

STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Knauber Tree / 270 Currey Lane
Tree Removal Permit
TRP 12-257

Meeting Date October 4, 2012

Staff Alison Thornberry-Assef, Assistant Planner

REQUEST

Approval of a **Tree Removal Permit** to allow the removal of one dead Coast Live Oak tree located at the southwest corner of the garage in front of the residence at 270 Currey Avenue.

PROJECT INFORMATION

Applicant Treemasters Tree Service / David Hill

Owner Henry Knauber

Location 270 Currey Avenue (APN 064-221-02) (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, Henry Knauber, has submitted an application for the removal of one dead Coast Live Oak tree (*Quercus agrifolia*) located to the southwest of the garage in front of the residence at 270 Currey Lane.

An Arborist Report was prepared on September 25, 2012 by Certified Arborist, David Hill, to assess the health, structural condition, and suitability for preservation of the Coast Live Oak tree located at 270 Currey Lane.

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

- The tree is measured 44.5 inches circumference measured at breast height (CBH);
- The tree is approximately 35 feet tall;
- The canopy spread is approximately 15 feet wide;
- The tree has Hypoxylon cohaerens, a wood decaying fungi that decays wood very rapidly;
- The tree is dead.

The arborist states that this is a smaller tree on the site and has had to compete for light with other mature Coast Live Oaks. The tree is dead and has secondary fungi that rapidly decays dead wood making it structurally unsound. The tree over hangs the garage, driveway and main walkway to the residence. Immediate removal is recommended.

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 Coast Live Oak is a smaller tree on the site and has had to compete for light with other mature Coast Live Oaks. The tree is dead and has secondary fungi that rapidly decays dead wood making it structurally unsound. The tree over hangs the garage, driveway and main walkway to the residence. Due to the dangerous situation of this tree, removal is required to insure public safety as it relates to the health of the tree, potential hazard to life or property with the proximity to existing structures, 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.

*The arborist has stated that there no access where the tree is to grind out the stump, and a tree cannot be replanted in the same location. However, 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 Coast Live Oak 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 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 Coast Live Oak tree located at 270 Currey Avenue (TRP 12-257).

Alternatively, the Trees and Views Committee may:

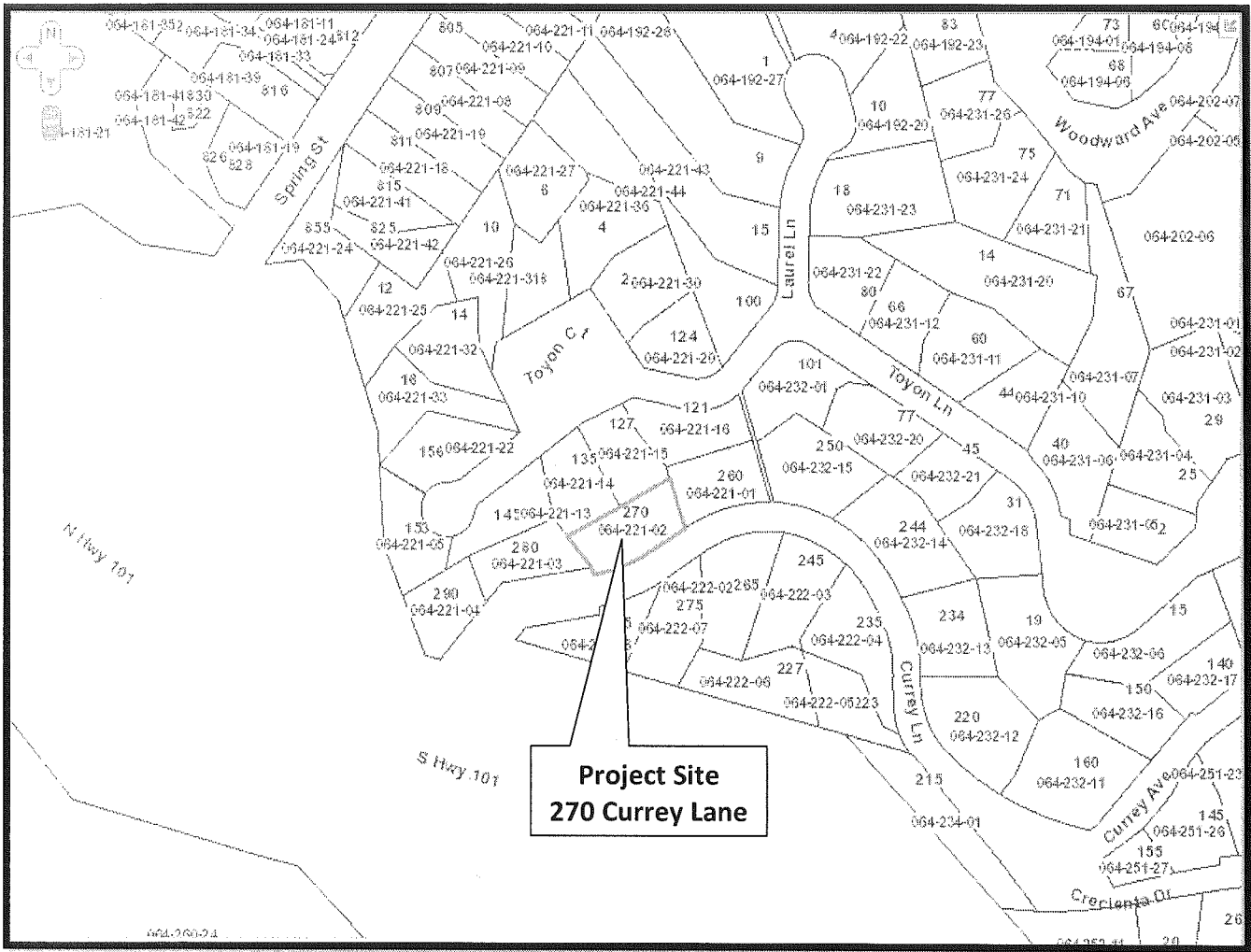
- Approve the Tree Removal Permit with modifications;
- Continue consideration of the item for additional information; or
- Deny the Tree Removal Permit and identify one or more of the Findings for Denial listed in Section 11.12.030.B.3 (see **Exhibit C**).

EXHIBITS

- A. Vicinity Map
- B. Arborist report and photographs, date stamped September 25, 2012
- C. Criteria for Approval or Denial of Tree Removal Permits
- D. DRAFT Resolution

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Vicinity Map



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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



September 14, 2012

Henry Knauber
270 Currey Ln
Sausalito CA 94965

Handwritten notes and stamps: "Hill", "SEP 25 2012", "TREEMASTERS", "COUNTY OF MARIN", "Sausalito, CA 94965".

Arborist Report

Henry Knauber requested TREEMASTERS to inspect a dead/dying Coast Live Oak *Quercus agrifolia* at 270 Currey Ln.

On Tuesday September 4, 2012, I examined the trees and the site and would like to report the following.

- The tree is a Coast Live Oak *Quercus agrifolia*
- The tree measured 44.5 in. circumference at breast height CBH
- The tree is approximately 35ft. tall
- The canopy spread is approximately 15ft.
- The tree is DEAD.
- The tree has Hypoxylon *cohaerens*, a wood decaying fungi that decays wood very rapidly.

Discussion: The crown to trunk ratio of this tree is about 20%. This is a smaller tree on the site that competed for space and light with other mature Coast Live Oak. This tree is DEAD and has Hypoxylon, a secondary fungi that rapidly decays dead wood make it structurally un-sound. The tree over hangs the Garage and driveway and a main walkway from the home to the driveway. TREEMASTERS Recommends immediate removal.

Sincerely,

David Hill
ISA Certified Master Arborist MW-0355BT



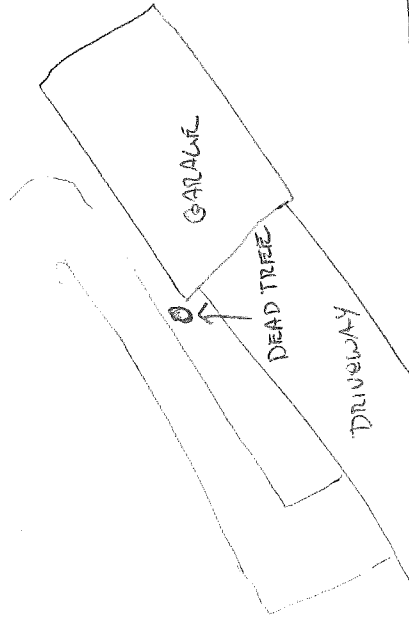
ITEM NO 2 PAGE 5

Handwritten note: "Exhibit B [3 pages]"

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



270 CURREY LN

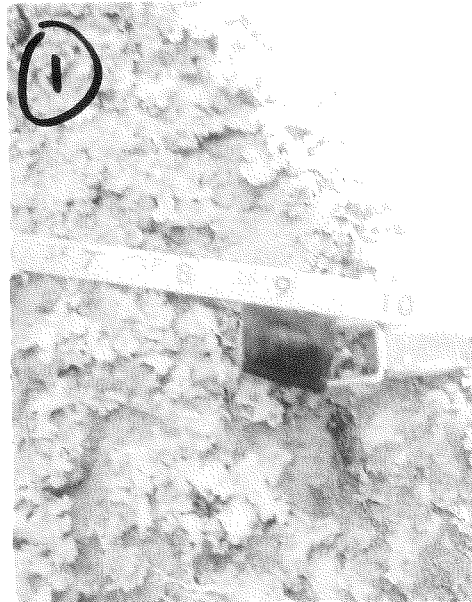
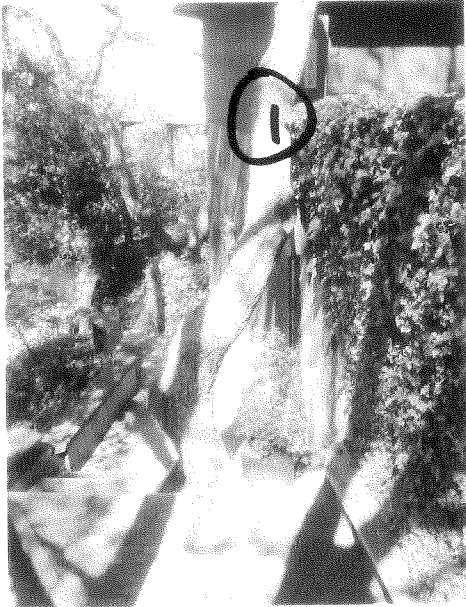
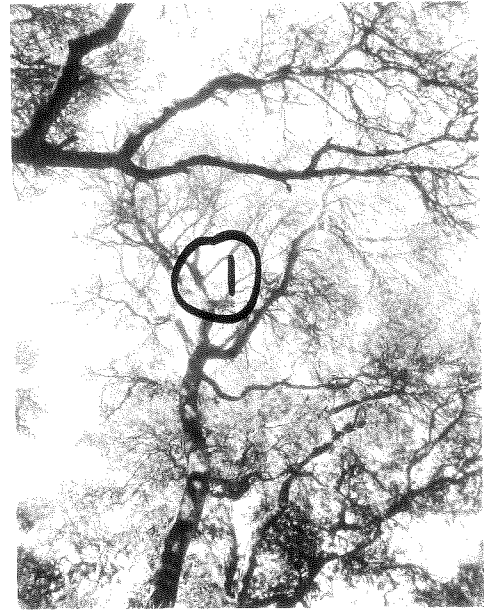
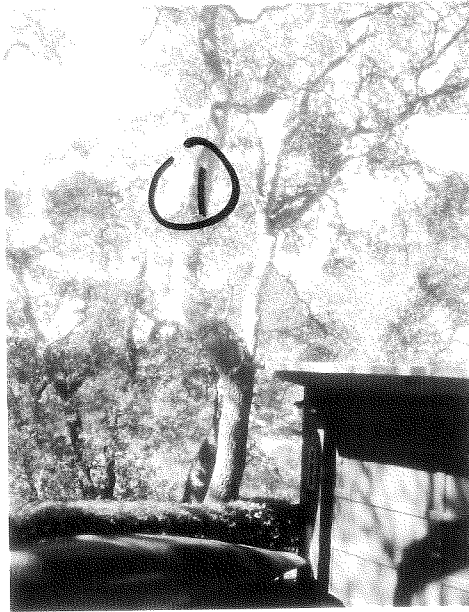


REC-1000

SEP 25 2012

CURREY LN

↑
APPROXIMATE NORTH
NOT TO SCALE



RECEIVED
SEP 25 2012
CITY OF SAN ANTONIO
COMMUNITY DEVELOPMENT

ITEM NO. 2 PAGE 7

270

CURRY LN

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\TVCA\Admin\Criteria for TRP

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

**TREE REMOVAL PERMIT FOR A COAST LIVE OAK TREE
LOCATED AT 270 CURREY LANE (TRP 12-257)**

WHEREAS, on September 25, 2012 a Tree Removal Permit application was filed by the applicant, David Hill of Treemasters, on behalf of the property owner, Henry Knauber, requesting the removal of one dead Coast Live Oak tree (*Quercus agrifolia*) located at 270 Currey Lane (APN 064-221-02); and

WHEREAS, a notice for the application was posted on the Tree Owners' property on September 27, 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 Coast Live Oak tree located on the Tree Owners' property at 270 Currey Lane 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

October 4, 2012

TRP 12-257

270 Currey 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 270 Currey 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.
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*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 Coast Live Oak tree removal, thus satisfying **Objective a** listed above.*

TREES AND VIEWS COMMITTEE RESOLUTION
October 4, 2012
TRP 12-257
270 Currey Avenue

ATTACHMENT 2: CONDITIONS OF APPROVAL

This condition of approval applies to the Tree Removal Permit submitted on September 25, 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.

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