


STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Heydemann Trees / 201 Glen Drive
Tree Removal Permit
TRP 13-189

Meeting Date August 12, 2013

Staff Lilly Schinsing, Administrative Analyst 

REQUEST

Approval of a **Tree Removal Permit** to allow the removal of two Coast Live Oak trees located at 201 Glen Drive.

PROJECT INFORMATION

Applicant Treemasters

Owner Nancy Heydemann

Location 201 Glen Drive (APN 064-254-47) (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

Treemasters, on behalf of property owner Nancy Heydemann, has submitted an application for the removal of two protected Coast Live Oak Trees (*Quercus agrifolia*) located at 201 Glen Drive. An Arborist Report was prepared on July 23, 2013 by ISA Certified Arborist, David Hill, which provides a summary of an inspection for health conducted on the Coast Live Oak trees which are located at the front of the property at 201 Glen Drive.

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

- Tree #1 is a Coast Live Oak standing approximately 40 feet tall with a tree spread of approximately 30 feet:
 - The subject tree measures approximately 20 inches in diameter as measured at breast height (DBH);
 - The tree has an asymmetric growth habit and the crown is offset from the trunk anchor point;
 - The tree leans over the main front deck and toward the home;
 - The tree has tissue damage and decay on the base of the trunk;
 - Pruning will not compensate for lean or loss of structure;
 - The main targets if the tree fell are the deck and the residence at 201 Glen Drive;
 - Immediate removal of the tree is recommended.

- Tree #2 is a Coast Live Oak standing approximately 20 feet tall with a tree spread of approximately 30 feet:
 - The subject tree measures approximately 13 inches in diameter as measured at breast height (DBH);
 - The tree was struck by a larger tree that fell from a neighboring property;
 - There is possible subterranean root damaged caused by being struck by the neighboring tree;
 - The tree has a severe cantilevered lean and asymmetrical growth habit;
 - The canopy of the tree is offset from the base by 15 to 20 feet;
 - The main targets if the tree fell are the deck and a fence;
 - Immediate removal of the tree 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 two Coast Live Oak trees are a potential hazard to life and property due to the severe cantilevered leaning and asymmetrical growth habit. Other factors include prior damage caused by being struck by a neighboring tree and tissue damage and decay on the trunk. Removal of the trees would reduce hazard to property, 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 property owner will replace the trees with desirable trees of 15 gallon container size. The replacement trees shall be planted within 60 days of the subject tree's removal, thus satisfying **Objective a** listed above.*

PUBLIC NOTICE AND CORRESPONDENCE

On August 1, 2013, a notice of this proposal was posted at the front of the subject property, visible to the surrounding neighborhood, and the trees have 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 D**) which makes the required determinations for approval of a Tree Removal Permit to allow removal of the Coast Live Oak trees located at the front of the property at 201 Glen Drive (TRP 13-189).

Alternatively, the Trees and Views Committee may:

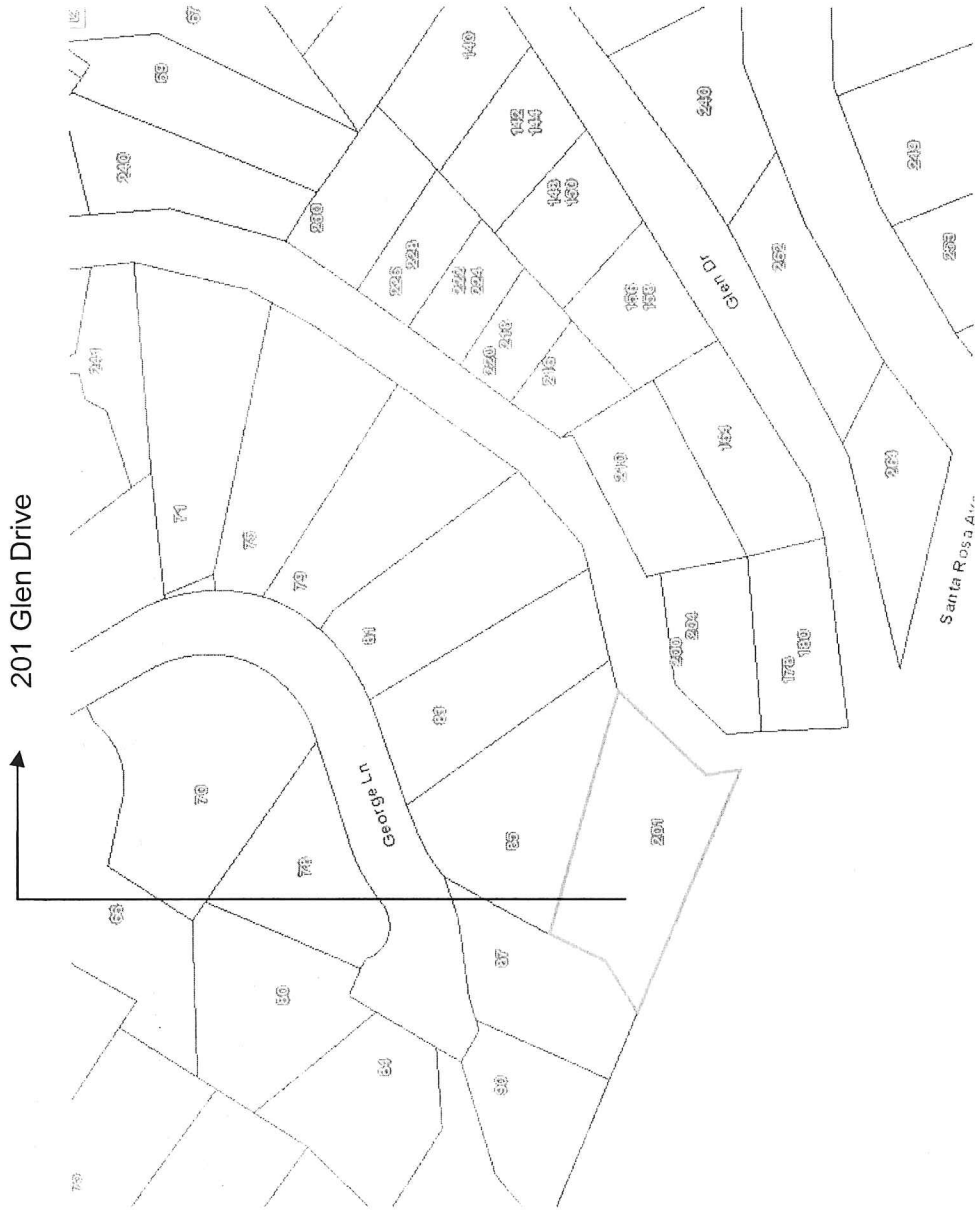
- Approve the Tree Removal Permit with modifications;
- Continue consideration of the item for additional information; or
- Deny the Tree Removal Permit and identify one or more of the Findings for Denial listed in Section 11.12.030.B.3 (see **Exhibit C**).

EXHIBITS

- A. Vicinity Map
- B. Arborist Report and photographs, date-stamped received July 29, 2013
- 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
(PAGE)

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



July 23, 2013

Nancy Heydemann
201 Glen Dr.
Sausalito CA 94965

Arborist Report

Nancy Heydemann requested TREEMASTERS to inspect the trees on her property. Nancy has just recently purchased the home at 201 Glen Dr. TREEMASTERS found two Coast Live Oak *Quercus agrifolia* that have structural defects, TREEMASTERS recommends removal. These are my findings.

Tree #1

- The tree is a Coast Live Oak *Quercus agrifolia*
- The tree is 64in CBH (Circumference at Breast Height)
- The tree is approximately 40.
- The tree has a spread approximately 30ft.
- The tree is located at the right hand corner of the main front deck.
- The tree has an asymmetric growth habit, the crown is offset from the trunk anchor point.
- The tree leans over the deck and toward the home.
- The tree has tissue damage & decay on the trunk at the base.
- Pruning will not compensate for lean or loss of structure.
- Main targets are the deck & home.

TREEMASTERS recommends immediate removal.

Tree #2

- The tree is a Coast Live Oak *Quercus agrifolia*
- The tree is 41.5in CBH (Circumference at Breast Height)
- The tree is approximately 20.
- The tree from base to edge of canopy has a spread of approximately 30ft.
- This tree was struck by a larger tree that fell from the Neighbor's property.
- There is possible sub terrain root damage being struck by the large tree.
- This tree has a severe cantilevered lean, asymmetric growth habit.
- The canopy of this tree is offset from the base by 15 to 20ft.
- Main targets are house deck & fence.

TREEMASTERS recommends immediate removal.

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JUL 29 2013

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

EXHIBIT B
(5 PAGES)



Economic value: ISA Guide for Plant Appraisal 9th Edition
Trunk Formula Method

Tree #1

Species: Coast Live Oak *Quercus agrifolia*

Condition: Fair 50%

Trunk Circumference: 64in. Diameter: at stump cut, 22 in.

Location = [Site 60 % +Contribution 50 % +Placement 40 %] divided by 3 = 50%

Species rating: 80 %

Installed Tree Cost: (Replacement with 2in. caliper Japanese Maple = \$480.00)

Unit Tree Cost: \$160 / sq.in.

Appraised Trunk Area: 298 sq.in.

Basic Tree Cost: 380sq.in. x \$160/sq.in. + \$480 = \$61280.00

Appraised Value: \$61280 x 80% x 50% x 50% = **\$12,256.00**

Tree #2

Species: Coast Live Oak *Quercus agrifolia*

Condition: Fair 50%

Trunk Circumference: 41.5in. Diameter: at stump cut, 14in.

Location = [Site 60 % +Contribution 40 % +Placement 40 %] divided by 3 = 47%

Species rating: 80 %

Installed Tree Cost: (Replacement with 2in. caliper Japanese Maple = \$480.00)

Unit Tree Cost: \$160 / sq.in.

Appraised Trunk Area: 298 sq.in.

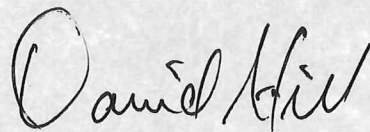
Basic Tree Cost: 154 sq.in. x \$160/sq.in. + \$480 = \$25120.00

Appraised Value: \$25120 x 80% x 47% x 50% = **\$4723.00**

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

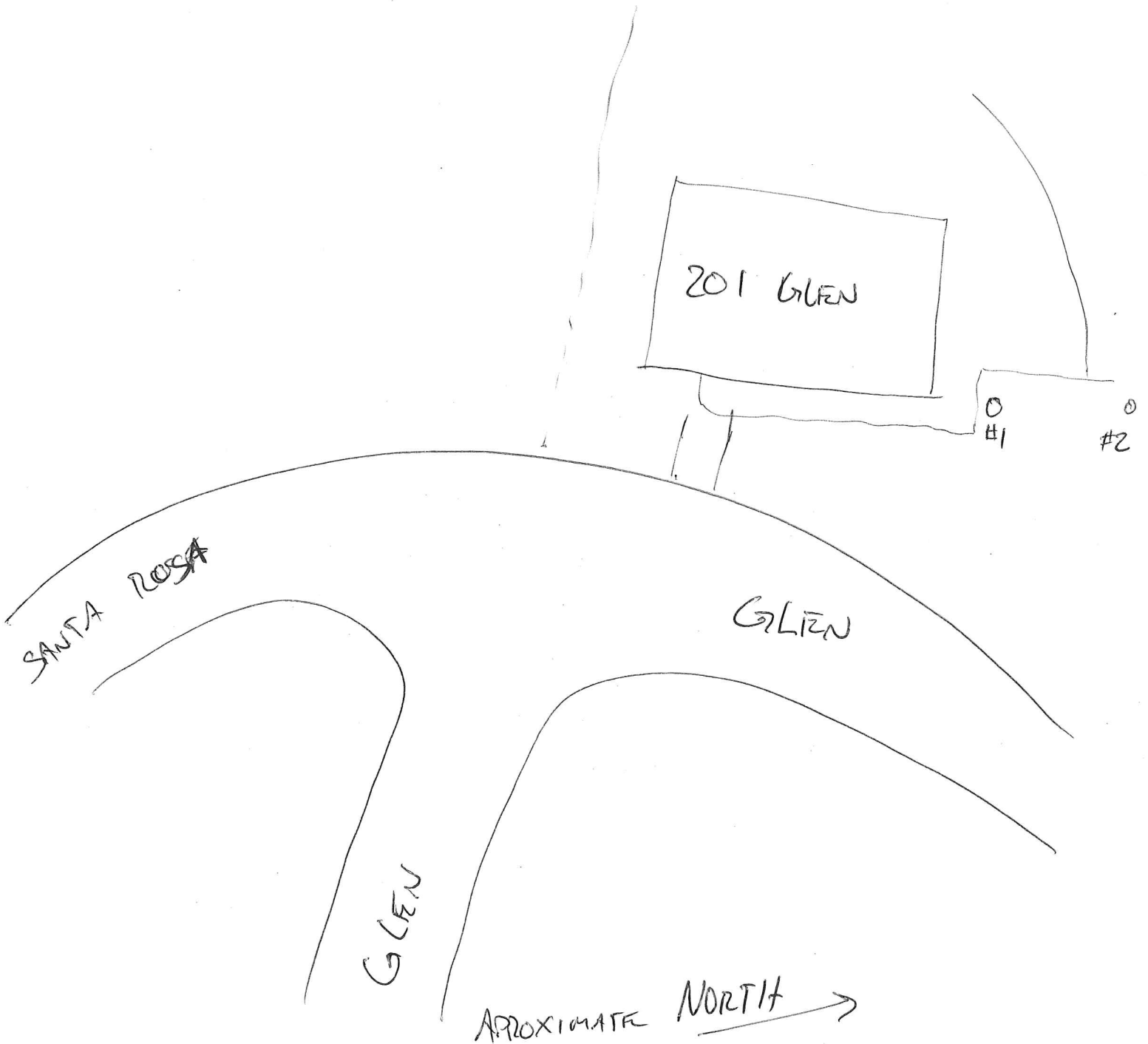
ISA Certified Master Arborist MW-0355BT



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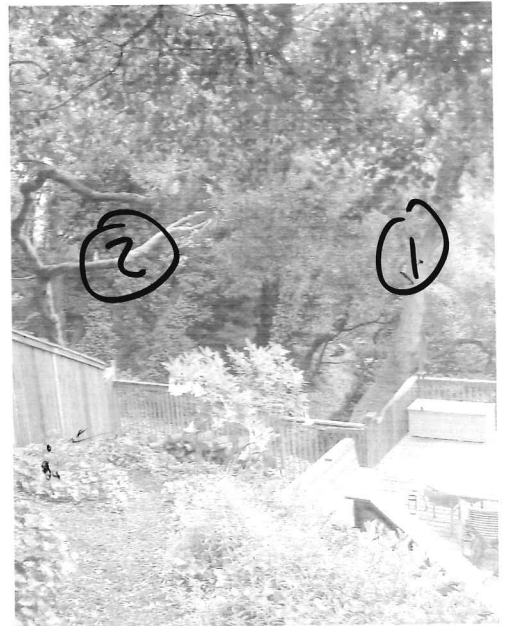
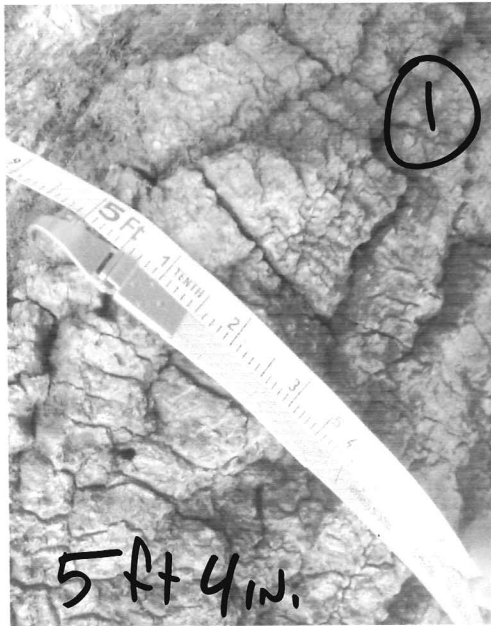
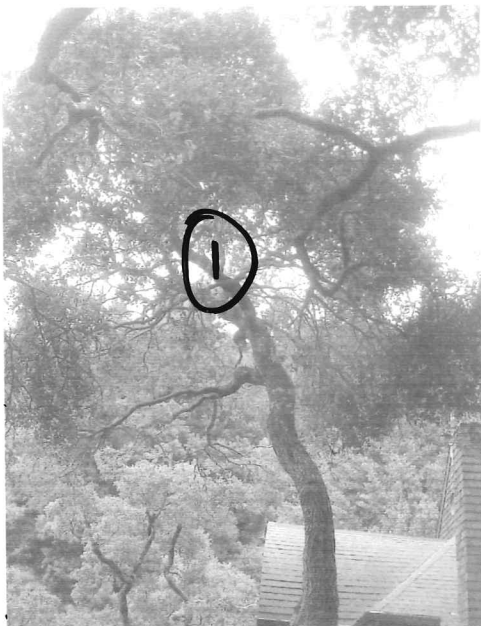
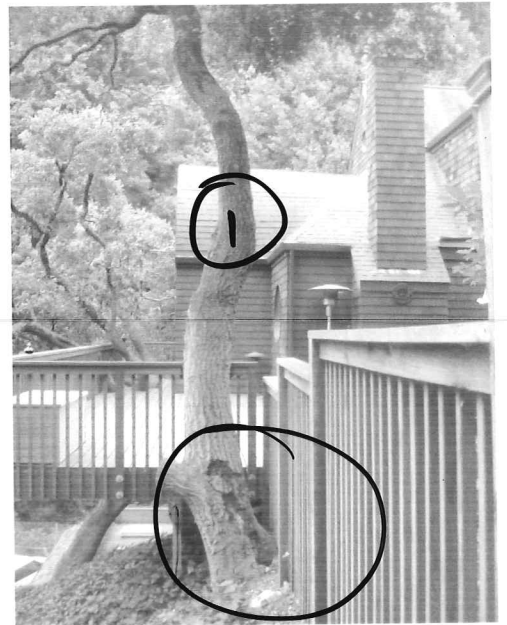
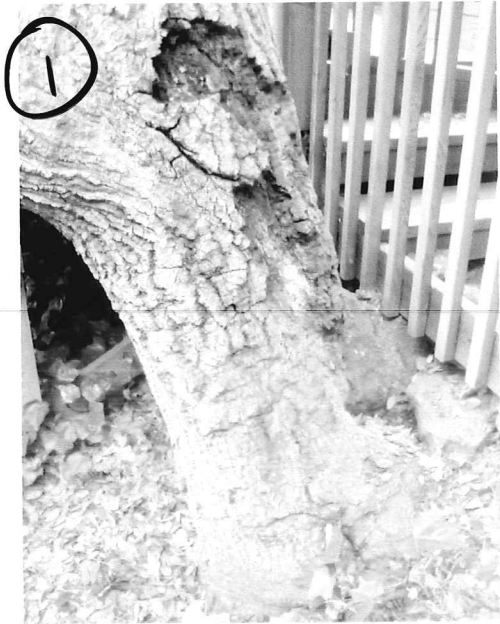


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201 GLEN



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COMMUNITY DEVELOPMENT

201 GLEN DR

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.

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**SAUSALITO TREES AND VIEWS COMMITTEE
RESOLUTION NO. 2013-XX**

**TREE REMOVAL PERMIT FOR TWO COAST LIVE OAK TREES
LOCATED AT 201 GLEN DRIVE (TRP 13-189)**

WHEREAS, on July 29, 2013 a Tree Removal Permit application was filed by the applicant, Treemasters, on behalf of the property owner, Nancy Heydemann, requesting the removal of two Coast Live Oak trees (*Quercus agrifolia*) located at 201 Glen Drive (APN 064-254-47); and

WHEREAS, a notice for the application was posted on the Tree Owner's property on August 1, 2013; and

WHEREAS, the Trees and Views Committee considered the application at a public meeting on August 12, 2013, 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 trees located on the Tree Owner's property at 201 Glen Drive is approved. This decision is based upon the determinations provided in Attachment 1 and subject to the conditions of approval provided in Attachment 2. A Site Plan is provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Trees and Views Committee on the ___ day of _____, 2013, by the following vote:

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

Lilly Schinsing
Administrative Analyst

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Site Plan

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TREES AND VIEWS COMMITTEE RESOLUTION

August 12, 2013

TRP 13-189

201 Glen Drive

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 201 Glen Drive:

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 two Coast Live Oak trees are a potential hazard to life and property due to the severe cantilevered leaning and asymmetrical growth habit. Other factors include prior damage caused by being struck by a neighboring tree and tissue damage and decay on the trunk. Removal of the trees would reduce hazard to property, 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 property owner will replace the trees with desirable trees of 15 gallon container size. The replacement trees shall be planted within 60 days of the subject tree's removal, thus satisfying Objective a listed above.

TREES AND VIEWS COMMITTEE RESOLUTION

August 12, 2013

TRP 13-189

201 Glen Drive

ATTACHMENT 2: CONDITIONS OF APPROVAL

This condition of approval applies to the Tree Removal Permit application submitted on July 29, 2013.

1. Two replacement trees of a 15 gallon container of desirable species shall be planted on the subject property in a location to be determined by the property owner and within 60 days of the removal of the Coast Live Oak trees.
2. Documentation of the planting of the replacement tree (such as photographs) shall be provided to the Community Development Department within 30 days of the planting of the replacement trees.
3. This approval expires in two (2) years from the effective date of this resolution if the property owner has not exercised the entitlements hereby granted, or an extension request has not been filed prior to the expiration date.

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.

TREES AND VIEWS COMMITTEE RESOLUTION
August 12, 2013
TRP 13-189
201 Glen Drive

ATTACHMENT 3: SITE PLAN

Location of subject Coast Live Oak Trees



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