


STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Flynn Trees / 88 Central Avenue
Tree Removal Permit
TRP 14-016

Meeting Date February 10, 2014

Staff Lilly Schinsing, Administrative Analyst 

REQUEST

Approval of a **Tree Removal Permit** to allow the removal of two Coast Live Oak trees and one *Pittosporum* tree at 88 Central Avenue.

PROJECT INFORMATION

Applicant Keith Plymale

Owner Conor and Meredith Flynn

Location 88 Central Avenue (APN 065-202-07) (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

Keith Plymale, architect, on behalf of property owners Conor and Meredith Flynn, has submitted an application for the removal of two protected Coast Live Oak Trees (*Quercus agrifolia*) and one *Pittosporum Undulatum* tree located at 88 Central Avenue. An Arborist Report was prepared on June 16, 2013 by Certified Consulting Arborist Kenneth Alan Bovero, which provides a summary of an inspection for health conducted on the Coast Live Oak trees and *Pittosporum* tree which are located at the property at 88 Central Avenue.

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:
 - The main stem of the subject tree measures approximately 24 inches in diameter as measured at breast height (DBH);
 - There is an additional 18 inch diameter stem which originates at the ground level;
 - There is a column of decay which begins at the ground level and extends up the trunk approximately three feet;
 - The 18 inch stem presses into the structure of the front entry stairs;
 - As the tree expands in girth the structure of the tree will be damaged as the trunk lays down new annual growth rings;
 - The tree has been in decline for many years;

- The tree is a liability to property and a hazard to the roadway;
- Removal of the tree is recommended.

- Tree #2 is a Pittosporum:
 - The subject tree measures approximately 16 inches in diameter as measured at breast height (DBH);
 - The tree presses up against the structure of the entry steps;
 - The tree and the entry steps are being damaged by the tree's proximity to the steps;
 - Removal of the tree is recommended.

- Tree #3 is a Coast Live Oak:
 - The first main stem of the subject tree measures approximately 30 inches in diameter as measured at breast height (DBH) and the second main stem measures 24 inches in diameter at DBH;
 - Both stems have severe lean angles;
 - The 24 inch stem is grossly overextended with an excessive amount of end weight;
 - Both stems are displaying visual signs of advanced decay organisms along the west side of the trunks;
 - The decay has compromised the structural integrity of both stems;
 - The trees are generally healthy, however there is a high probability of tree failure associated with the structural defects that are present;
 - Removal of both tree stems 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 and Pittosporum tree are a potential hazard to life and property due to decay, structural problems, and proximity to existing structures on the property. 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 draft resolution of approval is conditioned on the property owner replacing the trees with three 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 January 31, 2014 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 two Coast Live Oak trees and one Pittosporum tree at 88 Central Avenue (TRP 14-016).

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 January 27, 2014
- C. Criteria for Approval or Denial of Tree Removal Permits
- D. Draft Resolution

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RECEIVED

JAN 27 2014

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT

June 16th, 2013

V21:OFA

Keith Plymale 415-939-2100

210 Noonan Pier #70

San Francisco, Ca

ARBORICULTURAL ASSESSMENT

88 Central Avenue

Sausalito, CA 94965

Keith, thank you for calling on me for the evaluation of the live oak trees located at 88 Central Ave in Sausalito, Ca. I have broken down each tree for evaluation and you will find that information below. I have also attached photos of what I am describing to aide in the understanding of what I am discussing.

Tree Number: 1

Tree Species: Coast Live Oak (Quercus agrifolia)

Location on property: Below front entry steps.

The main stem of this tree measures 24 inches in diameter with an 18" diameter stem originating at the ground level. If you view photo #1, you will see the extent of the decay present along the East side of the 24" diameter stem, this column of decay begins at the ground level and extends up the trunk approximately 3 feet. Photo #2 shows decay present at the ground level of the 2nd stem just North of the main stem. Photo#3 is showing the proximity of the two stems and relation to each other. Photo #4, is showing where the 18 inch stem of tree #1 is pressing in to the structure of the front entry stairs. This will continue to cause damage to the structure as the trunk lays down new annual growth rings and the tree expands in girth. The 5th photo is expressing the trees condition due to the decay factors and the lack of viable rooting space due to hardscapes, structures and water requirements of the flora and fauna within the trees drip line. This tree has clearly been in decline for many years.

Tree Number: 2

Tree Species: Pittosporum Undulatum

As evidence in photo #6 this 16" Pittosporum is and has been for many years pressing up against the structure of the entry steps. This is not only damaging the tree, but is also causing damage to the structure.

Tree Number: 3

Tree Species: Coast Live Oak (*Quercus agrifolia*)

Location on property: In backyard

This tree is comprised of two main stems. One a 30" and the other a 24" diameter. Both stems have severe lean angles, with the 24" stem being more exaggerated. This stem is also grossly overextended with an excessive amount of end weight. In addition, both stems are displaying visual signs of advanced decay organisms along the west side of the trunks (as seen in photo #7). This decay has compromised the structural integrity of both stems. When performing a visual inspection of crown density, these trees are slightly sparse in foliage, but are generally healthy trees.

SUMMARY OF FINDINGS

Due to decay organisms present, proximity of trunks to one another, and the lean angle of the 18" stem over the road and making contact with the entry steps, I find Tree #1 to be a liability to the property as well as a hazard to the roadway.

Recommendation is tree removal. (TREE #1 & TREE #2 ARE THE SAME ROOT SYSTEM SPLIT @ GROUND)

With regard to Tree #2, this tree is clearly pressing against the entry steps and will only cause further damage to the tree and the structure. Recommendation is tree removal.

Tree #3 has advanced decay present and severe lean angles. I find there to be a high probability of tree failure associated with the structural defects that are present. Recommendation is removal of both stems to eliminate future hazards associated.

If you have any questions or need future assistance please feel free to contact me.

Sincerely,

*Kenneth Alan Bovero
Certified Consulting Arborist*

415-328-8733

**V21:
OFA**



DATE: 02/05/2014

VOLUME 21:
OFFICE FOR ARCHITECTURE
P.O. BOX 100
SAN FRANCISCO, CA 94107
PH: 415.839.2100
WWW.VOLANZI.COM

**CONOR AND
MEREDITH FLYNN**
88 CENTRAL AVE.
SAUSALITO, CA.
94965
A.P.N. 0652/0207

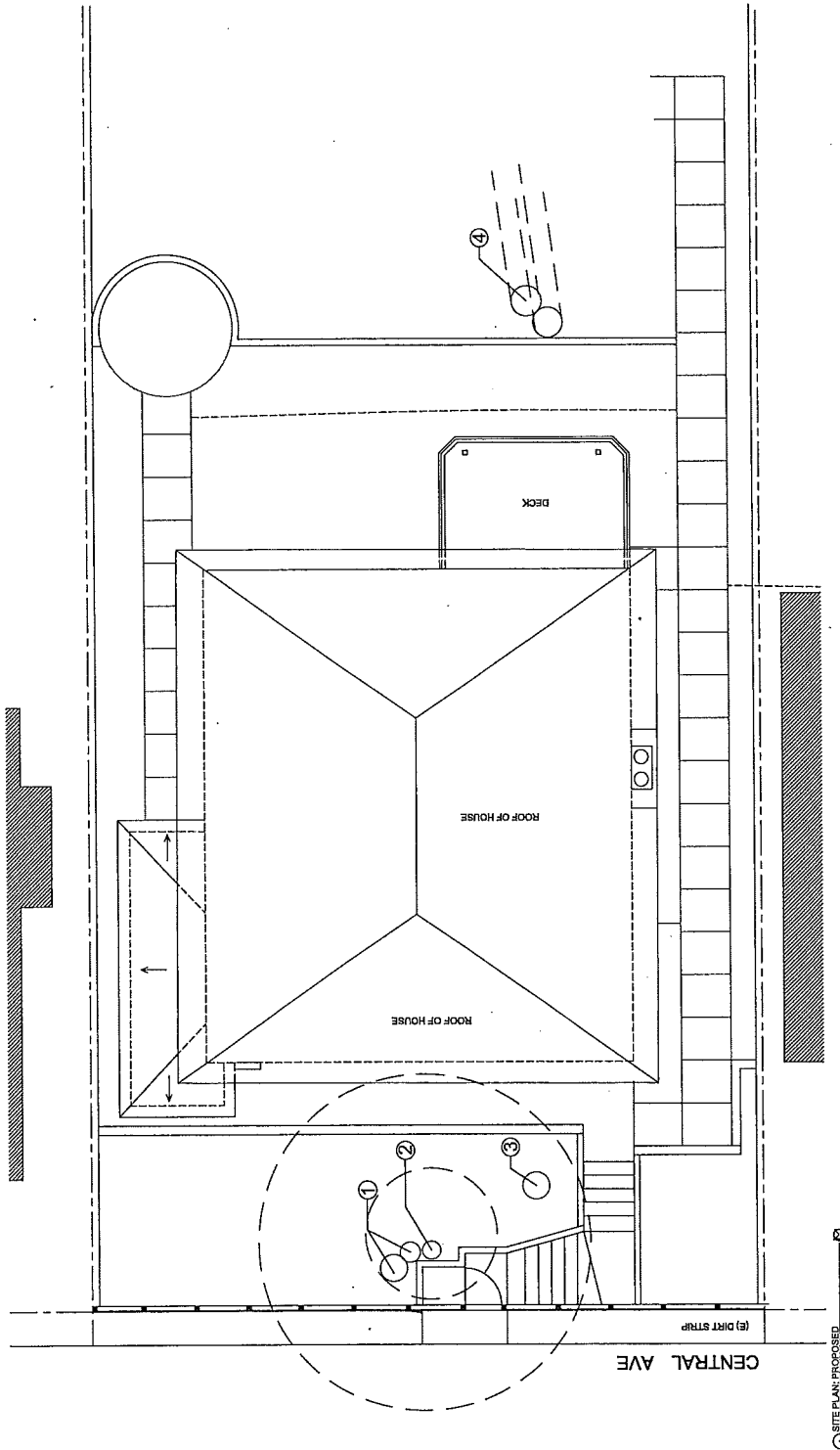
All construction, and
assembly shall comply
with:

- 2010 CA Building code
- 2010 CA Mechanical code
- 2010 CA Electrical code
- 2010 CA Building Energy standards
- 2010 CA Green Building Standards Code

DATE: 02/05/2014
PROJECT: TREE REMOVAL PERMIT
PROJECT NO: 1000000
SHEET NO: 100

SITE PLAN

A001



① SITE PLAN PROPOSED

SHEET NOTES

- ① TREE #1
- ② TREE #2
- ③ NEW TREE LOCATION
- ④ TREE #3

**V21:
OFA**



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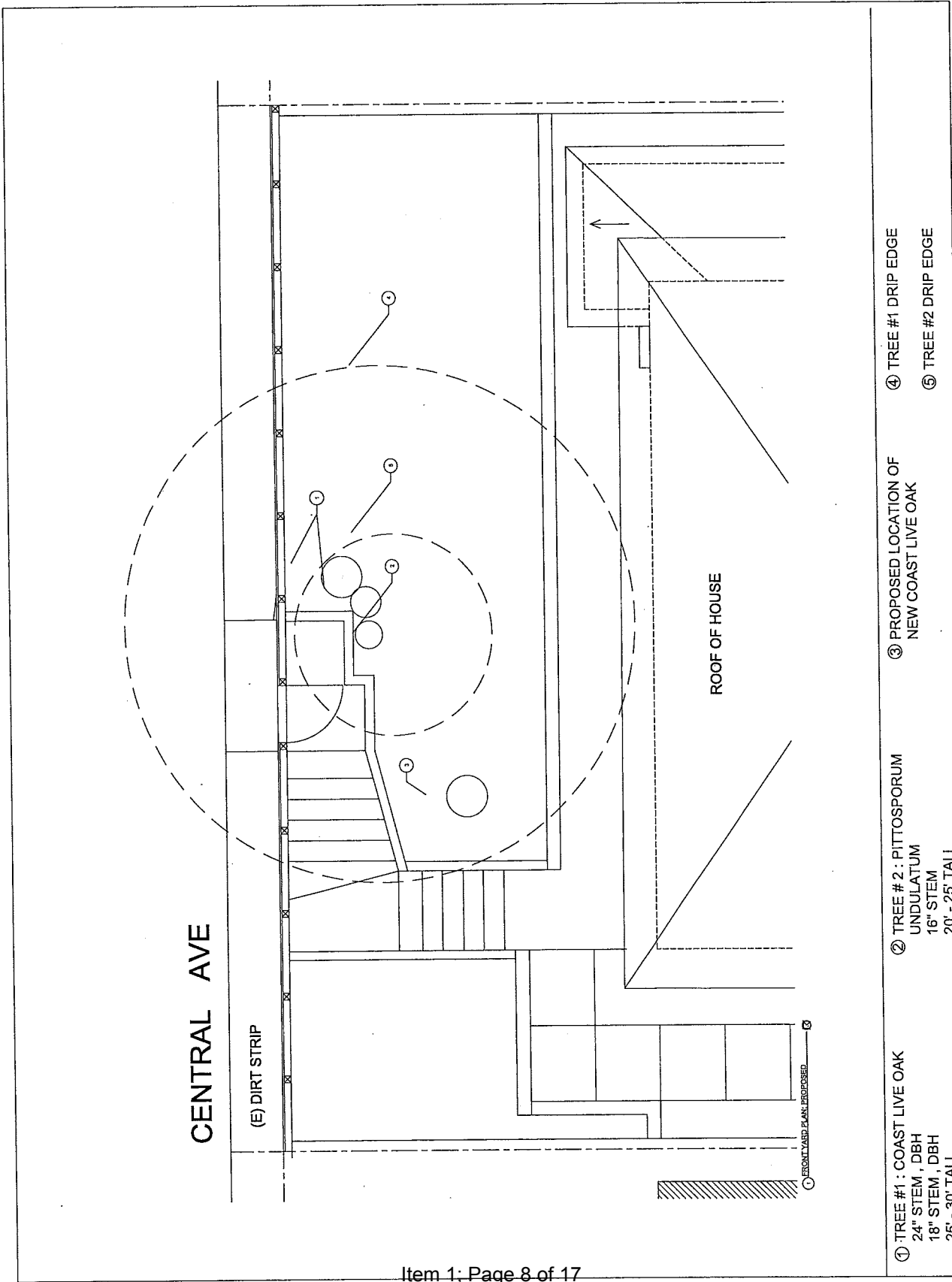
CONOR AND
MEREDITH FLYNN
88 CENTRAL AVE.
SAUSALITO, CA.
94965
A.P.N. 06520207

All Construction and
assembly shall comply
with:
2010 CA Building code
2010 CA Plumbing code
2010 CA Electrical code
2010 CA Mechanical code
2010 CA Building Energy Standards
2010 CA Fire and Life Safety code
2010 CA Green Building Standards Code

DATE: 02.04.2014
PROJECT: TREE REMOVAL PERMIT
DRAWN BY: RD/CDK
CHECKED BY: BJC
SCALE: AS SHOWN

FRONT YARD PLAN

A002



- ① TREE #1 : COAST LIVE OAK
24" STEM, DBH
18" STEM, DBH
25' - 30' TALL
- ② TREE # 2 : PITTOSPORUM
UNDULATUM
16" STEM
20' - 25' TALL
- ③ PROPOSED LOCATION OF
NEW COAST LIVE OAK
- ④ TREE #1 DRIP EDGE
- ⑤ TREE #2 DRIP EDGE

Photo 1



Photo 2

Photo 3

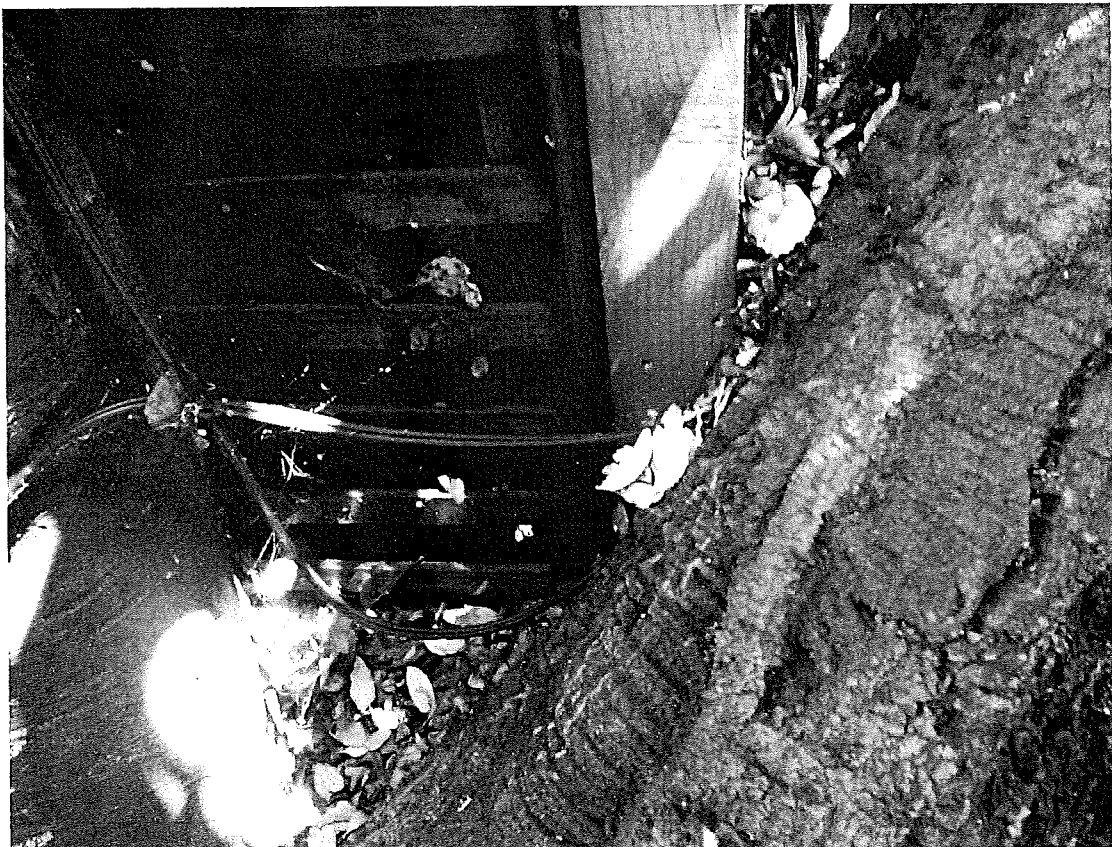


Photo 4

Photo 5



Photo 6

Photo 7



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. 2014-XX**

**TREE REMOVAL PERMIT FOR TWO COAST LIVE OAK TREES AND ONE PITTOSPORUM TREE
LOCATED AT 88 CENTRAL AVENUE (TRP 14-016)**

WHEREAS, on January 27, 2014 a Tree Removal Permit application was filed by the applicant, Keith Plymale, on behalf of the property owners, Conor and Meredith Flynn, requesting the removal of two Coast Live Oak trees and one Pittosporum tree at 88 Central Avenue (APN 065-202-07); and

WHEREAS, a notice for the application was posted on the Tree Owner's property on January 31, 2014 and

WHEREAS, the Trees and Views Committee considered the application at a public meeting on February 10, 2014, 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 88 Central 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. 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 _____, 2014, 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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EXHIBIT D
(4 PAGES)

TREES AND VIEWS COMMITTEE RESOLUTION

February 10, 2014

TRP 14-016

88 Central 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 88 Central 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 two Coast Live Oak trees and Pittosporum tree are a potential hazard to life and property due to decay, structural problems, and proximity to existing structures on the property. 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 replacing the trees with three 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

February 10, 2014

TRP 14-016

88 Central Avenue

ATTACHMENT 2: CONDITIONS OF APPROVAL

This condition of approval applies to the Tree Removal Permit application submitted on January 27, 2014:

1. Three 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

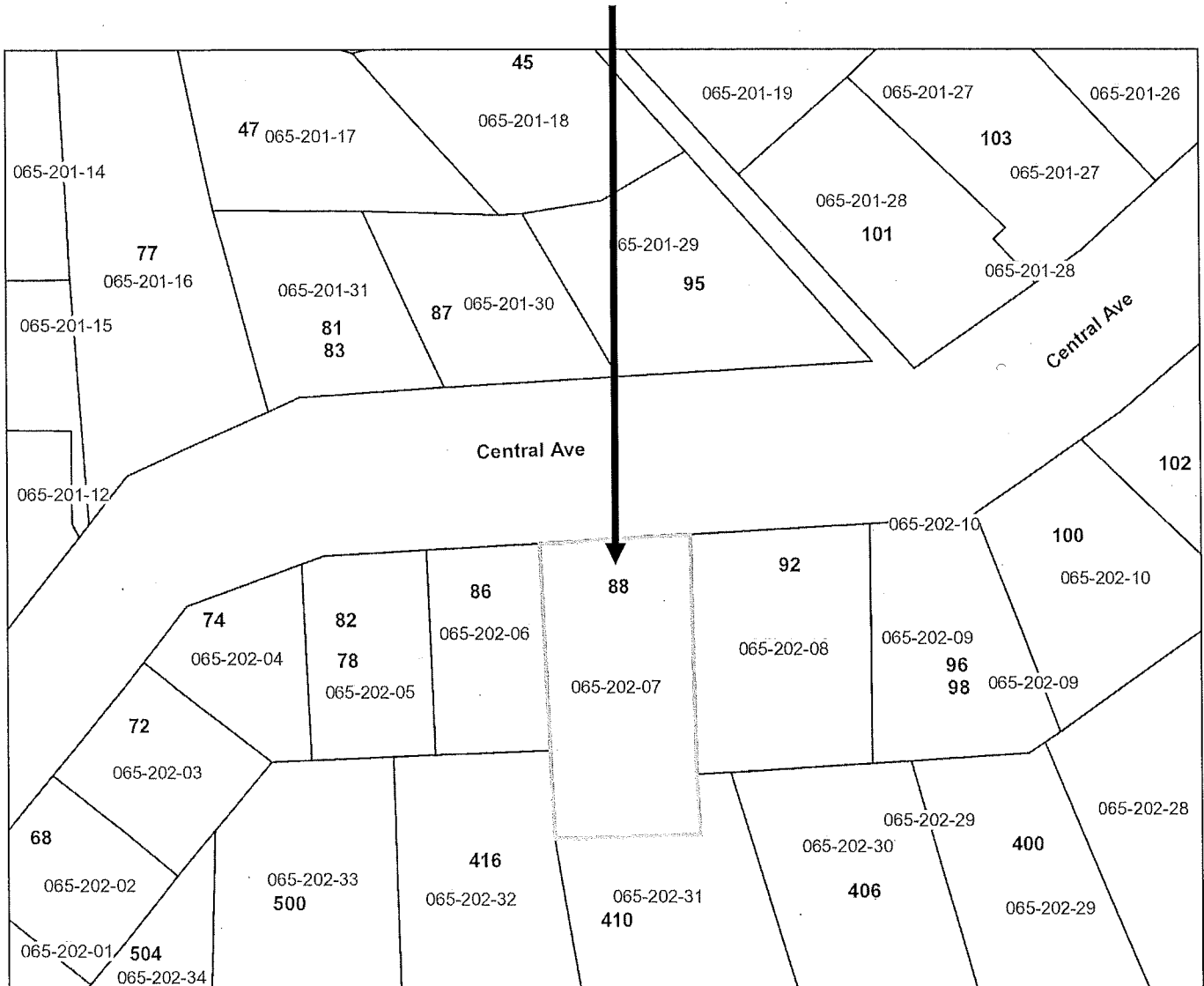
Advisory notes are provided to inform affected parties of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

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
February 10, 2014
TRP 14-016
88 Central Avenue

ATTACHMENT 3: SITE PLAN

Location of subject parcel



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