

**PLANNING COMMISSION  
RESOLUTION NO. 2023-11**

**DENYING TREE REMOVAL PERMIT TRP 2023-00070  
PROPOSING REMOVAL OF TWO DEODAR CEDAR TREES LOCATED AT  
2650 BRIDGEWAY BOULEVARD (APN: 063-140-18)**

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**WHEREAS**, on June 1, 2023, a Tree Removal Permit application was filed by the applicant and Property Owner, Daniel Morgan, requesting the removal of two Deodar Cedar trees located at 2650 Bridgeway Boulevard (APN 063-140-18); and

**WHEREAS**, the Planning Commission considered the application during a public meeting on July 12, 2023, 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 as well as any and all oral and written testimony on the proposed project; and

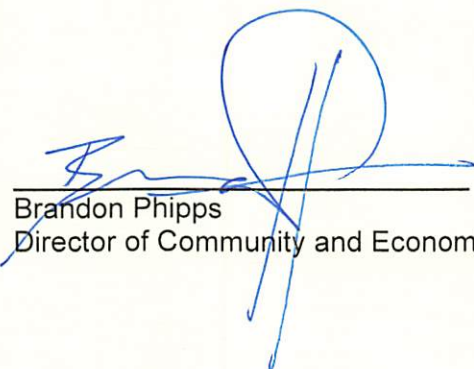
**WHEREAS**, the Planning Commission finds that the application is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15304 of the CEQA Guidelines; and

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

Based on the information provided for the public hearing, removal of two Deodar Cedar trees located at 2650 Bridgeway Boulevard is hereby denied. This decision is based upon the determinations provided in Attachment 1. A Site Plan is provided in Attachment 2.

**RESOLUTION PASSED AND ADOPTED**, at the regular meeting of the Planning Commission on the 12<sup>th</sup> day of July 2023, by the following vote:

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

  
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Brandon Phipps  
Director of Community and Economic Development

**ATTACHMENTS**

1. Findings
2. Vicinity Map

**PLANNING COMMISSION RESOLUTION**  
**July 12, 2023**  
**TRP 2023-00070**  
**2650 Bridgeway Boulevard**

**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 application for 2650 Bridgeway Boulevard:

**Section 11.12.030(B) of the Sausalito Municipal Code**

2. 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.
  
3. 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.

Based on the submitted arborist report provided by the applicant, the tree was determined to be in good health and condition at the time of inspection (May 2023). The arborist did not identify any factors that would conclusively indicate the tree was in the process of failure. There does not appear to be an eminent health and safety issue regarding the tree as all risk ratings were considered “low” by the arborist. The tree is not located close to, or adversely impacting, a residential structure or interfering with a sewer lateral. In addition, the proposed tree removal is not necessary to accommodate new development, nor has the applicant indicated its removal is necessary to preserve a significant view. There is no indication by the arborist or provided in the record demonstrating that tree removal is necessary to ensure good, professional practices of forestry or landscape design. Furthermore, if “heading or topping” can be done to avoid the removal of a healthy tree, as has been recommended by the arborist for the subject trees, this is also grounds for denial of a tree removal permit.

