

STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Hales Tree / 640 Sausalito Boulevard
Tree Removal Permit
TRP 12-252

Meeting Date October 4, 2012

Staff Alison Thornberry-Assef, Assistant Planner

REQUEST

Approval of a **Tree Removal Permit** to allow the removal of one Cedar tree and one Eugenia tree located along the property line between 640 Sausalito Boulevard and 56 Sunshine Avenue.

PROJECT INFORMATION

Applicant Treemasters Tree Service / David Hill

Owner Stan Hales (640 Sausalito Boulevard)
David McCloskey (56 Sunshine Avenue)

Location 640 Sausalito Boulevard (APN 065-163-01) and 56 Sunshine Avenue (APN 065-163-29) (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 owner, Stan Hales, has submitted an application for the removal of one Cedar tree (*Atlas Cedar Cedrus atlantica*) and one Eugenia tree (*Eugenia pshillid*) located along the property line between 640 Sausalito Boulevard and 56 Sunshine Avenue.

An Arborist Report was prepared on August 23, 2012 by Certified Arborist, David Hill, to assess the health, structural condition, and suitability for preservation of the Cedar tree and Eugenia tree located at 640 Sausalito Boulevard/56 Sunshine Avenue.

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

The arborist inspected two trees at the lower left corner of the property as part of a view restoration for the Historic Sausalito Home Site. Concerns are that, in the past, reduction pruning has not restored the view and has left the trees obtrusive and visually unpleasant.

The property has several large mature trees including a large Rubber tree and multiple 100 year-old Date Palms. The home and site are undergoing restoration, part of the restoration is the desire to restore old views of Sausalito Harbor.

Cedar Tree

- 44 inches in Circumference measured at breast height (CBH);
- The tree is located in the lower corner of the lot just inside the neighbor's fence at 56 Sunshine Avenue;
- The tree is thin with sparse foliage and in marginal health;
- The arborist recommends removal of the Cedar tree.

The arborist states that the removal of the Cedar tree will allow the Date Palm to thrive and be the main focal point of the location.

Eugenia Tree

- The tree has a double spar measuring approximately 50.5 inches in CBH;
- The tree is located in the lower corner of the lot just inside the neighbor's fence at 56 Sunshine Avenue;
- The double spar trunk is high branching as a result of competition for light with neighboring trees planted closely together;
- View restoration pruning would leave bare and obtrusive trunks. This is a result of little tree maintenance performed over the years;
- The trees leaf tissue is infested with Eugenia Psyllid;

The arborist states that removal is recommended to re-establish the historic views of Sausalito Harbor.

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 Cedar tree and Eugenia tree have grown in such a way that they are blocking much of the historic view from the 640 Sausalito Boulevard residence. Since pruning for the view restoration is not desirable for the two trees, removal is required to allow reasonable enjoyment of the property and to take reasonable advantage of views, thus satisfying **Objective b and c** 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 many mature trees on site, and the desire to update the sites landscaping, the Arborist recommends that the replacement tree be a five gallon Eugenia Myrtifolica to finish the existing hedge row to the corner of the lot for a low screen that can be maintained at a desirable height determined by the two property owners. Staff has created a condition that the replacement tree shall be a five gallon Eugenia

Myrtifolia to be planted in a location that would help extend the existing hedge in the corner location. The replacement tree shall be planted within 60 days of Cedar tree and Eugenia tree removal, thus satisfying **Objective a** listed above.

PUBLIC NOTICE AND CORRESPONDENCE

On September 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 received two letters of support for the tree removals (see **Exhibit C**).

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 Cedar tree and one Eugenia tree located between 640 Sausalito Boulevard and 56 Sunshine Avenue (TRP 12-252).

Alternatively, the Trees and Views Committee may:

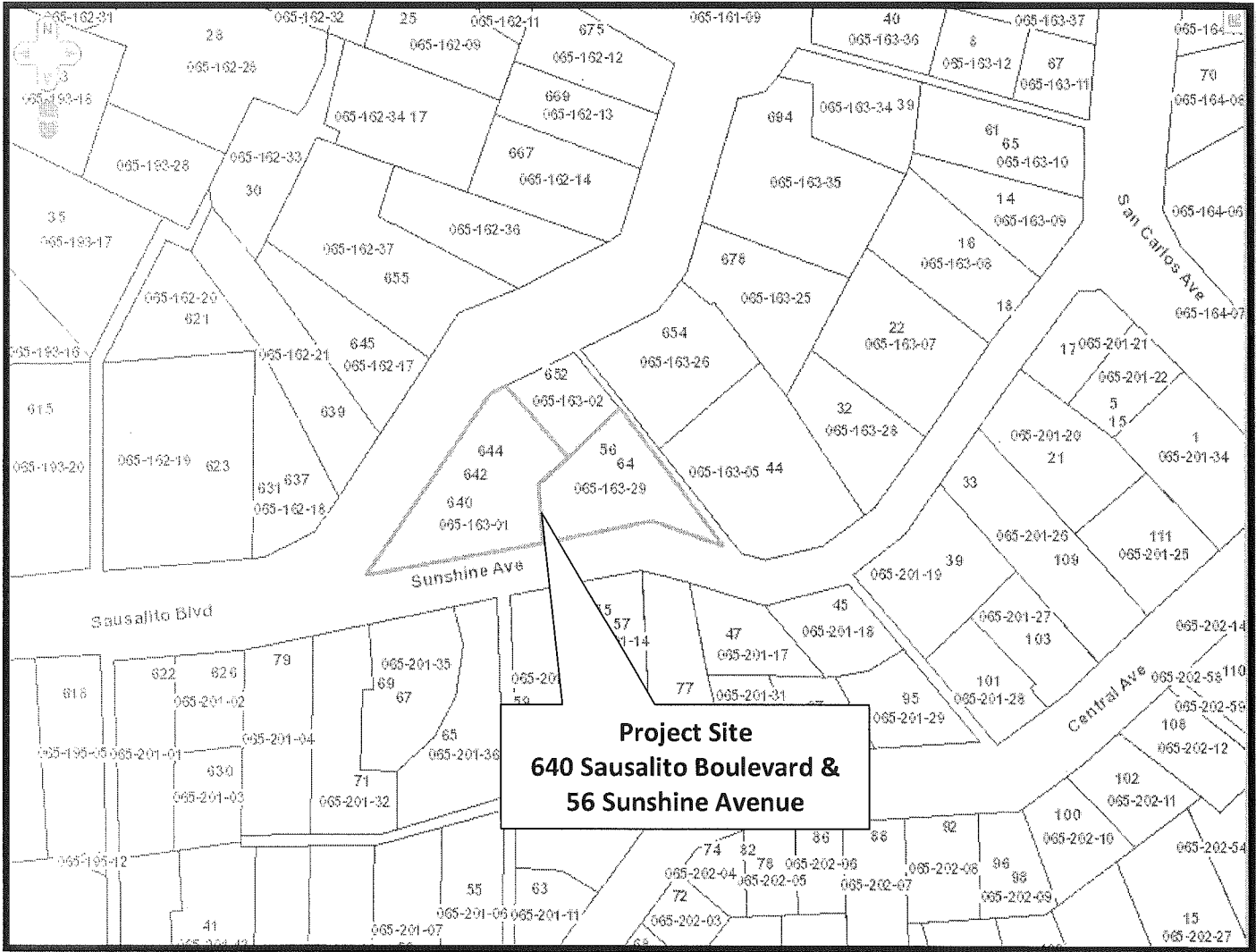
- Approve the Tree Removal Permit with modifications;
- Continue consideration of the item for additional information; or
- Deny the Tree Removal Permit and identify one or more of the Findings for Denial listed in Section 11.12.030.B.3 (see **Exhibit D**).

EXHIBITS

- A. Vicinity Map
- B. Arborist report and photographs, date stamped July 20, 2012
- C. Correspondences
 1. Michael Karpowicz, 33 Sunshine Avenue
 2. David McCloskey, 56 Sunshine Avenue
- D. Criteria for Approval or Denial of Tree Removal Permits
- E. DRAFT Resolution

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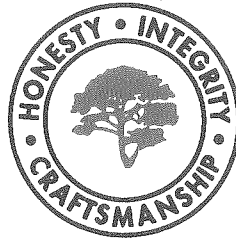
Vicinity Map



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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



August 23, 2012

Stan Hales
640 Sausalito Blvd.
Sausalito CA 94965

RECEIVED
SEP 20 2012
COMMUNITY DEVELOPMENT

Arborist Report

Scope: I met with property owner Stan Hales at 640 Sausalito Blvd. Sausalito Ca 94965 to inspect two trees at the lower left corner of the property as part of view restoration for this Historic Sausalito Home Site. Concerns are that reduction pruning has not restored the view & has left the trees obtrusive & visually unpleasant.

Site: 640 Sausalito is a corner lot at the intersection of Sausalito Blvd. and Sun Shine Way. The Property has several beautiful mature trees including a large Rubber tree *Ficus elastica* & a couple 100 year old Date Palm *Phoenix dactylifera*. The home & site have been under going restoration. Part of the restoration is restoring views of Sausalito Harbor.

Observation: As part of the renovation of this Historic Home site and the updates to the landscape some of the older over grown un-kept trees will require removal & replacement.

1. Tree 1: Atlas Cedar *Cedrus atlantica*

Size: 44in. CBH

Location: Lower corner of lot just inside Neighbor's fence. Note: fence is not located on property line.

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

Exhibit B
[4 pages]



SEP 20 2012

OFFICE OF THE ARBORIST
CITY AND COUNTY OF SAN FRANCISCO

Structure: Thin with sparse foliage.

Health: Marginal.

Conclusion: Removal is recommended, this will allow Date Palm Phoenix dactylifera to be main focal point.

2. Tree 2: *Eugenia Myrtifolia*

Size: Double spar to close together to measure separate. 50.5in. CBH

Location: Lower corner of lot just inside Neighbor's fence. Note: fence is not located on property line.

Structure: Double spar trunk with included bark, high branching as a result of competition for light with neighboring trees planted too close together. View restoration pruning would leave bare & obtrusive trunks. This is a result of not being maintained for over ten years.

Health: Leaf tissue is infested with *Eugenia Psyllid*.

Conclusion: Removal is recommended to re-establish views of Sausalito Harbor with replacements to finish hedge row to corner of lot for a low screen that can be maintained at a desirable height without interfering with views.

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.

Note: I only inspected the tree(s) on this report

Sincerely,



David Hill

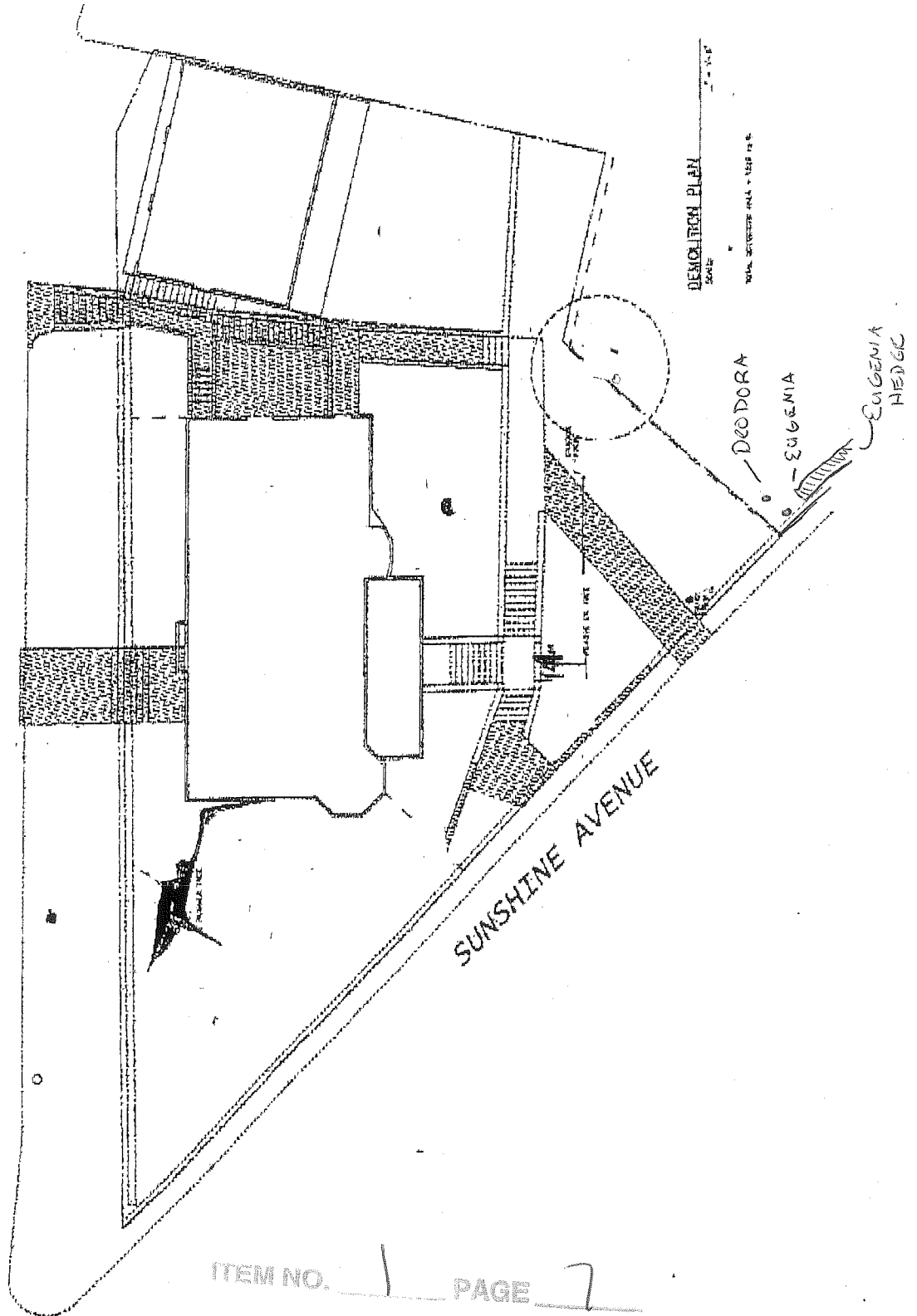
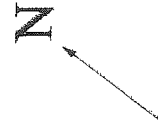
ISA Certified Master Arborist MW-0355BT



ARBORIST MAP

SAUSALITO BLVD.

SUNSHINE AVENUE



DEMOLITION PLAN
SCALE

TOTAL SITE AREA: 10,000 SQ. FT.

DEODORA

EUGENIA

EUGENIA
HEDGIC

A SITE IMPROVEMENT FOR
THOMAS FROST HOUSE
840 SAUSALITO BLVD.

Waterman & Sun
LANDSCAPE ARCHITECTS
ROBERT H. WATERMAN
1984

DATE	1-1-80
SCALE	1" = 10'
PROJECT NO.	1-1-80
CLIENT	THOMAS FROST
LOCATION	840 SAUSALITO BLVD.



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640 SAUSALITO BLVD.

Alison Thornberry

From: Stan Hales [stanleyjhales@gmail.com]
Sent: Tuesday, September 25, 2012 8:08 AM
To: Alison Thornberry
Cc: Tree Masters
Subject: Support for Fw: Tree removal 640 Sausalito

Alison,

Here's a letter of support from one of our neighbors for the forthcoming tree removal. Would you assure this hits the package for trees and views next week?

Thanks
Regards, Stan
415 419 1644

From: Michael Karpowicz <michael@urbangreeninv.com>
Date: Tue, 25 Sep 2012 14:54:23 +0000
To: stanleyjhales@gmail.com<stanleyjhales@gmail.com>; Lori Hales<lorihales@gmail.com>
Cc: David McCloskey<david@urbangreeninv.com>; Devon Karpowicz<devon@cstoneholdings.com>
Subject: Tree removal 640 Sausalito

Stan and Lori,

I hope this email will help show our support of getting the tree removed at 640 Sausalito Blvd at the upcoming hearing. My wife Devon and I live at 33 Sunshine and David McCloskey of 56 Sunshine has pointed out to us the proposed removal. We are in full support of this removal.

Good luck at the hearing and let us know if there is anything else we can do.

Best,
Michael Karpowicz
415.814.9833

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Exhibit C1

Alison Thornberry

From: Stan Hales [stanleyjhales@gmail.com]
Sent: Tuesday, September 25, 2012 9:39 AM
To: Alison Thornberry
Cc: david@urbangreeninv.com; Lori Hales
Subject: Fw: Letter of support

Alison,

Here's another letter of support from our neighbor and owner of trees (both trees are right on our property line). Please assure this is in the package for the trees and views hearing next week.

We both plan to attend the meeting on next Thurs, 6:30pm.

Thanks, Stan

Regards, Stan
415 419 1644

From: David McCloskey <david@urbangreeninv.com>
Date: Tue, 25 Sep 2012 15:15:20 +0000
To: Lori Hales<lorihales@gmail.com>; stanleyjhales@gmail.com<stanleyjhales@gmail.com>
Subject: Letter of support

To the Sausalito Tree and Views Committee:

I live at & am the owner of 56 Sunshine Ave. I love living here & am happy to have Stan & Lori as my neighbors. I would like to remove the 2 trees on my property. These trees are overgrown and out of place, interfering with the old wrought iron fence along Sunshine. I understand the existing hedge will be extended to match the existing hedge along Sunshine Ave, which should look much nicer once they are removed. I very much support the removal of these 2 trees.

Sincerely,

David

David P. McCloskey
56 Sunshine ave. Sausalito, CA 94965

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

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

**TREE REMOVAL PERMIT FOR A CEDAR TREE AND A EUGENIA TREE
LOCATED BETWEEN 640 SAUSALITO BOULEVARD AND 56 SUNSHINE AVENUE (TRP 12-190)**

WHEREAS, The applicant, David Hill of Treemasters, on behalf of the property owner, Stan Hales, has submitted an application for the removal of one Cedar tree (*Atlas Cedar Cedrus atlantica*) and one Eugenia tree (*Eugenia pshllid*) located along the property line between 640 Sausalito Boulevard and 56 Sunshine Avenue (APN 065-163-01 and 065-163-29); and

WHEREAS, a notice for the application was posted on the Tree Owners' property on September 20, 2012; and

WHEREAS, the Trees and Views Committee considered the application at a public meeting on October 4, 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 Cedar tree and the Eugenia tree located along the property line between 640 Sausalito Boulevard and 56 Sunshine 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 E
[3 pages]

TREES AND VIEWS COMMITTEE RESOLUTION

October 4, 2012

TRP 12-252

640 Sausalito Boulevard

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 640 Sausalito Boulevard.

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 Cedar tree and Eugenia tree have grown in such a way that they are blocking much of the historic view from the 640 Sausalito Boulevard residence. Since pruning for the view restoration is not desirable for the two trees, removal is required to allow reasonable enjoyment of the property and to take reasonable advantage of views, thus satisfying **Objective b and c** 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 many mature trees on site, and the desire to update the sites landscaping, the Arborist recommends that the replacement tree be a five gallon Eugenia Myrtifolica to finish the existing hedge row to the corner of the lot for a low screen that can be maintained at a desirable height determined by the two property owners. Staff has created a condition that the replacement tree shall be a five gallon Eugenia Myrtifolica to be planted in a location that would help extend the existing hedge in the corner location. The replacement tree shall be planted within 60 days of Cedar tree and Eugenia tree removal, thus satisfying **Objective a** listed above.*

TREES AND VIEWS COMMITTEE RESOLUTION
October 4, 2012
TRP 12-252
640 Sausalito Boulevard

ATTACHMENT 2: CONDITIONS OF APPROVAL

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

1. The removed tree shall be a five gallon *Eugenia Myrtifolia* to be planted in a location that would help extend the existing hedge in the corner of 640 Sausalito Boulevard. The replacement tree shall be planted within 60 days of Cedar tree and *Eugenia* 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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