

**SAUSALITO PLANNING COMMISSION  
RESOLUTION NO. 2022-03**

**TREE REMOVAL PERMIT TO REMOVE TWO  
LOMBARDY POPLAR TREES AT 202 VALLEY STREET  
(TRP 2021-00251)**

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**WHEREAS**, on October 1, 2021, a Tree Removal Permit application was filed by applicant, Sausalito Bayside Homeowners' Association, requesting the removal of two Lombardy Poplar trees located at 202 Valley Street (APN 065-271-20)("the Project"); and

**WHEREAS**, the Planning Commission conducted a duly-noticed public hearing on January 26, 2022, at which time all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Planning Commission has reviewed and considered the information contained in the staff report dated January 26, 2022, and the arborist report dated April 23, 2021 for the Project; and

**WHEREAS**, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15304(b) (New gardening or landscaping) of the CEQA Guidelines.

**NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:**

1. The Project is categorically exempt under Section 15304(b) the CEQA Guidelines.
2. Removal of two Lombardy Poplars tree located on at 202 Valley Street is denied. This decision is based upon the determinations provided in Attachment 1. Aerial photo of the project site and tree location is provided in Attachment 2.

**RESOLUTION PASSED AND ADOPTED**, at the adjourned regular meeting of the Sausalito Planning Commission on the 9<sup>th</sup> day of February 2022, by the following vote:

AYES:           Commissioner: Feller, Graef, Junius, Luxenberg, Saad  
NOES:           Commissioner:  
ABSENT:        Commissioner:  
ABSTAIN:       Commissioner:

  
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Jim Moore, Secretary to the Planning Commission

**ATTACHMENTS**

1. Findings
2. Vicinity Map and Site Plan

**PLANNING COMMISSION RESOLUTION 2022-XX  
FEBRUARY 9, 2022  
TRP 2021-00251  
202 VALLEY ST**

**ATTACHMENT 1: FINDINGS**

**TREE REMOVAL PERMIT FINDINGS**

In accordance with Municipal Code Section 11.12.030.B, the Planning Commission makes the following findings with respect to the Tree Removal Permit for 202 Valley Street:

**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 ensure 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 subject trees are healthy and present low failure risks. Their lower trunks are sound, heavily buttressed, and separate into multiple tops that form columnar crowns that stand nearly 50' tall. No current risk is posed by the trees to public safety, life, or property and there is no known interference with utilities or sewers. No views are reported impacted. A compelling case for why removal of these trees is required in order to follow good, professional practices of forestry or landscape design has not been made.*

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 Planning Commission waives the requirement in subsection (B)(2)(a) of this section based on information provided by the applicant/owner.

*No replacement trees are proposed and the Planning Commission has not chosen to waive this requirement.*

A finding of any one of the following is grounds for denial, regardless of the finding in subsection (B)(2)(a) of this section:

- a. Removal of a healthy tree of a desired species can be avoided by:
  - i. Reasonable redesign of the site plan, prior to construction;
  - ii. Thinning to reduce density, e.g., open windows;
  - iii. Shaping to reduce height or spread, using thinning cuts only (drop crotch);
  - iv. 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 inconvenience 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.

*Through windowing, shaping, and trimming of the trees, adequate light may be allowed to penetrate to the property to allow enjoyment of the premises. The value of these trees to the neighborhood is deemed to be greater than the inconvenience of regular maintenance to the owner.*

PLANNING COMMISSION RESOLUTION 2022-XX  
FEBRUARY 9, 2022  
TRP 2021-00251  
202 VALLEY STREET

ATTACHMENT 2: VICINITY MAP AND TREE LOCATION

