.com](http://www.SmallWorldTree.com)

**EXHIBIT D**  
(1 PAGE)

ITEM NO. 2 PAGE 19

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1. **City's Responsibility:** The Community Development Department shall be responsible for receiving applications for protected tree removal and/or alteration permits, for confirming that the required information has been provided by the applicant, and for issuing tree tags and notices to the applicant. The Community Development Department shall route all tree removal/alteration applications and arborist's reports to:
  - a. The Design Review Board (DRB), if the protected tree(s) is to be altered/removed or endangered as the result of a development proposal requiring DRB approval. The DRB must consider the tree removal/alteration application in considering any plans for the property in question.
  - b. all other applications to the Trees and Views Committee, if the protected tree or trees are on private, developed property.
  - c. The City Arborist if the tree(s) are on public property. Site inspection shall be made by the responsible reviewing agency and written comments received regarding the application shall be considered. The responsible reviewing agency may require submission by the applicant of a site plan and/or survey or such other information as is deemed necessary by the responsible reviewing agency.

**B. Criteria for Grant or Denial of Application for Removal or Alteration of Protected Trees**

1. In order to grant a tree removal or alteration permit, it must be determined that removal or alteration is necessary in order to accomplish any one of the following objectives:
  - a. To insure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and interference with utilities or sewers.
  - b. To allow reasonable enjoyment of the property, including sunlight, and the right to develop the property.
  - c. To take reasonable advantage of views.
  - d. To pursue good, professional practices of forestry or landscape design.
2. In order to grant a tree removal permit, it must be determined that any one of the following conditions is satisfied:
  - a. The tree to be removed will be replaced by a desirable tree.
  - b. The Tree Committee waives the above requirement based on information provided by the applicant/owner.
3. A finding of any one of the following is grounds for denial, regardless of the finding in "1." above:
  - a. Removal of a healthy tree of a desired species can be avoided by:
    1. reasonable redesign of the site plan, prior to construction
    2. a) thinning to reduce density; e.g. "open windows"
    2. b) shaping to reduce height or spread, using thinning cuts only (drop crotch)
    2. c) heading or topping - this is the least preferable method, due to the tree's health and appearance and cost of maintenance.
  - b. Adequate provisions for drainage, erosion control, land stability, windscreen, visual screening, privacy and for restoration of ground cover and/or other foliage damaged by the tree work have not been made in situations where such problems are anticipated as a result of the removal or alteration.
  - c. The tree to be removed is a member of a group of trees in which each tree is dependent upon the others for survival.

d. The value of the tree to the neighborhood is greater than its inconvenience to the owner. The effects on visual, auditory, and wind screening, privacy and neighboring vegetation must be considered.

e. The need for protection of privacy for the property on which the tree is located and/or for adjacent properties.

**C. Conditions of Approval for Protecting Trees During Construction.**

Adequate protection shall be provided during the construction period for any protected trees which are to remain standing. Measures deemed necessary by the reviewing agency in consideration of the size, species, condition and location of the protected trees to remain, may include any of the following.

1. Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be endangered by the work shall be securely fenced off at the "protected perimeter", which shall be either the outer limits of the branches of such protected tree (the drip line) or such greater limits as may be established by the reviewing agency. Such fences shall remain in place for the duration of all such work. All protected trees to be removed shall be clearly marked. A plan shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
2. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No asphalt or other paving materials shall be added. No change in existing ground levels shall occur within four feet of the base of any protected tree at anytime. No burning or use of equipment with an open flame shall occur near or within the protected perimeter.
3. No storage or dumping of oil, gas, chemicals or other substances that may be harmful to trees shall occur within the protected perimeter of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the protected perimeter. Wires shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
4. Periodically during construction the leaves of the protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit transpiration.
5. If any damage to a protected tree should occur during or as a result of work on the site, the contractor, builder or owner shall promptly notify the City of such damage. If such a protected tree can not be preserved in a healthy state, the reviewing agency shall require replacement of any protected tree removed with another tree or trees on the same site deemed adequate to compensate for the loss of the tree that is removed.

**D. Issuance of Permit**

Consideration of and action on the Permit Application shall be made by the Board or Official to whom the Permit Application is routed in accordance with subsection 11.12.030(A)(2), above and that Board or Official shall either approve, conditionally approve or deny the permit with reason for such action stated. If an application for tree removal/alteration is approved, a permit shall be issued to the applicant by the Community Development Department in conjunction with any other permit related to the work in question. However, no tree

**SAUSALITO TREES AND VIEWS COMMITTEE  
RESOLUTION NO. 2012-XX**

**TREE REMOVAL PERMIT FOR A COTTONWOOD TREE  
LOCATED AT 801 BRIDGEWAY (TRP 12-151)**

---

**WHEREAS**, on June 20, 2012 a Tree Removal Permit application was filed by the property owner, Casa Madrona Hotel and Spa, requesting the removal of one Fremont Cottonwood tree (*Populus fremontii*) located at 801 Bridgeway (APN 065-063-46); and

**WHEREAS**, a notice for the application was posted on the Tree Owner's property on June 22, 2012; and

**WHEREAS**, the Trees and Views Committee considered the application at a public meeting on July 5, 2012, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Trees and Views Committee has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

**WHEREAS**, the Trees and Views Committee finds that the application is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines; and

**NOW, THEREFORE, THE TREES AND VIEWS COMMITTEE HEREBY RESOLVES:**

Removal of the Magnolia tree located on the Tree Owner's property at 801 Bridgeway is approved. This decision is based upon the determinations provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. *did it go thru a species-change operation?*

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Trees and Views Committee on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by the following vote:

AYES:           Committee Member:  
NOES:           Committee Member:  
ABSENT:        Committee Member:  
ABSTAIN:       Committee Member:

\_\_\_\_\_  
Jeremy Graves, AICP  
Community Development Director

**ATTACHMENTS**

- 1- Findings
- 2- Conditions of Approval

**EXHIBIT F**  
(3 PAGES)

TREES AND VIEWS COMMITTEE RESOLUTION

July 5, 2012

TRP 12-151

801 BRIDGEWAY

ATTACHMENT 1: FINDINGS

TREE REMOVAL PERMIT FINDINGS

In accordance with Municipal Code Section 11.12.030.B, the Trees and Views Committee makes the following findings with respect to the Tree Removal Permit for 801 Bridgeway.

Section 11.12.030.B of the Sausalito Municipal Code

1. In order to grant a tree removal or alteration permit it must be determined that removal or alteration is necessary in order to accomplish any one of the following objectives:
  - a. To insure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and interference with utilities or sewers.
  - b. To allow reasonable enjoyment of the property, including sunlight, and the right to develop the property.
  - c. To take reasonable advantage of views.
  - d. To pursue good, professional practices of forestry or landscape design.

*The tree is growing in a restricted area and has caused and is causing damage. Additionally, the tree has indicators of decay and a lean towards the hotel buildings. Removal of the Cottonwood tree is required to insure public safety as it related to the health of the tree, and potential hazards to life and property, thus satisfying **Objectives a and d** listed above.*

In order to grant a tree removal permit, it must be determined that any one of the following conditions is satisfied:

- a. The tree to be removed will be replaced by a desirable tree.
- b. The Tree Committee waives the above requirement based on information provided by the applicant/owner.

*The tree removal permit is conditioned on the replacement tree being selected by the property owner from the list of replacement trees in the August 25, 2010 Gurka report and planted in a 24-inch box container in a location to be determined by the property owner. The replacement tree will be required to be planted within 60 days of Cottonwood tree removal, thus satisfying **Objective a** listed above.*

**TREES AND VIEWS COMMITTEE RESOLUTION**  
**July 5, 2012**  
**TRP 12-151**  
**801 BRIDGEWAY**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

This condition of approval applies to the Tree Removal Permit submitted on June 11, 2012.

1. The removed tree shall be replaced with a 24 inch box tree from the list of replacement trees in the August 25, 2010 Gurka report and planted in a 24-inch box container in a location to be determined by the property owner. The replacement tree shall be planted within 60 days of tree removal. *on-site*

**Advisory Notes**

Advisory notes are provided to inform affected parties of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. All tree work shall be performed to the American National Standards (ANSI) A300 pruning standards.
2. Pursuant to Municipal Code Section 11.12.040.B, in the event litigation is required to enforce the decision of the Trees and Views Committee the party bringing any private civil action must promptly notify the City of Sausalito's Community Development Department in writing of such action.
3. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all tree removal activities.
4. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:  
Weekdays – Between 8:00 a.m. and 6:00 p.m.  
Saturdays – Between 9:00 a.m. and 5:00 p.m.  
Sundays – Prohibited  
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

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**SAUSALITO TREES AND VIEWS COMMITTEE  
RESOLUTION NO. 2012-XX**

**TREE REMOVAL PERMIT FOR A COTTONWOOD TREE  
LOCATED AT 801 BRIDGEWAY (TRP 12-151)**

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**WHEREAS**, on June 20, 2012 a Tree Removal Permit application was filed by the property owner, Casa Madrona Hotel and Spa, requesting the removal of one Fremont Cottonwood tree (*Populus fremontii*) located at 801 Bridgeway (APN 065-063-46); and

**WHEREAS**, a notice for the application was posted on the Tree Owner's property on June 22, 2012; and

**WHEREAS**, the Trees and Views Committee considered the application at a public meeting on July 5, 2012, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Trees and Views Committee has reviewed and considered the information contained in the staff reports as well as any and all oral and written testimony on the proposed project; and

**WHEREAS**, the Trees and Views Committee finds that the application is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines; and

**NOW, THEREFORE, THE TREES AND VIEWS COMMITTEE HEREBY RESOLVES:**

Removal of the Cottonwood tree located on the Tree Owner's property at 801 Bridgeway is approved. This decision is based upon the determinations provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2.

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Sausalito Trees and Views Committee on the \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by the following vote:

AYES:           Committee Member:  
NOES:           Committee Member:  
ABSENT:        Committee Member:  
ABSTAIN:       Committee Member:

\_\_\_\_\_  
Jeremy Graves, AICP  
Community Development Director

**ATTACHMENTS**

- 1- Findings
- 2- Conditions of Approval

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**EXHIBIT F**  
(3 PAGES)

**TREES AND VIEWS COMMITTEE RESOLUTION**

**July 5, 2012**

**TRP 12-151**

**801 BRIDGEWAY**

**ATTACHMENT 1: FINDINGS**

**TREE REMOVAL PERMIT FINDINGS**

In accordance with Municipal Code Section 11.12.030.B, the Trees and Views Committee makes the following findings with respect to the Tree Removal Permit for 801 Bridgeway.

**Section 11.12.030.B of the Sausalito Municipal Code**

1. In order to grant a tree removal or alteration permit it must be determined that removal or alteration is necessary in order to accomplish any one of the following objectives:
  - a. To insure the public safety as it relates to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, and interference with utilities or sewers.
  - b. To allow reasonable enjoyment of the property, including sunlight, and the right to develop the property.
  - c. To take reasonable advantage of views.
  - d. To pursue good, professional practices of forestry or landscape design.

*The tree is growing in a restricted area and has caused and is causing damage. Additionally, the tree has indicators of decay and a lean towards the hotel buildings. Removal of the Cottonwood tree is required to insure public safety as it related to the health of the tree, and potential hazards to life and property, thus satisfying **Objectives a and d** listed above.*

In order to grant a tree removal permit, it must be determined that any one of the following conditions is satisfied:

- a. The tree to be removed will be replaced by a desirable tree.
- b. The Tree Committee waives the above requirement based on information provided by the applicant/owner.

*The tree removal permit is conditioned on the replacement tree being selected by the property owner from the list of replacement trees in the August 25, 2010 Gurka report and planted in a 24-inch box container in an on-site location to be determined by the property owner. The replacement tree will be required to be planted within 60 days of Cottonwood tree removal, thus satisfying **Objective a** listed above.*

**TREES AND VIEWS COMMITTEE RESOLUTION**  
**July 5, 2012**  
**TRP 12-151**  
**801 BRIDGEWAY**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

This condition of approval applies to the Tree Removal Permit submitted on June 11, 2012.

1. The removed tree shall be replaced with a 24 inch box tree from the list of replacement trees in the August 25, 2010 Gurka report and planted in a 24-inch box container in an on-site location to be determined by the property owner. The replacement tree shall be planted within 60 days of tree removal.

**Advisory Notes**

Advisory notes are provided to inform affected parties of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

1. All tree work shall be performed to the American National Standards (ANSI) A300 pruning standards.
2. Pursuant to Municipal Code Section 11.12.040.B, in the event litigation is required to enforce the decision of the Trees and Views Committee the party bringing any private civil action must promptly notify the City of Sausalito's Community Development Department in writing of such action.
3. An encroachment permit shall be obtained from the Department of Public Works prior to use of the public right-of-way for non-public purposes (e.g., materials storage, debris box storage) including any and all tree removal activities.
4. Pursuant to Municipal Code Section 12.16.140, the operation of construction, demolition, excavation, alteration, or repair devices and equipment within all residential zones and areas within a 500 foot radius of residential zones shall only take place during the following hours:  
Weekdays – Between 8:00 a.m. and 6:00 p.m.  
Saturdays – Between 9:00 a.m. and 5:00 p.m.  
Sundays – Prohibited  
City holidays (not including Sundays) – Between 9:00 a.m. and 7:00 p.m.

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