

# STAFF REPORT

## SAUSALITO TREES AND VIEWS COMMITTEE

Project Alderman Tree / 126 San Carlos Avenue  
Tree Removal Permit  
TRP 12-190

Meeting Date August 2, 2012

Staff Alison Thornberry-Assef, Assistant Planner



### REQUEST

Approval of a **Tree Removal Permit** to allow the removal of one Avocado tree located in front of the residence at 126 San Carlos Avenue.

### PROJECT INFORMATION

**Applicant** Treemasters Tree Service / David Hill

**Owner** Sidney and Lucy Alderman

**Location** 126 San Carlos Avenue (APN 065-123-06) (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 applicant, David Hill of Treemasters, on behalf of the property owners, Sidney and Lucy Alderman, has submitted an application for the removal of one damaging Avocado tree (*Persea americana*) located along the driveway in front of the residence at 126 San Carlos Avenue.

An Arborist Report was prepared on June 26, 2012 by Certified Arborist, David Hill, to assess the health, structural condition, and suitability for preservation of the Avocado tree located at 126 San Carlos Avenue.

The Arborist's report identifies the following attributes regarding the tree proposed for removal (see **Exhibit B** for full report):

- The tree has a split trunk, on limb is 18 inches in diameter as measured at breast height (DBH) and the other 12 inches DBH, creating a total trunk size of 30 inches DBH;
- The two trunks are co-dominate and prone to structure failure;
- Avocado trees are fast growing and have soft wood, giving them a weak structure;
- Last winter a large limb broke off the tree over the driveway;
- The trees roots are invading and damaging the driveway, sidewalk and sprinkler system.

The arborist states that the tree has outgrown its existing landscape area and is causing damage to the nearby hardscape, and should be removed.

## 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 Avocado tree is growing and leaning over the existing driveway on site. The driveway is the only vehicular access to the site, and will continue to be damaged if the tree continues to grown in its current location. Removing the tree would insure the driveway, sidewalk and sprinkler system are maintained without further damage. Removal of the Avocado tree is required to insure public safety as it relates proximity to existing infrastructure and utilities on site, thus satisfying **Objective a** 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.

*Due to the size of the landscape area, the Arborist recommends that the replacement tree be a small ornamental tree such as a Crepe Myrtle or Strawberry tree. Staff has created a condition that the replacement tree shall be in a 24-inch box container of desirable species, to be determined by the property owner, and shall be planted in a location to be determined by the property owner. The replacement tree shall be planted within 60 days of Avocado tree removal, thus satisfying **Objective a** listed above.*

## PUBLIC NOTICE AND CORRESPONDENCE

On July 27, 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 which makes the required determinations for approval of a Tree Removal Permit to allow the removal of one Avocado tree located at 126 San Carlos Avenue (TRP 12-190).

Alternatively, the Trees and Views Committee may:

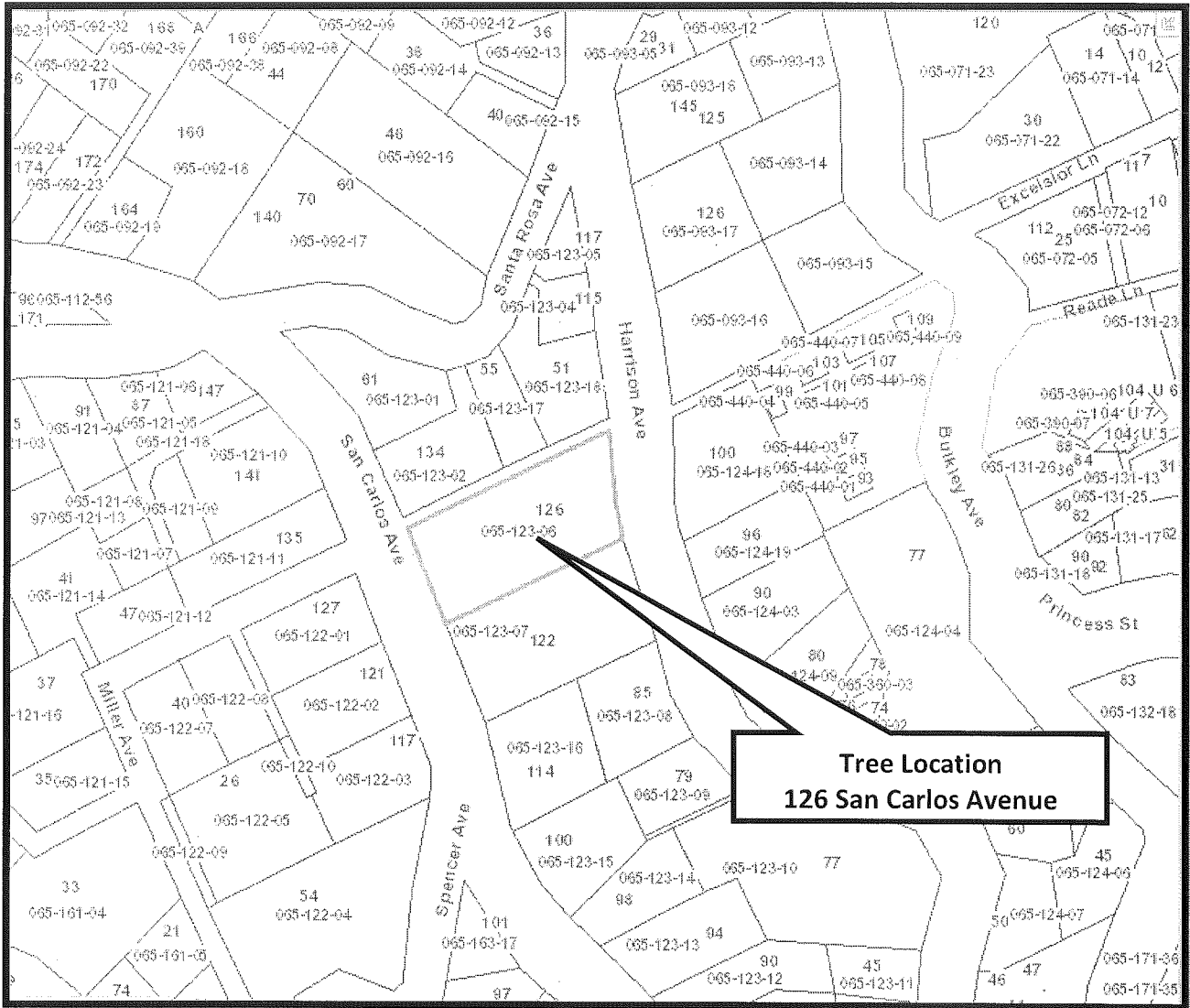
- Approve the Tree Removal Permit with modifications;
- Continue consideration of the item for additional information; or
- Deny the Tree Removal Permit and identify one or more of the Findings for Denial listed in Section 11.12.030.B.3 (see **Exhibit C**).

**EXHIBITS**

- A. Vicinity Map
- B. Arborist report and photographs, date stamped July 20, 2012
- C. Criteria for Approval or Denial of Tree Removal Permits
- D. DRAFT Resolution

I:\CDD\PROJECTS - ADDRESS\S\San Carlos 126\TRP 12-190\TRP SR 08.02.2012

# Vicinity Map



I:\CDD\PROJECTS - ADDRESS\San Carlos 126\TRP 12-190\Vicinity Map

Exhibit A

# TREEMASTERS

3175 Kerner Blvd Ste. A  
San Rafael, CA 94901  
(415) 455-9933 Main  
(415) 455-9934 Fax

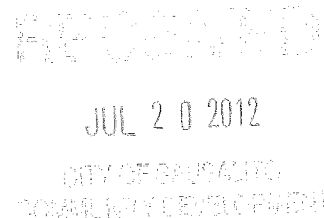


WWW.TREEMASTERS.COM  
Email: treemail@treemasters.com



June 26, 2012

Lucy Alderman  
126 San Carlos Ave.  
Sausalito CA 94965



## Arborist Report

Lucy Alderman requested TREEMASTERS to inspect an Avocado *Persea Americana* in her front yard between the driveway & sidewalk.

On Tuesday June 26, 2012 I visited the site at 126 San Carlos Ave. & I would like to report the following.

- The Tree is an Avocado *Persea Americana*
- DBH (Diameter at Breast Height) was approximately 18in. & 12in.
- The Tree has two trunks
- Co-Dominate trunks are prone to structural failure.
- Avocado *Persea Americana* have soft wood, which gives them weak structure.
- Tree lost a large limb over driveway last winter.
- Avocado *Persea Americana* are fast growing.
- Tree Roots are damaging driveway & sidewalk.
- Tree Roots have recently damaged the sprinkler system.

Conclusion: Based on site & tree inspection this tree has outgrown the allowed space in the landscape & is causing damage to the hardscape surrounding the tree. TREEMASTERS recommends removal.

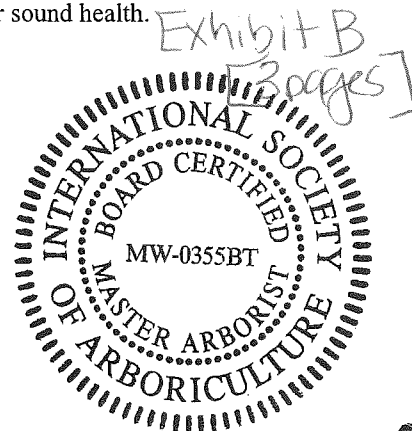
## Limitations

The health and hazard assessments in this report are limited by the visual nature of the assessment. No trees were climb to obtain an up-close examination of the exact nature of branch or trunk leader attachments. Aerial defects maybe obscured by foliage, branches or other trees. No trees were examined using invasive techniques. Structurally sound, healthy trees are wind thrown during severe storm events. Consequently, a conclusion that a tree that does/does not require corrective surgery or removal is not a guarantee of risk, hazard or sound health.

Sincerely,

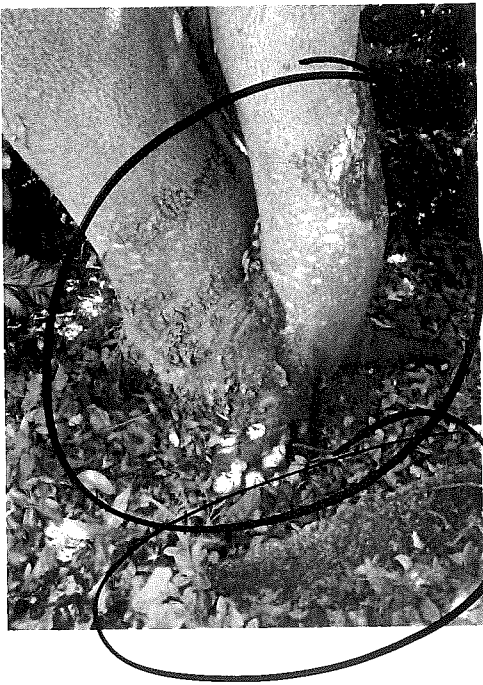
David Hill  
ISA Certified Master Arborist MW-0355BT

ITEM NO. 2 PAGE 5



"Providing great care and attention  
to the **ONE TREE** we are working on at that moment."





PERMIT  
JUL 23 2012  
STATE OF CALIFORNIA  
COMMISSIONER OF FORESTRY

ITEM NO. 2 PAGE 6

126 SAN CARLOS

PERMIT

RECEIVED  
JUL 2 '0 2012  
CITY OF SAUSALITO  
COMMUNITY DEVELOPMENT

126  
SAU CARLOS

GARAGE



AVOCADO

SAU CARLOS

← APPROX. NORTH  
NOT TO SCALE

## Criteria for Approval or Denial of Tree Removal or Alteration Permits Municipal Code 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.
  
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"  
b) shaping to reduce height or spread, using thinning cuts only (drop crotch)  
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 convenience 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.

I:\CDD\Boards & Committees\TVC\Admin\Criteria for TRP

Exhibit C



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

**TREE REMOVAL PERMIT FOR AN AVOCADO TREE  
LOCATED AT 126 SAN CARLOS AVENUE (TRP 12-190)**

---

**WHEREAS**, on July 20, 2012 a Tree Removal Permit application was filed by the applicant, David Hill of Treemasters, on behalf of the property owners, Sydney and Lucy Alderman, requesting the removal of one Avocado tree (*Persea americana*) located at 126 San Carlos Avenue (APN 065-123-06); and

**WHEREAS**, a notice for the application was posted on the Tree Owners' property on July 27, 2012; and

**WHEREAS**, the Trees and Views Committee considered the application at a public meeting on August 2, 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 Avocado tree located on the Tree Owners' property at 126 San Carlos Avenue 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

EXHIBIT D  
3 PAGES

**TREES AND VIEWS COMMITTEE RESOLUTION**

**August 2, 2012**

**TRP 12-190**

**126 San Carlos Avenue**

**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 126 San Carlos Avenue.

**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 Avocado tree is growing and leaning over the existing driveway on site. The driveway is the only vehicular access to the site, and will continue to be damaged if the tree continues to grow in its current location. Removing the tree would insure the driveway, sidewalk and sprinkler system are maintained without further damage. Removal of the Avocado tree is required to insure public safety as it relates proximity to existing infrastructure and utilities on site, thus satisfying **Objective a** 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.

*Due to the size of the landscape area, the Arborist recommends that the replacement tree be a small ornamental tree such as a Crepe Myrtle or Strawberry tree. Staff has created a condition that the replacement tree shall be in a 24-inch box container of desirable species, to be determined by the property owner, and shall be planted in a location to be determined by the property owner. The replacement tree shall be planted within 60 days of Avocado tree removal, thus satisfying **Objective a** listed above.*

**TREES AND VIEWS COMMITTEE RESOLUTION**  
**August 2, 2012**  
**TRP 12-190**  
**126 San Carlos Avenue**

**ATTACHMENT 2: CONDITIONS OF APPROVAL**

This condition of approval applies to the Tree Removal Permit submitted on July 20, 2012.

1. The removed tree shall be replaced with a 24 inch box tree of desirable species, to be determined by the property owner, and shall be planted in a 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.

I:\CDD\PROJECTS - ADDRESS\San Carlos 126\TRP 12-190\TRP RESO 08.02.2012