


STAFF REPORT

SAUSALITO TREES AND VIEWS COMMITTEE

Project Contreras Residence / 56/58 Rodeo Avenue
Tree Removal Permit
TRP 10-304

Meeting Date December 2, 2010

Staff Alison Thornberry, Assistant Planner 

REQUEST

Approval of a **Tree Removal/Alteration Permit** to allow the alteration of one Coast Live Oak and one Red Cedar at 56-58 Rodeo Avenue.

PROJECT INFORMATION

Applicant Alycia Frank

Owners Verne Contreras

Location/Size 56/58 Rodeo Avenue; APN 064-132-01
(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 a Tree Removal/Alteration Permit is categorically exempt from the California Environmental Quality Act (CEQA), in accordance with Section 15301 of the CEQA Guidelines.

PROJECT DESCRIPTION

The applicant has submitted an application for the alteration of one Coast Live Oak and one Red Cedar located on the property at 56/58 Rodeo Avenue.

An Arborist Report was prepared on October 5, 2010 by Certified Arborist, Uriel Barron, to assess the health, structural condition, and suitability for the alteration of a Coast Live Oak (*Quercus Argifolia*) and Red Cedar (*Juniperus Virginiana*) to restore the view at 56/58 Rodeo Avenue. The trees are located at the rear of the property near the property line adjoining 241/243 Woodward Avenue.

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

Coast Live Oak

- 30" DBH (diameter at breast height) Coast Live Oak;
- This tree is located on the rear left side of property (N/W side);
- The overall health of this tree is good;
- This tree was heavily reduced in the past and has grown a thick crown which now blocks the view from the residence located at 56/58 Rodeo Avenue;

- In order to regain the view the tree will have to be topped by 60 percent to be consistent with the topping conducted eight to 12 years ago.

Red Cedar

- 24" DBH Red Cedar;
- This tree is located on the rear right side of the property (N/E side);
- The overall health of this tree is good;
- This tree is blocking the view from the residence located at 56/58 Rodeo Avenue;
- In order to regain the view the tree will need to be topped by 50 percent.

A description of the work is as follows (see **Exhibit B** for photographs):

1. Reduce the Coast Live Oak to a level which is two feet below the top rail of the deck.
2. Reduce the Red Cedar to a level which is even with the top rail of the deck.

There are also two other trees on the neighboring downhill property, one Magnolia and one Pittosporum that will be reduced by at least three feet. These trees are under the permit size, and the applicant has permission from the property owner to alter them.

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.

Since the purpose for topping the Coast Live Oak and the Red Cedar is to regain the view as well as improve the aesthetics and stability, the alteration of the tree is necessary to accomplish Objectives c and d. The possible dangers resulting if no work is performed to the trees are: limb failure, decreased health and decreased stability. The effects on neighboring vegetation will be increased sunlight, which will benefit surrounding vegetation.

PUBLIC NOTICE AND CORRESPONDENCE

On November 22, 2010, a notice of this proposal was posted at the front of the subject property, visible to the surrounding neighborhood.

No correspondence has been received on the Tree Removal Permit as of November 24, 2010.

RECOMMENDATION

Staff recommends the Trees and Views Committee approve the attached resolution which makes the required determinations for approval of a Tree Removal/Alteration Permit allow the alteration of one Coast Live Oak tree and one Red Cedar tree at 56-58 Rodeo Avenue (TRP 10-3049).

Alternatively, the Trees and Views Committee may:

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

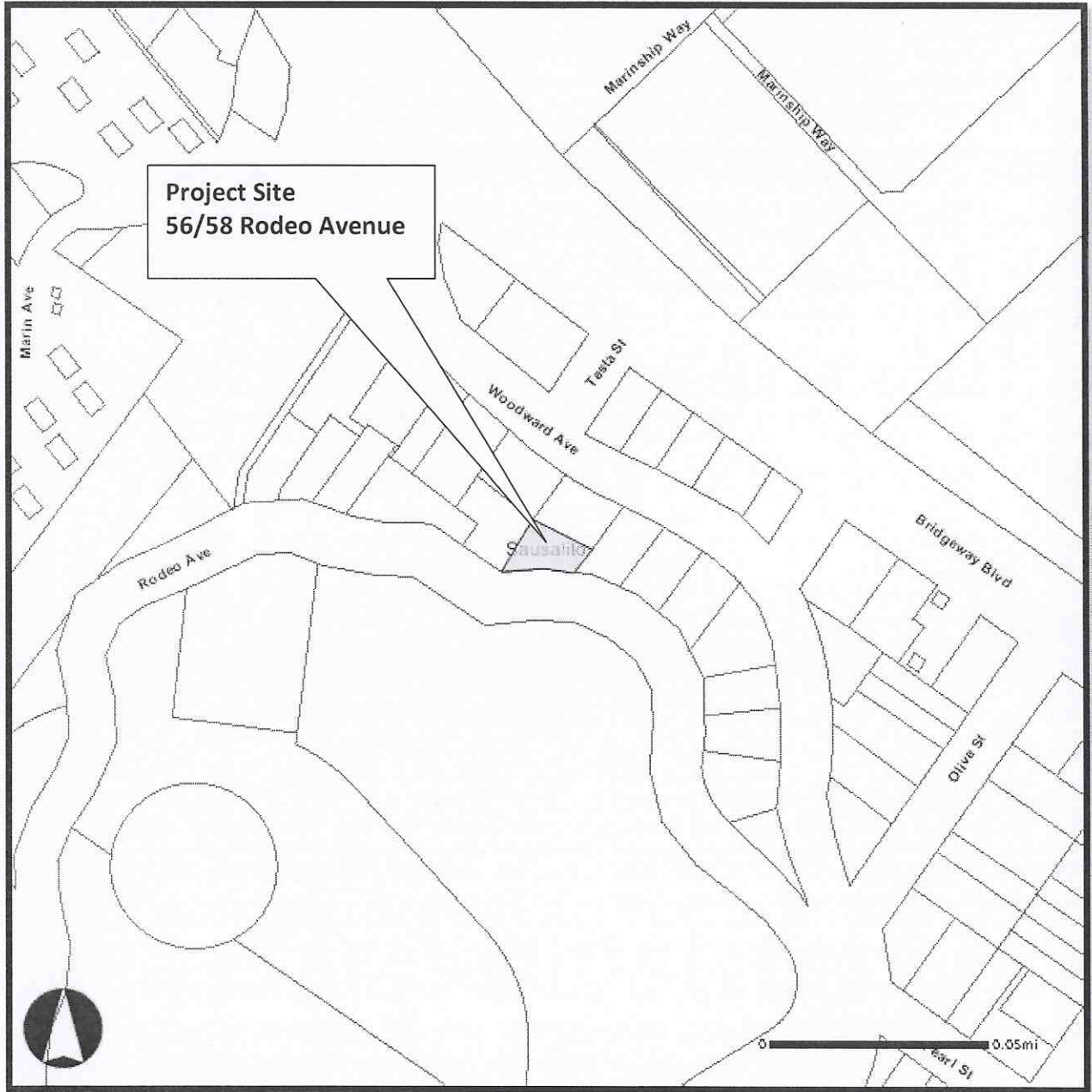
EXHIBITS

- A. Vicinity Map
- B. Treemasters Arborist report and photographs, date stamped November 3, 2010 and November 22, 2010
- C. Criteria for Approval or Denial of Tree Removal/Alteration Permits
- D. DRAFT Resolution

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Vicinity Map



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Exhibit A

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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



October 5, 2010

RECEIVED

NOV 03 2010

Alycia Frank
56-58 Rodeo Ave
Sausalito, CA 94965

CITY OF SAUSALITO
COMMUNITY DEVELOPMENT DEPT

ARBORIST REPORT

I have inspected one Coast Live Oak *Quercus agrifolia* and have made the following observations:

- 30" DBH (diameter at breast height) Coast Live Oak *Quercus agrifolia*
- This tree is located on the back left side of property (N/W side)
- The overall health of this tree is good
- This tree was heavily reduced in the past and has grown a thick crown which now blocks the view from this home
- In order to regain the view this tree will have to be re-reduced to last reduction (Pollard)

I have inspected one Red Cedar *Juniperus virginiana* and have made the following observations:

- 24" DBH (diameter at breast height) Red Cedar *Juniperus virginiana*
- This tree is located on the back right side of the property (N/E side)
- The overall health of this tree is good
- This tree is also blocking the view from this home
- In order to regain the view this tree will have to be reduce by half (Pollard)

ITEM NO. 1 PAGE 7

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

Exhibit B
(6 pages)



The purpose for reducing the Coast Live Oak and the Red Cedar is to regain the view as well as improve the aesthetics and stability. The possible dangers resulting if no work is performed to the trees are: limb failure, decreased health and decreased stability. If the work is performed, the health and structural effects will be increased health, vigor and stability. The effects on neighboring vegetation will be increased sunlight, which will benefit surrounding vegetation. Both the Coast Live Oak and the Red Cedar are hardy evergreen trees and will survive heavy topping if done during the fall or springtime. To sustain the desired view, the proposed work should be performed every 2-4 years, dependant on weather patterns. An alternative to reducing the trees would be to remove them. To improve the health of both trees, one suggestion would be to maintain the bases of both trees, to clear of any soil buildup. Cost to reduce both trees would be \$1920 per pruning. A description of the work as detailed on the contract is as follows:

- 1) Reduce two feet below decks top rail one Coast Live Oak *Quercus agrifolia*

- 4) Reduce back yard Red Cedar *Juniperus virginiana* to decks top rail

To conclude, I recommend both trees be reduced to restore view, health and stability.

Sincerely,



Uriel Barron
ISA Certified Arborist WE-1328A



TREEMASTERS

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San Rafael, CA 94901
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WWW.TREEMASTERS.COM
treemail@treemasters.com



CA Lic. #660226

October 5, 2010

Alycia Frank
56-58 Rodeo Ave
Sausalito, CA 94965



ARBORIST REPORT

I have inspected one Coast Live Oak *Quercus agrifolia* & one Red Cedar *Juniperus virginiana* and have made the following report.

- 30" DBH (diameter at breast height) Coast Live Oak *Quercus agrifolia*
- This tree is located on the back left side of property (N/W side)
- The overall health of this tree is fair
- This tree was heavily reduced in the past and has grown a thick crown which now blocks the view from this home
- In order to regain the view this tree will have to be Re-reduce to last reduction (Pollard)

In order to regain the view this tree will have to be topped by about 60%. The Coast Live Oak *Quercus agrifolia* is a hardy evergreen tree and will survive to heavy topping. This tree was already topped heavy before, around 8-12 years ago. This tree should survive the heavy reduction if done during the fall or spring time. The tree will re-sprout heavy and a new canopy should be established or developed in a two to three year period to a certain height to maintain view. The alternative solution would be to remove this tree.

ITEM NO. 1 PAGE 9

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



- 24" DBH (diameter at breast height) Red Cedar *Juniperus virginiana*
- This tree is located on the back right side of the property (N/E side)
- The overall health of this tree is good
- This tree is also blocking the view from this home
- In order to regain the view this tree will have to be reduce by about 50%

In order to regain the view this tree will have to be topped by about 50%. The Red Cedar *Juniperus virginiana* is an evergreen tree that may not respond well to heavy topping. This tree should survive the heavy reduction if done during the fall or spring time. This tree may not re-sprout and the lateral limbs will fight for dominance to act as new dominant leaders. One alternative solution is to open up a window in the canopy of this tree by removing the limbs in the way of the view. The upper canopy will have to be thinned to balance the weight of the crown & reduce the wind sail. The second alternative solution would be to remove the entire tree.

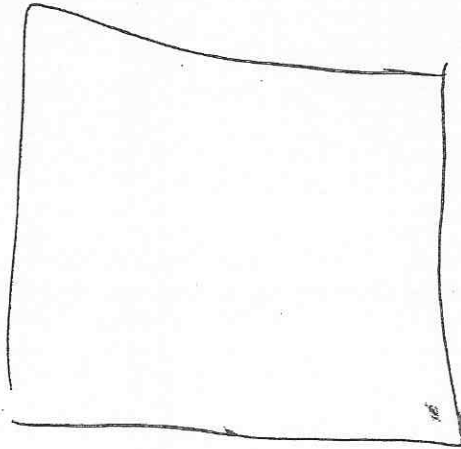
There are also two other trees in the Neighbor's property, one Magnolia *Magnolia grandiflora* & one Pittosporum *Pittosporum* that will be reduce by at least three feet. These trees are under the permit size and Alycia has written permission from the owner to trim these two trees.

IF you have any question or if I can be of service please feel free to contact our office at (415) 455-9933 or e-mail at treemail@treemasters.com

Sincerely,



Uriel Barron
ISA Certified Arborist WE-1328A

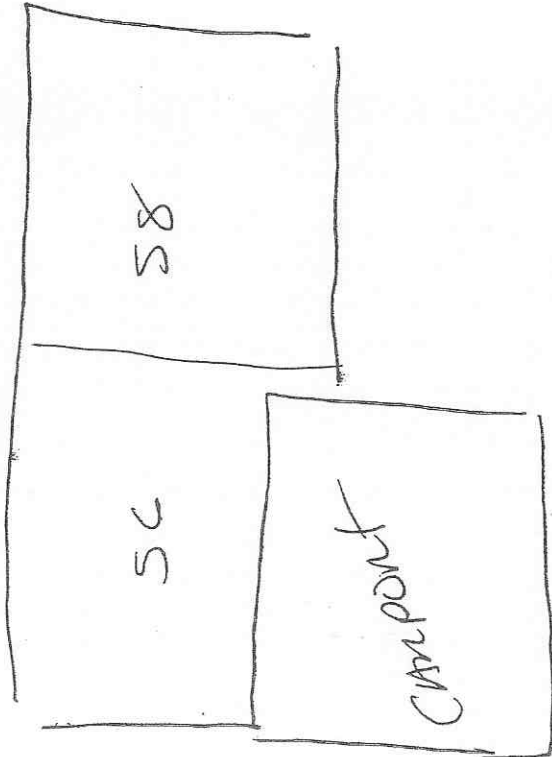


Prunings
Magnolia

75" CBH
24" DBH



30" DBH
94" CBH



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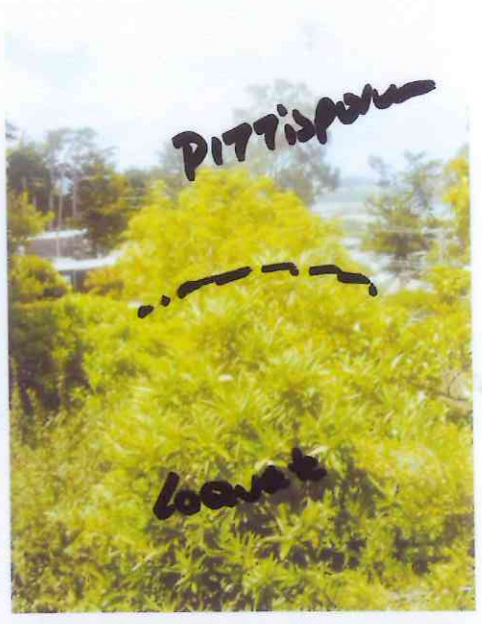
PLANT



oak

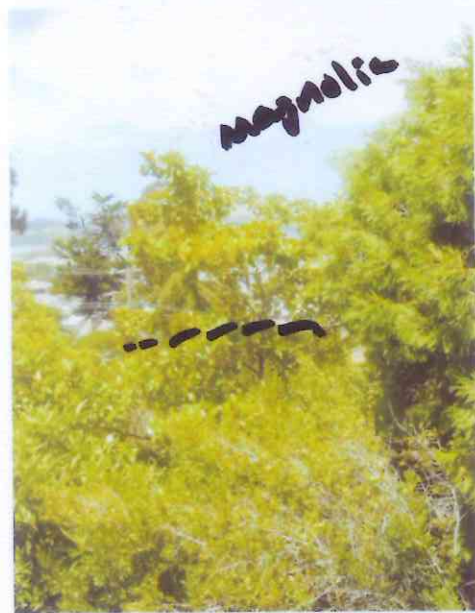


Plum oak



Pittisporum

loose



magnolia



cedar



under deck

3



↑

2



↑

1

56-58 Redden Ave.

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COMMUNITY DEVELOPMENT DEP

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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. 2010-XX**

**TREE REMOVAL/ALTERATION PERMIT FOR ALTERATION OF
ONE COAST LIVE OAK TREE AND ONE RED CEDAR TREE
LOCATED AT 56/58 RODEO AVENUE (TRP 10-304)**

WHEREAS, on September 17, 2010 a Tree Removal/Alteration Permit application was filed by, the applicant, Alycia Frank, on behalf of the tree owner and property owner, Verne Contreras, requesting the alteration of one Coast Live Oak and one Red Cedar located on the tree owner's property at 56/58 Rodeo Avenue (APN 064-132-01); and

WHEREAS, a notice for the application was posted on the Tree Owner's property on November 22, 2010; and

WHEREAS, the Trees and Views Committee considered the application at a publicly noticed meeting on December 2, 2010, 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 report dated December 2, 2010 for the Tree Removal/Alteration Permit; 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:

The California Live Oak and Red Cedar requested for alteration located on the Tree Owner's property at 56/58 Rodeo 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.

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- Determinations
- 2- Conditions of Approval

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TREES AND VIEWS COMMITTEE RESOLUTION
December 2, 2010
TRP 10-304
56/58 Rodeo Avenue

ATTACHMENT 1: DETERMINATIONS

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/Alteration Permit for 56/58 Rodeo 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 the action is necessary in order to accomplish any one of the following objectives:
 - c. To take reasonable advantage of views.
The main purpose for reducing the Coast Live Oak and the Red Cedar is to regain the historic view at 56/58 Rodeo Avenue that has been diminished by the overgrowth of the two trees.
 - d. To pursue good, professional practices of forestry or landscape design.
The Arborist Report states that the possible dangers resulting if no work is performed to the trees are: limb failure, decreased health and decreased stability. The effects on neighboring vegetation will be increased sunlight, which will benefit surrounding vegetation.

TREES AND VIEWS COMMITTEE RESOLUTION
December 2, 2010
TRP 10-304
56/58 Rodeo Avenue

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to the Tree Removal/Alteration Permit submitted on September 17, 2010.

1. Trimming may only be conducted in the following months: September through November and March through May.

Advisory Notes

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

1. 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.

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